A3675-1

1990 BOMA EXPERIENCE EXCHANGE REPORT

Income/Expense Analysis For Office Buildings

Building Owners & Managers Association International

A publication of the
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ISSN # 0738-2170

Foreword

On behalf of BOMA International, I am pleased to present the *1990 BOMA Experience Exchange Report*. For 70 years it has been the premier source of detailed industry income and expense information. In addition, among its many users, the *Experience Exchange Report* serves as an invaluable planning and budgeting resource.

The *1990 Experience Exchange Report* has been designed with the user in mind. The tables contain a high level of detail, yet they are easy to read and interpret. Moreover, the data are presented in a number of ways in order to simplify comparisons between different types of properties.

I would like to join members of the Experience Exchange Report Section and the staff at BOMA International in thanking all who participated in the 1990 BOMA Experience Exchange Report Survey. Your continued support ensures the success of the publication.

Norman J. Short, RPA
Chairman
Experience Exchange Report Section

Acknowledgments:

We are indebted to the members of the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the *Experience Exchange Report*:

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BOMA International would like to recognize those individuals contributing building data to the survey. Each and every participant is an important part of this publication, and only through these efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the *Experience Exchange Report* survey drive.

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Do You Need Even More Building Data?

Believe it or not, BOMA International can supply you with custom tailored Experience Exchange Report Tables . . . Just tell BOMA what you want!

BOMA can produce special Experience Exchange Report tables based on your own select criteria. You can receive a report with any combination of the following:

- **country** . . . . . U.S. or Canada
- **city** . . . . . any city reported
- **location** . . . . . downtown or suburban
- **sector** . . . . . private or government
- **size** . . . . . any square foot range
- **age** . . . . . any year range
- **height** . . . . . any story range
- **type** . . . . . agency-managed, all electric, financial, government, medical, multi-tenant, or single-purpose
- **trends** . . . . . same city, multiple years (1982-1989)

Each table ordered will contain the same types of information found in the standard tables in this publication. Income, Expenses, Occupancy, and Average Tenant Sizes.

Costs of reports depend on the detail you request and resultant computer processing time. BOMA International members willl receive a special discount.

Review the Experience Exchange Report Data for your city. Decide what specific criteria you would like to select based on the parameters indicated above. Contact the BOMA International Research Department at (202) 408-2688 today to place your order.

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BOMA INTERNATIONAL

A User's Guide

The *BOMA Experience Exchange Report* provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 4,000 office building owners and managers whose buildings represent a wide and varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 15th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed *Experience Exchange Report* survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide. Respondents are asked to measure and report space according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings.*

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line-by-line basis.

Organization of the *Experience Exchange Report*

The following material presents an explanation of how to interpret the data figures presented in the analyses.

The *Experience Exchange Report* contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canada Private Sector, and Canada Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The city analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

Special studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, and single purpose buildings.

The National Cross-Tabulations grouping provides analyses sorted by building location, age, size, and height characteristics.

With the exception of the National Cross-Tabulations tables that disaggregate buildings by occupancy levels, all of the tables reflect buildings that satisfied the following criteria in 1989:

1. At least 75% of the building rentable space is allocated to office type occupants.

2. The average occupancy level for 1989 or the office space was 50% or higher.

Thus, these tables reliably report income and expenses for properties that experienced traditionally prevalent operating conditions. The National Occupancy/Location tables report income and expenses for properties experiencing less than 50% occupancy (annual average), so that the input of lower occupancy levels on expenses can be examined.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this *Experience Exchange Report* and offers it as a useful service to the office building industry and the public.

However, data is presented with no warranty, either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments, or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.

1

Tenant Occupancy Information

5

CITY ANALYSES 1989

U.S. PRIVATE SECTOR

Baltimore, MD

ALL SUBURBAN

Summary Section 3

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
		17 BLDS		1,227,794 SQ. FT.		1,212,028 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	17					13.27	13.68	7.89	16.34
RETAIL AREA	1	15.68	15.68						
OTHER AREA									
TOTAL RENT	17	13.60	13.66		16.34				
MISCELLANEOUS	12	.99	.09		.41				
TOTAL INCOME	17	14.33	14.78		17.28				
EXPENSE									
CLEANING	17	.75	.71	.65	.85	.76	.74	.65	.87
REPAIR-MAINT	17	1.15	.81	.58	1.18	1.16	.81	.58	1.23
UTILITIES	17	2.04	1.67	1.48	1.95	2.06	1.67	1.48	2.06
RDS/GRNDS/SEC	17	.95	.57	.49	.95	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92	5.43	4.38	3.77	5.29
FIXED EXPENSES	17	1.10	1.10	.83	1.30	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.86	5.86	6.53	5.51	4.86	6.08
LEASING EXP	15	.50	.23	.02	.45				
TOTAL PAYROLL	17	.66	.31	.25	.39				
TOTAL CONTRACT	17	1.91	1.66	1.34	2.37				

2

4

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	17
ELECTRICAL	1.56	17
GAS	.13	9
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	17
RDS/GNDS/SEC TOTAL	.57	17
RDS/GNDS TOTAL	.38	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	17
RDS/GNDS OTHER	.03	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	17	16
SEC PAYROLL	.06	10
SEC CONTRACTS	.14	16
SEC OTHER	.01	14
ADMIN TOTAL	.43	17
PAYROLL	.57	5
MGMT FEES	.33	17
PROF FEES	.01	2
GEN OFC EXP	.19	5
OTHER ADMIN EXP	.00	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.10	17
REAL ESTATE TAX	.84	17
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	15
ADV/PROMOTION	.03	2
COMMISSIONS	.13	6
PROF FEES	.13	6
TENANT ALTS	.20	14
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	17
CLEANING		
REPAIR/MAINT	.28	17
RDS/GROUNDS		
SECURITY	.05	10
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	1.88	17
CLEANING	.63	17
REPAIR/MAINT	.41	15
RDS/GROUNDS	.37	17
SECURITY	.16	16
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detail Section

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Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the *BOMA Experience Exchange Report* consists of three sections. The top lefthand section provides income and expense Summary Data, the righthand provides Tenant/Occupancy Information, and the bottom portion supplies Expense Detail Data.

Summary Section

This section provides summary totals for 6 income and 11 expense categories.

The left side of the upper Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix C) to determine rentable area.

Under the Total Rentable Area headings are the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings.

1

	TOTAL BUILDING RENTABLE AREA	TOTAL OFFICE RENTABLE AREA
17 BLDS	1,227,796 SQ. FT.	1,212,026 SQ. FT

For all categories in the Summary Section, four types of data are provided: Average, Median, Mid-Range, and Number of Buildings.

2

# BLDS	DOLLARS/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH

The following set of fictitious data for 10 buildings demonstrates how these figures are calculated.

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage.

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3,458,170}{\$3,427,000} = \$1.009 \text{ per Square Foot}$$

Building		Square Feet	$ Expense	Average/Sq. Ft.	
1		134,000	$ 73,700	$ .55	
2		79,000	$ 53,720	$ .68	
3		280,000	$ 235,200	$ .84	
4		121,000	$ 110,110	$ .91	.96
5	*MEDIAN*	590,000	$ 566,400	$ .96	+1.02
6	*THE HALFWAY*	91,000	$ 92,820	$1.02	1.98 ÷ 2 = .99
7	*POINT OF THE*	1,222,000	$1,295,320	$1.06	
8	*NUMBER OF*	455,000	$ 495,950	$1.09	
9	*DATA ITEMS*	260,000	$ 291,200	$1.12	
10		195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the average value more than smaller buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures.

This is one reason the *Experience Exchange Report* provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

The Median is a true measure of the midpoint of the data. To obtain a Median for the 10 sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the midpoint.

The Mid-Range is calculated by a formula that determines the upper and lower hinge values.

The Mid-Range is an indication of the middle 50% of the data; the Low Mid-Range figure is the number below which 25% of the data items lie, and the High Mid-Range figure is the number above which 25% of the data items lie. The result is a "bracket set" of figures that shows a range of 25% on either side of the center.

The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or fewer, no Mid-Range will be shown.

	Building	Square Feet	$ Expense	Average/Sq. Ft.	
1/4 (25%)	1	134,000	$ 73,700	.55	
	2	79,000	$ 53,720	.68	
	3	280,000	$ 235,200	.84	
1/2 (50%)	4	121,000	$ 110,110	.91	*THIS IS THE MID-RANGE- THE MIDDLE 50%*
	5	590,000	$ 566,400	.96	
	6	91,000	$ 92,820	1.02	
	7	1,222,000	$1,295,320	1.06	
	8	455,000	$ 495,950	1.09	
1/4 (25%)	9	260,000	$ 291,200	1.12	
	10	195,000	$ 243,750	1.25	

Mid-50% RANGE: 1/4 (25%) FROM THE FIRST AND LAST DATA ITEMS

If most building reports show similar amounts, the Mid-Range will be close to the Median:

1	.65		
2	.74		
3	.78		
4	.81		
5	.84	*Median*	*Mid*
6	.88	*.86*	*Range*
7	.91		
8	.96		
9	1.01		
10	1.12		

For this set the corresponding analysis would look like this:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	AVG	MEDIAN	LOW	HIGH
10		.86	.78	.96

However, if the reports show a great variance in data, then the Mid-Range will show a wide spread:

1	.31		
2	.33		
3	.42		
4	.66		
5	.85	*Median*	*Mid-*
6	.99	*.92*	*Range*
7	1.05		
8	1.16		
9	1.21		
10	1.29		

This analysis line would read as follows:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	AVG	MEDIAN	LOW	HIGH
10		.92	.42	1.16

The Number of Buildings (BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per income or expense line item. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide data on, for example, elevator repair expenses. This value is therefore a measure or indicator of data quality: The larger the number, the more reliable the calculation of averages.

Income and Expense Categories

Income summary categories in the *Experience Exchange Report* include Office Area, Retail Area, Other Area, Total Rent, Miscellaneous, and Total Income.

Expense summary categories in the *Experience Exchange Report* include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contracts.

3

	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME					
OFFICE AREA	17				
RETAIL AREA	1	15.68	15.68		
OTHER AREA					
TOTAL RENT	17	13.60	13.68	7.92	18.34
MISCELLANEOUS	12	.99	.09	.02	.41
TOTAL INCOME	17	14.33	14.78	8.18	17.28
EXPENSE					
CLEANING	17	.75	.71	.65	.85
REPAIR-MAINT	17	1.15	.81	.58	1.18
UTILITIES	17	2.04	1.67	1.48	1.95
RDS/GRNDS/SEC	17	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92
FIXED EXPENSES	17	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.66	5.88
LEASING EXP	15	.50	.23	.02	.45
TOTAL PAYROLL	17	.65	.31	.26	.39
TOTAL CONTRACT	17	1.91	1.68	1.34	2.37

In the Expense Summary Section, two line items are not actually separate expenses, but a combination of components of other categories. These line items are the Total Payroll and Total Contracts categories.

4

TOTAL PAYROLL	17	.65	.31
TOTAL CONTRACT	17	1.91	1.68

Tenant/Occupancy Information

The upper right section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as that for office tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly to the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1988 and is calculated the same way as all other averages. The year-end base rent for each building is first calculated by multiplying the year-end dollar per square foot base rent by the square footage of office space. The calculated dollar amounts are totaled and then divided by the summation of office space.

Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Expense Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the upper Expense Summary Section. Over 50 individual expense detail categories are provided. A sample of this section:

6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

In the lower Expense Detail Section only an Average figure is given for an expense detail category along with the Number of Buildings reporting that category. All Average figures represent Total Building Rentable Area.

The category totals in the Expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey form provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies Expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in the analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the Expense Detail totals, stand by themselves. Consequently, the Number of Buildings statistic is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers to Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1989. For instance, 11.02 should be read as $11.02 per square foot per year. Canada analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in Rentable Square Feet, or an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings*.

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide as well as the actual Survey Form (Appendix A).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "Totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total," can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that building's square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy costs?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer, which tends to be a relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the surveys that responded to the question: "The last time you leased office space during this reporting period, what was its annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December 31, 1989. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the Number of Buildings figure equal the number of survey reports used in that analysis?

No, the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Buildings (# BLDS) figure indicating 10 buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three or fewer reports provided data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics, such as city size groups, because multiple building reports usually aggregate buildings of different sizes, ages, and/or heights. Removing multiple building reports allows the most accurate cross-tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban."

10. Whom may I contact for further information?

The BOMA International Research Staff in Washington, DC, will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 408-2688.

A Note on the 1990 EER Data Processing and Use of the Tables

The statistics published in the *Experience Exchange Report* can be only as good as the data provided on the survey forms, and the quality with which this data is entered and processed to produce the publication's statistical tables. The research staff at BOMA International continually strives to improve the quality of this process to assure that the users of the statistics are not misled by erroneous or non-representational numbers. Nevertheless, data processing for an industry as diverse as the office building industry inherently contains many assumptions and conditions of which the reader should be aware.

Statistical Representation

In any typical metropolitan area, the number of office buildings is quite large, relative to the number for which data was received. This fact raises the question of how representative are the respondent properties of the population as a whole. For larger properties (those in excess of 100,000 square feet), the answer is "usually good" because the number of survey forms received is sufficiently high for larger properties to account for variations in expenses among them. For smaller properties and for those tables where sample sizes are smaller, the results are less reliable.

Variations in building size, age, height, occupancy, and management can and do affect individual income or expense line-items, however, that is the reason for publishing so many different tables. Unfortunately, the downside to this approach is that many tables contain statistics based on so few buildings that the input data is less likely to be representative of all office buildings conforming to that table's characteristics (location, occupancy, size, etc.).

Practically speaking, a safe approach is to start with the statistics in a table for all downtown or all suburban buildings in a city, then use the national cross-tabulation tables to identify the trend in a line-item as it relates to building size, occupancy, height, or age to extrapolate the result desired.

A critical number to examine is the number of buildings which provide data for a given line-item, such as cleaning expenses. If the number is much less than 25, then the resulting statistics in the table should be considered with caution.

Differences between the average value and the median value for a line-item provide clues to the diversity of the underlying sample. If the difference between the average and the median values is large, then the sample of buildings providing data may contain few very large buildings and many smaller properties. Furthermore, the large buildings are reporting very different income (or expenses) than the smaller properties. If the user's building is smaller, then the median values should be considered more heavily; if the user's building is larger, then the average values will be more representative.

Content of Line-Items

The statistics reported for each line-item are based on the data provided by building managers for that line-item. But what data do building managers provide for a given line-item? Does it cover the same building functions and operations in all buildings? In the case of very specific line-items, such as those appearing on the back page of the survey form (see Appendix A), the data is more likely to be reflective of what the line-item describes, and in accordance with the descriptive material in BOMA International's *Functional Accounting Guide and Chart of Accounts*. For the more broad line-items reported on the front page of the survey form, however, the reader must assess how likely are building managers to interpret the survey questions in a particular way.

Last year, BOMA International altered the processing of data for some line-items to produce more reliable statistics and we have consistently utilized the same data processing technique this year. Some of the changes initiated last year include splitting out commission expenses from legal and other professional fees to conform with the current industry practice; and allowing the report of the amortized portion of leasing expenses together with the directly expensed portion as the total leasing expenses for the year, as many property managers no longer account for leasing expenses purely on a cash basis.

Another source of confusion involves the reporting of total expenses. If a building manager reports component expenses for, say, cleaning and administration, but neglects utilities, repairs/maintenance, and roads/grounds/security, is it appropriate to include this respondent's total expenses (equal to the sum of cleaning and administration only) in the calculation of statistics for total expenses? To avoid misrepresentation, the calculation of statistics for total expenses includes only those buildings for which the manager provided data on cleaning, repairs and maintenance, and utilities, unless the total expenses reported by the building manager exceeded the sum of these three components. In other words, the statistics for total expenses will not include data from buildings in which the manager implied that no utilities were consumed, or the building required no repairs and maintenance, or cleaning.

Similarly, the calculation of Total Operating Plus Fixed Expenses now excludes those buildings for which neither fixed expenses nor total operating expenses were reported. Furthermore, with the exception of the buildings from the Government Sector, the calculation of Total Fixed Expenses in the Detail Section also excludes those buildings for which no real estate tax was provided.

A new data checking program was implemented for better quality control and it also eliminated outliers, data points that are far beyond the distribution of the rest of the data supplied. As a general rule, the outlier criterion was 400% or more above average values. Thus, many of the data for respondents', that was unusual but a true and accurate reflection of experience is not eliminated. The same test was applied to all the sample data sets for both two-year and five-year control sample analyses.

This year, the quality of data was also enhanced by adjusting the square footage of buildings whose managers employ various measurement methods other than the Rentable Area Method, and adjusting income for the owner-occupied space. Over 70% of the building managers responded to this survey reported the use of the BOMA Rentable Area Method in measuring space. By expanding the survey form to include questions on common area, usable area, usable/rentable ratio and rentable add-on ratio, we were able to convert the square footage of the rest of the buildings (30%) into rentable method. The standardization of most of the equations' denominator, namely the square footage, improves the accuracy of the resulted statistics. The average effect of this change was to decrease a typical expense item by 1.5%.

In the survey, property managers are not consistent in accounting for space occupied by the owners of the buildings in reporting income and expenses. In some cases, managers include expenses incurred from the owner-occupied space, but do not report the corresponding rent. These discrepancies were adjusted this year. The adjusted office income is derived by first calculating the rental rate in dollars per square foot using office space minus owner-occupied space as the denominator, and then multiply this rate by the total office space adjusted for office occupancy.

While this adjustment was not made in prior years, readers should be cautious in comparing the current year income data with data reported in older versions of the *Experience Exchange Report*. In other words, the percent change could be partly contributed to the owner-occupied space adjustment.

For year-to-year rental income comparison purpose, the use of current year's two-year control sample analyses is recommended since both sets of

sample data were adjusted for owner-occupied space. On the other hand, since owner-occupied information was available only for the past two years, the data sets for the five-year control analyses were consistently not adjusted to achieve a better comparison. (See explanation of control samples in the bottom section of this article)

Averages and Medians

Some confusion has arisen when users of the *Experience Exchange Report* attempt to compare the detailed breakout of expenses, as reported on the back page of the survey form, with the totals reported on the front page. Before 1989, the median statistic only was calculated for data on the back page. Since then, medians were replaced by averages, or statistical means for data on the back page, so that these averages can be compared more readily with the averages reported on the front page.

The lower and upper mid-range values are intended to report the quartile values for a distribution. In other words, for a given line-item, the lower mid-range value should be the value for that building that is one fourth from the bottom of all the values reported. When the number of buildings reporting is small, however, the one-fourth mark (or three-fourths mark for the upper value) may not correspond exactly to a specific building. To improve the reliability of what is reported, the lower and upper mid-range values are the true hinges. The formula for calculating hinges is not presented here but is contained in many statistical methods manuals; basically, it involves calculating an average value between the two building values that are just below and above the one-fourth level (or three-fourth level).

For example, if a given table reports data for eight buildings, and the data from these eight buildings is ordered from lowest value to highest, then the lower hinge is calculated by averaging the values for buildings number two and three, and the upper hinge is calculated by averaging the values for buildings number six and seven. The median is calculated by averaging the values for buildings four and five.

Control Samples, and Measuring Trends

For many years the *Experience Exchange Report* has contained, as it does this year, tables of statistics for income and expenses for control samples: either two-year or five-year control samples. What this means is that the statistics reported for two different years, for example, are based on data supplied by the sample buildings in both years. Thus, changes from year to year are expected to be more reliable because the same buildings are reported in both years. This approach is intended to avoid the problem that arises when differences are calculated based on all buildings reporting in each of two years. In this latter situation, if the composition of the sample changes, are the changes in expenses from one year to the next attributable to changes in the industry, or changes in the samples reporting each year?

Unfortunately, control samples contain a bias, which is often referred to as a regression to the mean. For reasons that do not merit detailed explanation here, the use of control samples tends to underestimate increases in income from the first year to the second, and overestimate increases in expenses. The result is that estimates of changes in net operating income are biased downwards. This bias becomes more exaggerated in five year control sample statistics based on buildings that are reported for five consecutive years.

The *Experience Exchange Report* contains these control sample tables this year to assure continuity for those users who find them to be valuable. However, the analytical articles prepared for the Canadian and United States statistics contain the results of a more reliable method for determining year-to-year changes in industry income and expenses. The reader interested in these trends should read the appropriate analytical discussions.

Monetary Conversion Factors for Annual Inflation Rates: Canada

		And you want dollars in one of these years, then multiply the original value by:						
		1983	1984	1985	1986	1987	1988	1989
If the original value occurred in this year	1983	1.00	1.06	1.10	1.15	1.20	1.24	1.30
	1984		1.00	1.04	1.08	1.13	1.17	1.23
	1985			1.00	1.04	1.08	1.13	1.19
	1986				1.00	1.04	1.08	1.13
	1987					1.00	1.04	1.09
	1988						1.00	1.05
	1989							1.00

Monetary Conversion Factors for Annual Inflation Rates: United States

		And you want dollars in one of these years, then multiply the original value by:						
		1983	1984	1985	1986	1987	1988	1989
If the original value occurred in this year	1983	1.00	1.03	1.08	1.12	1.17	1.21	1.27
	1984		1.00	1.04	1.08	1.13	1.18	1.24
	1985			1.00	1.04	1.09	1.13	1.18
	1986				1.00	1.04	1.09	1.14
	1987					1.00	1.05	1.10
	1988						1.00	1.05
	1989							1.00

Overview of the 1990 Survey Data

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The 1990 BOMA *Experience Exchange Report* includes data for over 4,300 office buildings located throughout North America. This sample includes 3,574 U.S. private sector properties, 468 government office buildings in the United States, 185 privately held Canadian properties, and 108 government buildings in Canada (Table 1). In total, this sample covers over 770 million square feet of office space in North America.

Approximately 13 percent of the buildings reported in the *Experience Exchange Report* are smaller than 50,000 square feet. The average amount of space per building in the sample this year is 179,500 square feet, in contrast with an average size last year of 171,000 square feet. Nevertheless, because of their size, the larger buildings dominate the statistical average values (but not the median values) in those tables that do not distinguish buildings by size.

The survey process solicited responses from property managers throughout many North American cities, and 108 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables, over 75 percent of the rentable space is allocated to office type activities. Unless stated otherwise, each property included in a statistical table maintained an average occupancy level for the year greater than 50 percent. In fact, over seventy percent of the properties so included experienced occupancy levels for the year in excess of 75 percent, and the average occupancy level is typically about 90 percent (see separate analyses of U.S. and Canadian markets).

The analysis of the data, presented in separate discussions that follow, relies heavily on the comparison of reported performance for buildings in 1988 versus 1989. To assure that the analysis reflects trends in the industry as opposed to changes in the sample of all properties reporting to the *Experience Exchange Report*, control samples are employed. These control samples are composed of all respondents who reported in two or more years. Comparison of their reports from one year to the next, for the same buildings, is more likely to reveal the effects of changes in the industry (both space markets and operating environments) than is a comparison of all respondents to the *Experience Exchange Report* each year.

Nevertheless, the reader should be aware that the analyses of these control samples, as they are constructed in this study tend to produce a negative bias in the reported overall performance, as the data in Table 2 reveals. For those respondents included in a control sample, reported income does not rise as much, and reported expenses may tend to rise more, as in the U.S. Private Sector, than the comparable values for the sample as a whole.

Furthermore, many respondents report the results of more than one building on a survey form, and the number of buildings reported by a respondent may change from one year to the next. Because these shifts are small, these respondents are included in the control samples, and this is the reason why the number of buildings and the total square footage covered by a control sample may change from one year to the next.

DATABASE SOURCES:
1990 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1989)

	Buildings	Sq.Ft. (000s)
U.S. Private		
Downtown	1,513	423,620
Suburban	2,061	211,398
Total	3,574	635,018
Canada Private		
Downtown	142	42,722
Suburban	43	7,339
Total	185	50,061
U.S. Government		
Downtown	433	74,170
Suburban	35	3,149
Total	468	77,319
Canada Government		
Downtown	93	14,554
Suburban	15	1,528
Total	108	16,082
TOTAL	**4,335**	**778,480**

Table 1

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1988-1989)
All Respondents: 3,372 Buildings, 606.2 million sq. ft.
Control Respondents: 1,939 Buildings, 395.5 million sq. ft.

	All Respondents	Control Group
Average rent increase	5.965%	4.951%
Average total expense increase	3.346%	3.500%

CANADA Private Sector (Percent change, 1988-1989)
All Respondents: 185 Buildings, 50.1 million sq. ft.
Control Respondents: 115 Buildings, 30.8 million sq. ft.

	All Respondents	Control Group
Average rent increase	14.047%	7.375%
Average total expense increase	9.149%	8.260%

Table 2

United States Analyses

Marginal Improvements Seen in U.S. Office Building Performance Amidst Weak Markets

W. Ellen Ku and Deidre A. Schexnayder

U.S. Private Sector

Office building owners and managers who reported to the *Experience Exchange Report* for calendar year 1989 suggest that operating performance has improved only marginally over 1988 due to weak markets. In contrast with the analysis of the 2-year control sample data for 1988 which reported a healthy 5.2% gain in net operating income on a real basis (adjusted for 4.8% inflation), this year's analysis indicates that building owners and managers achieved only a modest gain of 1.4%.

Based on comparison of performance for properties that were reported in both 1988 and 1989, total income increased by 5.0 percent, total operating, fixed, and leasing expenses increased by 3.7 percent (Table 1).

According to the data presented in Table 1, the median values did not reveal as bright a picture, which suggests that smaller office properties did not fare as well as did the larger properties. The larger properties dominate the results calculated on the basis of averages, and the smaller properties dominate the results based on analysis of median values.

No particular income or expense line-item dominated the results, as Table 1 reveals. Office income rose as well as retail income which reflects a slight increase in average office and retail occupancy levels (see Table 2). Average cleaning expenses increased on a nominal basis by 2.8 percent between 1988 and 1989. Fixed expenses (primarily composed of property taxes) that usually rise by 10 percent or more rose by 5.1 percent between 1988 and 1989.

Average net operating income (NOI) can be estimated by subtracting from the average value of reported total income the average value of total expenses. Average NOI rose by $0.47 per square foot last year, an increase of 6.5 percent.

These results are the averaged responses of owners and managers of 1,939 office buildings containing 395.4 million square feet of space. Although the statistics are not shown here, a comparison of performance for all U.S. private sector properties reported in the 1989 *Experience Exchange Report* (1988 data) and the 1990 *Experience Exchange Report* (1989 data) was consistent with the findings for the control sample. In fact, it was pointed out in the previous discussion on the data as a whole, the comparison of all properties is typically more positive than is the year to year change in performance for the properties in the control sample.

INCOME EXPENSE COMPARISONS: 1988-1989
U.S. PRIVATE SECTOR

2-Year Control Sample
1,939 Buildings, 395.4 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1988	**1989**	**%Change**	**1988**	**1989**	**%Change**
INCOME						
Office	12.60	13.14	4.3	15.35	16.06	4.6
Retail	12.73	13.86	8.9	15.78	16.97	7.5
Total Income	12.92	13.33	3.2	16.36	17.17	5.0
EXPENSES						
Cleaning	.76	.80	5.3	1.08	1.11	2.8
Repairs/Maintenance	.85	.90	5.9	1.35	1.37	1.5
Utilities	1.54	1.59	3.2	1.76	1.82	3.4
Roads/Grounds/Security	.34	.35	2.9	.45	.47	4.4
Administrative	.71	.77	8.5	.77	.85	10.4
Total Operating Expenses	4.39	4.58	4.3	5.42	5.61	3.5
Fixed Expenses	1.53	1.60	4.6	2.54	2.67	5.1
Total Expenses (Operating + Fixed)	6.05	6.31	4.3	8.00	8.28	3.5
Leasing	.62	.53	-14.5	1.39	1.42	2.2
Total Expenses + Leasing[2]				9.15	9.49	3.7
Net Operating Income (NOI)[3]				7.21	7.68	6.5
NOI Adjusted for Inflation (4.8%)					7.31	1.4

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

The results reported here, while indicative of trends for the entire industry, must be interpreted carefully, because the properties analyzed are not necessarily representative of the industry as a whole. For example, properties that reported an average occupancy level below 50 percent for 1989 are not included in this analysis.

Figure 1 illustrates the overall ratio of operating and fixed expenses, by expense categories, to total expenses in the U.S. private sector. Based on the complete sample of private sector respondents, fixed expenses, notably property taxes and insurance, constitute the largest source of expenses in 1989. Utilities expenses, which are almost all energy, account for a slightly lower proportion. Fixed expenses and utilities expenses account for over 50 percent of total operating plus fixed expenses.

U.S. Government Sector

Managers of government buildings reporting to the *Experience Exchange Report*, whether they managed federal, state, county, or municipal properties, experienced a decrease in expenses on a real level, as Table 3 reveals. The data in this table, which reflects a control sample of 388 government buildings, indicates that while the utility costs increased by 5.6 percent or $0.08 per square foot, the repairs and maintenance expenses experienced a zero percent change between 1988 and 1989. Administrative expenses contributed the most to the decrease in operating expenses on a proportional basis, -5.8% percent, followed by cleaning expenses, -3.0 percent.

Overall, the buildings included in this control sample reported a 1.8 percent nominal increase in total expenses, or $0.08 per square foot. Adjusted for an inflation rate of 4.8 percent, the decrease in average total expenses between 1988 and 1989 was 3.1 percent.

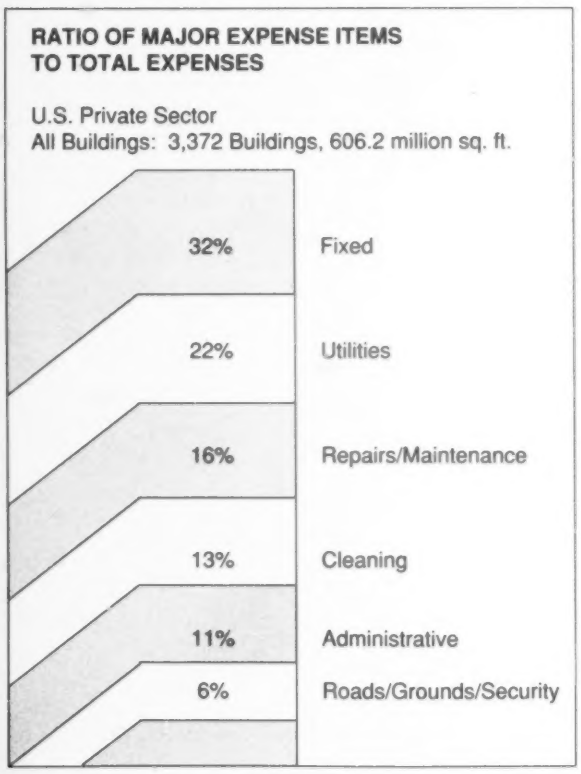

Figure 1

Summary

The office properties in each city (and, for each city, downtown versus suburban locations) can be expected to report performance that vary from the overall, nationally averaged results reviewed here.

The *Experience Exchange Report* contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless, the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 589 U.S. private sector properties that have reported every year for the last five years (or more).

Tables 2 and 4-5 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office property

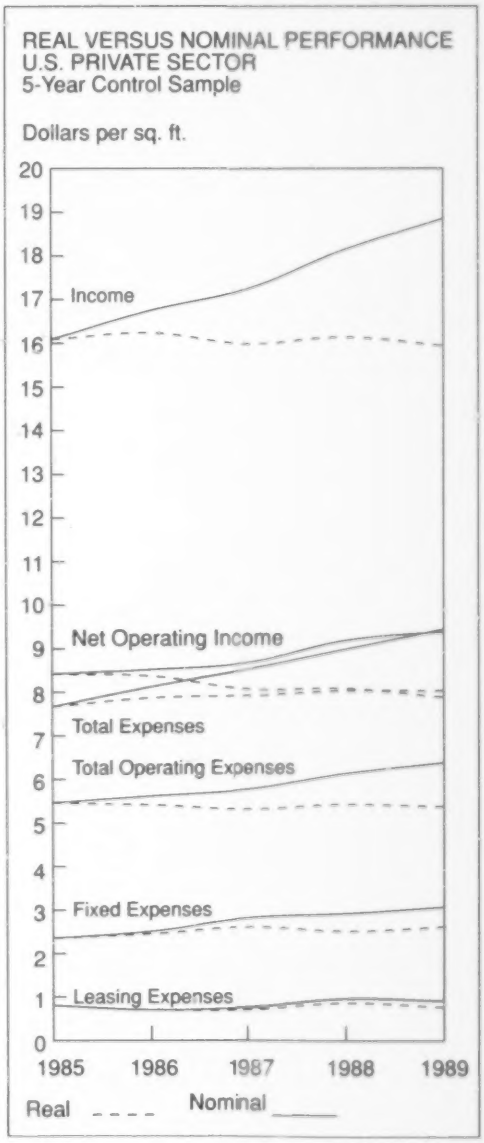

Figure 2

management and operations. In contrast with the results for the two year control sample, the buildings covered in the five year control sample continue to report a decline in real estimated net operating income. In fact, the levels reported in 1989 are lower than those reported five years earlier in 1985, when they are adjusted for inflation. Nevertheless, an examination of the nominal value suggests that the net operating income rose 3.4 percent from 1988.

These figures may not be reflective of the market as a whole, of course, because of the selectivity of the sample. But they do reflect the impact that new space has had on the occupancy of prime, existing properties that were previously fully occupied. As Table 2 reveals, average occupancy levels in the five year control sample properties continue to decline, and at a higher rate than previously.

OCCUPANCY CONDITIONS		(PERCENT OF RENTABLE SPACE)				
		1985	1986	1987	1988	1989
2-year Control Samples, U.S. Private Sector (1,939 Bldgs: 395.4 million sq. ft.)						
	Office				88.2	89.5
	Retail				88.3	89.0
5-year Control Samples, U.S. Private Sector (589 Bldgs: 156.3 million sq. ft.)						
	Office	92.1	92.2	92.1	91.8	91.4
	Retail	92.3	93.6	94.5	93.9	92.3
All Buildings Reporting, U.S. Private Sector (3,372 Bldgs: 606.2 million sq. ft.)						
	Office					88.2
	Retail					88.6

Table 2

EXPENSE COMPARISONS: 1988-1989 U.S. GOVERNMENT BUILDINGS	2-Year Control Sample 388 Bldgs: 66.9 million sq. ft.					
	MEDIANS			AVERAGES		
	1988	1989	%Change	1988	1989	%Change
EXPENSES						
Cleaning	1.26	1.28	1.6	1.34	1.30	-3.0
Repairs/Maintenance	1.15	1.17	1.7	1.12	1.12	0.0
Utilities	1.16	1.21	4.3	1.42	1.50	5.6
Administrative	.42	.44	4.8	.52	.49	-5.8
Total Operating	4.22	4.22	0.0	4.46	4.54	1.8
Total Adjusted for Inflation (4.8%)					4.32	-3.1

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

5-Year Control Sample
589 Buildings: 156.3 sq. ft.
Nominal U.S. Dollars per sq. ft.

	1985	1986	1987	1988	1989	Difference 1985-1989
Income	16.05	16.67	17.21	18.04	18.79	
% Difference		3.9%	3.2%	4.8%	4.2%	17.1%
Total Operating Expenses	5.47	5.58	5.75	6.07	6.34	
% Difference		2.0%	3.0%	5.6%	4.4%	15.9%
Fixed Expenses	2.35	2.51	2.79	2.89	3.06	
% Difference		6.8%	11.2%	3.6%	5.9%	30.2%
Leasing Expenses	.82	.72	.77	.94	.91	
% Difference		-12.2%	6.9%	22.1%	-3.2%	11.0%
Total Expenses	7.66	8.11	8.54	8.98	9.42	
% Difference		5.9%	5.3%	5.2%	4.9%	23.0%
Net Operating Income	8.39	8.56	8.67	9.06	9.37	
% Difference		2.0%	1.3%	4.5%	3.4%	11.7%
CPI		3.0%	4.4%	4.1%	4.8%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

5-Year Control Sample
589 Buildings: 156.3 million sq. ft.
Real 1985 U.S. dollars per sq. ft.
(Adjusted for annual change in CPI)

	1985	1986	1987	1988	1989	Difference 1985-1989
Income	16.05	16.17	15.96	16.04	15.91	
% Difference		.75%	-1.3%	.50%	-.81%	-.87%
Total Operating Expenses	5.47	5.41	5.33	5.40	5.37	
% Difference		-1.1%	-1.5%	1.3%	-.56%	-1.8%
Fixed Expenses	2.35	2.43	2.59	2.57	2.59	
% Difference		3.4%	6.6%	-.77%	.78%	10.2%
Leasing Expenses	.82	.70	.71	.84	.77	
% Difference		-14.6%	1.4%	18.3%	-8.3%	-6.1%
Total Expenses	7.66	7.87	7.92	7.99	7.98	
% Difference		2.7%	.64%	.88%	-.13%	4.2%
Net Operating Income	8.39	8.30	8.04	8.06	7.93	
% Difference		-1.1%	-3.1%	.25%	-1.6%	-5.5%
CPI		3.0%	4.4%	4.1%	4.8%	

Table 5

United States Private Sector: Special Studies

All Buildings—1989

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Financial Buildings

Medical Buildings

Single Purpose Buildings

All Buildings – 1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3372 BLDS	806,232,249 SQ. FT.				523,324,557 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3033					15.70	12.82	9.28	17.07
RETAIL AREA	834	16.65	14.04	8.47	22.22				
OTHER AREA	289	8.97	5.72	2.93	9.62				
TOTAL RENT	3069	18.00	12.79	9.26	17.00				
MISCELLANEOUS	2064	.69	.15	.03	.47				
TOTAL INCOME	3076	18.52	13.09	9.50	17.47				
EXPENSE									
CLEANING	3201	1.05	.77	.61	1.03	1.07	.78	.62	1.05
REPAIR-MAINT	3230	1.28	.87	.61	1.25	1.31	.88	.61	1.28
UTILITIES	3182	1.77	1.58	1.27	1.96	1.79	1.59	1.28	1.99
RDS/GRNDS/SEC	3254	.46	.35	.22	.51	.47	.35	.22	.52
ADMINISTRATIVE	3323	.84	.76	.51	1.03	.87	.77	.52	1.07
TOTAL OPER EXP	3046	5.45	4.53	3.80	5.55	5.66	4.65	3.90	5.75
FIXED EXPENSES	3273	2.56	1.58	1.07	2.29	2.66	1.61	1.10	2.36
TOTAL OPER + FIX	2962	8.03	6.25	5.18	7.96	8.36	6.42	5.27	8.21
LEASING EXP	2550	1.56	.57	.17	1.68				
TOTAL PAYROLL	2922	1.02	.80	.36	.95				
TOTAL CONTRACT	3188	1.04	.89	.64	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8725	2991
AVG SQFT/RETAIL TENANT	2717	888
AVG SQFT/OFFICE WORKER	266	2308
AVG % OFFICE OCCUPANCY	88.2	3212
AVG % RETAIL OCCUPANCY	88.6	906
AVG $ RATE YR-END RENT	19.74	2783
RENTABLE/GROSS SQFT	.91	2343

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**3077**
PAYROLL	.53	651
CONTRACT	.78	2997
SUP/MAT/MISC	.07	2504
TRASH REMOVAL	.07	2756
REPR/MAINT TOTAL	**1.30**	**3065**
PAYROLL	.52	2367
ELEVATOR	.21	2723
HVAC	.19	2971
ELECTRICAL	.09	2714
STRUCT/ROOF	.11	1719
PLUMBING	.03	2516
FIRE/LIFE SFTY	.03	1685
OTHER MAINT/SUP	.29	2972

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.77**	**3058**
ELECTRICAL	1.52	3034
GAS	.13	1434
FUEL OIL	.06	292
PURCH STEAM	.41	279
PURCH CH WTR	.39	171
COAL		
WATER/SEWER	.08	2885
RDS/GNDS/SEC TOTAL	**.46**	**3132**
RDS/GNDS TOTAL	.14	2796
RDS/GNDS PAYRL	.09	360
RDS/GNDS CONTR	.10	2346
RDS/GNDS OTHER	.06	1779

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	2791
SEC PAYROLL	.34	529
SEC CONTRACTS	.25	2291
SEC OTHER	.04	972
ADMIN TOTAL	**.84**	**3199**
PAYROLL	.31	2118
MGMT FEES	.46	2731
PROF FEES	.10	2098
GEN OFC EXP	.10	2448
OTHER ADM EXP	.09	2093

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.66**	**3171**
REAL ESTATE TAX	2.33	3172
BUILDING INS	.16	3033
PERS PROP TAX	.13	568
OTHER TAX	.13	715
LEASING EXPENSES	**1.56**	**2550**
ADV/PROMOTION	.06	1784
COMMISSIONS	.11	782
PROF FEES	.40	1931
TENANT ALTS	1.39	1805
BUY-OUTS	.52	110
OTHER LEASING	.23	602

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.02**	**2922**
CLEANING	.53	651
REPAIR/MAINT	.52	2367
RDS/GROUNDS	.09	360
SECURITY	.34	529
ADMINISTRATIVE	.31	2118
TOTAL CONTRACTS	**1.04**	**3188**
CLEANING	.78	2997
REPAIR/MAINT	.58	3049
RDS/GROUNDS	.10	2346
SECURITY	.25	2291
ADMINISTRATIVE	.50	2938

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1880 BLDS	393,905,838 SQ. FT.				377,431,118 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1635					15.35	12.60	9.17	16.66
RETAIL AREA	501	15.78	12.73	6.10	20.45				
OTHER AREA	214	15.84	6.65	3.36	11.97				
TOTAL RENT	1666	15.77	12.70	9.19	16.77				
MISCELLANEOUS	1224	.78	.13	.03	.46				
TOTAL INCOME	1718	16.36	12.92	9.38	17.23				
EXPENSE									
CLEANING	1754	1.08	.78	.61	1.01	1.11	.77	.61	1.05
REPAIR-MAINT	1795	1.35	.85	.61	1.29	1.37	.86	.62	1.31
UTILITIES	1779	1.76	1.54	1.24	1.90	1.78	1.55	1.25	1.94
RDS/GRNDS/SEC	1765	.45	.34	.21	.50	.47	.34	.22	.51
ADMINISTRATIVE	1816	.77	.71	.48	.97	.80	.72	.50	1.00
TOTAL OPER EXP	1685	5.42	4.39	3.69	5.53	5.67	4.51	3.77	5.74
FIXED EXPENSES	1781	2.54	1.53	1.04	2.28	2.65	1.57	1.08	2.37
TOTAL OPER + FIX	1630	8.00	6.05	5.01	7.84	8.36	6.19	5.12	8.24
LEASING EXP	1345	1.39	.62	.20	1.54				
TOTAL PAYROLL	1518	1.09	.59	.37	.98				
TOTAL CONTRACT	1666	1.04	.87	.63	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5180	1715
AVG SQFT/RETAIL TENANT	2820	560
AVG SQFT/OFFICE WORKER	210	1392
AVG % OFFICE OCCUPANCY	98.2	1838
AVG % RETAIL OCCUPANCY	88.3	579
AVG $ RATE YR-END RENT	19.27	1601
RENTABLE/GROSS SQFT	.91	1374

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**1640**
PAYROLL	.54	412
CONTRACT	.80	1597
SUP/MAT/MISC	.07	1377
TRASH REMOVAL	.07	1477
REPR/MAINT TOTAL	**1.36**	**1670**
PAYROLL	.54	1303
ELEVATOR	.22	1503
HVAC	.18	1614
ELECTRICAL	.10	1448
STRUCT/ROOF	.15	900
PLUMBING	.03	1320
FIRE/LIFE SFTY	.04	884
OTHER MAINT/SUP	.29	1601

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.75**	**1671**
ELECTRICAL	1.50	1649
GAS	.12	783
FUEL OIL	.06	196
PURCH STEAM	.42	179
PURCH CH WTR	.58	48
COAL		
WATER/SEWER	.08	1608
RDS/GNDS/SEC TOTAL	**.46**	**1626**
RDS/GNDS TOTAL	.14	1303
RDS/GNDS PAYRL	.09	202
RDS/GNDS CONTR	.09	1230
RDS/GNDS OTHER	.06	846

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	1326
SEC PAYROLL	.34	324
SEC CONTRACTS	.24	1250
SEC OTHER	.04	468
ADMIN TOTAL	**.78**	**1677**
PAYROLL	.30	1080
MGMT FEES	.45	1356
PROF FEES	.08	1068
GEN OFC EXP	.10	1230
OTHER ADM EXP	.10	1177

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.54**	**1648**
REAL ESTATE TAX	2.28	1650
BUILDING INS	.22	1574
PERS PROP TAX	.12	320
OTHER TAX	.09	361
LEASING EXPENSES	**1.39**	**1345**
ADV/PROMOTION	.06	898
COMMISSIONS	.09	402
PROF FEES	.36	1052
TENANT ALTS	1.23	967
BUY-OUTS	.40	99
OTHER LEASING	.20	355

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.09**	**1518**
CLEANING	.54	412
REPAIR/MAINT	.54	1303
RDS/GROUNDS	.09	202
SECURITY	.34	324
ADMINISTRATIVE	.30	1080
TOTAL CONTRACTS	**1.04**	**1666**
CLEANING	.80	1597
REPAIR/MAINT	.62	1664
RDS/GROUNDS	.09	1230
SECURITY	.24	1250
ADMINISTRATIVE	.46	1483

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1939 BLDS	395,429,272 SQ. FT.				379,110,976 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1772					16.06	13.14	9.69	17.41
RETAIL AREA	539	16.97	13.86	7.96	22.22				
OTHER AREA	201	10.18	6.35	2.80	10.92				
TOTAL RENT	1796	16.55	13.13	9.70	17.41				
MISCELLANEOUS	1230	.81	.14	.03	.47				
TOTAL INCOME	1800	17.17	13.33	9.88	17.91				
EXPENSE									
CLEANING	1880	1.11	.80	.63	1.07	1.14	.81	.64	1.10
REPAIR-MAINT	1895	1.37	.90	.64	1.31	1.40	.92	.64	1.34
UTILITIES	1854	1.82	1.59	1.31	1.96	1.84	1.61	1.31	1.99
RDS/GRNDS/SEC	1870	.47	.35	.22	.52	.49	.36	.3	.54
ADMINISTRATIVE	1914	.85	.77	.51	1.05	.88	.78	.53	1.09
TOTAL OPER EXP	1808	5.61	4.58	3.90	5.63	5.86	4.73	3.97	5.88
FIXED EXPENSES	1896	2.67	1.60	1.07	2.39	2.79	1.64	1.10	2.48
TOTAL OPER + FIX	1765	8.28	6.31	5.25	8.13	8.64	6.48	5.33	8.43
LEASING EXP	1506	1.42	.53	.17	1.56				
TOTAL PAYROLL	1702	1.10	.64	.39	1.01				
TOTAL CONTRACT	1860	1.08	.94	.68	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9179	1717
AVG SQFT/RETAIL TENANT	2745	565
AVG SQFT/OFFICE WORKER	260	1287
AVG % OFFICE OCCUPANCY	89.5	1840
AVG % RETAIL OCCUPANCY	89.0	588
AVG $ RATE YR-END RENT	19.81	1605
RENTABLE/GROSS SQFT	.91	1378

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**1827**
PAYROLL	.55	412
CONTRACT	.82	1778
SUP/MAT/MISC	.07	1497
TRASH REMOVAL	.08	1618
REPR/MAINT TOTAL	**1.39**	**1843**
PAYROLL	.55	1421
ELEVATOR	.22	1654
HVAC	.19	1797
ELECTRICAL	.10	1640
STRUCT/ROOF	.14	1036
PLUMBING	.03	1521
FIRE/LIFE SFTY	.03	923
OTHER MAINT/SUP	.32	1772

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**1800**
ELECTRICAL	1.58	1790
GAS	.13	836
FUEL OIL	.07	190
PURCH STEAM	.43	184
PURCH CH WTR	.32	134
COAL		
WATER/SEWER	.08	1685
RDS/GNDS/SEC TOTAL	**.47**	**1831**
RDS/GNDS TOTAL	.14	1636
RDS/GNDS PAYRL	.08	235
RDS/GNDS CONTR	.10	1376
RDS/GNDS OTHER	.06	1025

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	1626
SEC PAYROLL	.37	341
SEC CONTRACTS	.25	1383
SEC OTHER	.04	604
ADMIN TOTAL	**.85**	**1871**
PAYROLL	.31	1213
MGMT FEES	.47	1567
PROF FEES	.10	1260
GEN OFC EXP	.10	1430
OTHER ADM EXP	.10	1278

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.67**	**1856**
REAL ESTATE TAX	2.43	1856
BUILDING INS	.18	1753
PERS PROP TAX	.13	340
OTHER TAX	.13	426
LEASING EXPENSES	**1.42**	**1506**
ADV/PROMOTION	.08	1062
COMMISSIONS	.11	461
PROF FEES	.36	1132
TENANT ALTS	1.25	1044
BUY-OUTS	.47	60
OTHER LEASING	.22	357

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.10**	**1702**
CLEANING	.55	412
REPAIR/MAINT	.55	1421
RDS/GROUNDS	.08	235
SECURITY	.37	341
ADMINISTRATIVE	.31	1213
TOTAL CONTRACTS	**1.08**	**1860**
CLEANING	.82	1778
REPAIR/MAINT	.61	1838
RDS/GROUNDS	.10	1376
SECURITY	.25	1383
ADMINISTRATIVE	.50	1668

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	557 BLDS	154,346,605 SQ. FT.				144,314,496 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	494					15.54	12.34	9.80	15.84
RETAIL AREA	207	16.79	13.06	8.15	19.40				
OTHER AREA	122	9.07	6.00	3.34	11.22				
TOTAL RENT	517	15.45	12.25	9.68	15.78				
MISCELLANEOUS	357	.76	.11	.03	.45				
TOTAL INCOME	517	16.05	12.45	9.95	16.00				
EXPENSE									
CLEANING	537	1.16	.77	.61	1.04	1.20	.79	.62	1.10
REPAIR-MAINT	549	1.37	.96	.66	1.31	1.41	.98	.67	1.35
UTILITIES	545	1.83	1.61	1.25	2.09	1.86	1.63	1.26	2.11
RDS/GRNDS/SEC	539	.40	.27	.15	.42	.43	.29	.16	.44
ADMINISTRATIVE	556	.72	.63	.43	.87	.77	.65	.45	.92
TOTAL OPER EXP	522	5.47	4.44	3.65	5.42	5.85	4.67	3.77	5.81
FIXED EXPENSES	533	2.35	1.42	.96	2.07	2.51	1.45	1.00	2.17
TOTAL OPER+FIX	493	7.66	6.02	4.88	7.45	8.14	6.28	5.06	7.88
LEASING EXP	270	.82	.35	.08	.79				
TOTAL PAYROLL	348	1.38	.72	.36	1.17				
TOTAL CONTRACT	385	1.01	.77	.47	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9743	531
AVG SQFT/RETAIL TENANT	3312	232
AVG SQFT/OFFICE WORKER	158	395
AVG % OFFICE OCCUPANCY	92.1	546
AVG % RETAIL OCCUPANCY	92.3	239
AVG $ RATE YR-END RENT	21.82	503
RENTABLE/GROSS SQFT	.84	281

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	380
PAYROLL	.62	158
CONTRACT	.83	341
SUP/MAT/MISC	.07	315
TRASH REMOVAL	.05	335
REPR/MAINT TOTAL	1.45	382
PAYROLL	.62	301
ELEVATOR	.23	332
HVAC	.14	355
ELECTRICAL	.10	331
STRUCT/ROOF	.21	190
PLUMBING	.03	287
FIRE/LIFE SFTY	.03	160
OTHER MAINT/SUP	.30	335

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	385
ELECTRICAL	1.50	365
GAS	.20	171
FUEL OIL	.06	37
PURCH STEAM	.50	67
PURCH CH WTR	.77	10
COAL		
WATER/SEWER	.06	356
RDS/GNDS/SEC TOTAL	.44	381
RDS/GNDS TOTAL	.10	288
RDS/GNDS PAYRL	.05	74
RDS/GNDS CONTR	.05	258
RDS/GNDS OTHER	.05	185

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	342
SEC PAYROLL	.36	120
SEC CONTRACTS	.22	286
SEC OTHER	.02	140
ADMIN TOTAL	.72	389
PAYROLL	.28	255
MGMT FEES	.42	285
PROF FEES	.07	221
GEN OFC EXP	.10	267
OTHER ADM EXP	.12	226

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.34	351
REAL ESTATE TAX	2.13	351
BUILDING INS	.13	331
PERS PROP TAX	.22	66
OTHER TAX	.09	106
LEASING EXPENSES	.82	270
ADV/PROMOTION	.06	161
COMMISSIONS		
PROF FEES	.36	188
TENANT ALTS	.62	193
BUY-OUTS	.28	29
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.38	348
CLEANING	.62	158
REPAIR/MAINT	.62	301
RDS/GROUNDS	.05	74
SECURITY	.36	120
ADMINISTRATIVE	.28	256
TOTAL CONTRACTS	1.01	366
CLEANING	.83	341
REPAIR/MAINT	.62	361
RDS/GROUNDS	.05	258
SECURITY	.22	266
ADMINISTRATIVE	.40	325

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	552 BLDS	153,501,489				144,393,650 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	507					15.95	12.37	9.70	15.62
RETAIL AREA	195	16.90	14.83	8.69	19.92				
OTHER AREA	128	12.61	7.88	4.80	11.70				
TOTAL RENT	509	15.92	12.50	9.80	15.84				
MISCELLANEOUS	392	.91	.12	.03	.38				
TOTAL INCOME	509	16.67	12.82	10.06	16.16				
EXPENSE									
CLEANING	538	1.22	.80	.63	1.06	1.26	.83	.64	1.10
REPAIR-MAINT	544	1.40	.98	.67	1.34	1.45	1.01	.68	1.38
UTILITIES	533	1.78	1.59	1.24	2.10	1.83	1.62	1.25	2.16
RDS/GRNDS/SEC	541	.45	.30	.18	.45	.46	.30	.18	.47
ADMINISTRATIVE	544	.71	.67	.47	.93	.76	.70	.48	.97
TOTAL OPER EXP	519	5.58	4.57	3.74	5.60	5.93	4.73	3.84	5.93
FIXED EXPENSES	530	2.51	1.49	1.07	2.31	2.67	1.54	1.09	2.40
TOTAL OPER+FIX	500	8.11	6.24	5.13	7.83	8.62	6.40	5.22	8.35
LEASING EXP	373	.72	.27	.09	.76				
TOTAL PAYROLL	441	1.30	.69	.40	1.11				
TOTAL CONTRACT	473	1.73	1.51	.98	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9476	521
AVG SQFT/RETAIL TENANT	2903	224
AVG SQFT/OFFICE WORKER	166	418
AVG % OFFICE OCCUPANCY	92.2	551
AVG % RETAIL OCCUPANCY	93.6	240
AVG $ RATE YR-END RENT	21.49	499
RENTABLE/GROSS SQFT	.92	552

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.24	468
PAYROLL	.64	152
CONTRACT	.88	447
SUP/MAT/MISC	.07	397
TRASH REMOVAL	.06	419
REPR/MAINT TOTAL	1.43	470
PAYROLL	.58	393
ELEVATOR	.23	420
HVAC	.15	446
ELECTRICAL	.10	426
STRUCT/ROOF	.20	251
PLUMBING	.03	377
FIRE/LIFE SFTY	.04	200
OTHER MAINT/SUP	.30	451

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	464
ELECTRICAL	1.46	463
GAS	.15	230
FUEL OIL	.10	83
PURCH STEAM	.45	82
PURCH CH WTR	.61	16
COAL		
WATER/SEWER	.06	440
RDS/GNDS/SEC TOTAL	.48	467
RDS/GNDS TOTAL	.13	388
RDS/GNDS PAYRL	.12	85
RDS/GNDS CONTR	.06	329
RDS/GNDS OTHER	.06	268

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	430
SEC PAYROLL	.37	128
SEC CONTRACTS	.21	369
SEC OTHER	.02	171
ADMIN TOTAL	.71	470
PAYROLL	.28	335
MGMT FEES	.42	389
PROF FEES	.06	306
GEN OFC EXP	.10	336
OTHER ADM EXP	.10	326

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.52	458
REAL ESTATE TAX	2.22	458
BUILDING INS	.23	445
PERS PROP TAX	.22	117
OTHER TAX	.09	140
LEASING EXPENSES	.72	373
ADV/PROMOTION	.07	230
COMMISSIONS		
PROF FEES	.21	275
TENANT ALTS	.58	260
BUY-OUTS	.64	24
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	441
CLEANING	.64	152
REPAIR/MAINT	.58	393
RDS/GROUNDS	.12	85
SECURITY	.37	128
ADMINISTRATIVE	.28	335
TOTAL CONTRACTS	1.73	473
CLEANING	.88	447
REPAIR/MAINT	.57	469
RDS/GROUNDS	.06	329
SECURITY	.21	369
ADMINISTRATIVE	.39	418

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1986 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	554 BLDS	155,210,838 SQ. FT.				146,103,716 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME						16.18	12.64	9.62	16.28
OFFICE AREA	504								
RETAIL AREA	195	19.53	14.38	9.16	20.97				
OTHER AREA	124	14.79	8.42	5.30	12.14				
TOTAL RENT	517	16.47	12.99	9.65	16.48				
MISCELLANEOUS	397	.90	.14	.02	.43				
TOTAL INCOME	519	17.21	13.38	10.12	16.91				
EXPENSE									
CLEANING	548	1.24	.81	.63	1.09	1.28	.83	.64	1.11
REPAIR-MAINT	549	1.54	1.01	.70	1.37	1.57	1.03	.71	1.41
UTILITIES	538	1.79	1.55	1.23	2.01	1.81	1.59	1.24	2.04
RDS/GRNDS/SEC	544	.45	.30	.18	.46	.48	.31	.18	.48
ADMINISTRATIVE	552	.75	.71	.50	.98	.80	.74	.52	1.03
TOTAL OPER EXP	529	5.75	4.52	3.75	5.68	6.11	4.67	3.86	6.07
FIXED EXPENSES	534	2.79	1.59	1.07	2.51	2.96	1.63	1.11	2.63
TOTAL OPER+FIX	511	8.54	6.34	5.03	8.13	9.08	6.47	5.26	8.61
LEASING EXP	419	.77	.35	.13	.84				
TOTAL PAYROLL	453	1.33	.70	.41	1.15				
TOTAL CONTRACT	49	1.82	1.54	1.14	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9179	533
AVG SQFT/RETAIL TENANT	3063	229
AVG SQFT/OFFICE WORKER	143	424
AVG % OFFICE OCCUPANCY	92.1	552
AVG % RETAIL OCCUPANCY	94.5	239
AVG $ RATE YR-END RENT	21.45	505
RENTABLE/GROSS SQFT	.92	505

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**492**
PAYROLL	.65	156
CONTRACT	.91	482
SUP/MAT/MISC	.07	414
TRASH REMOVAL	.07	451
REPR/MAINT TOTAL	**1.57**	**493**
PAYROLL	.62	407
ELEVATOR	.23	436
HVAC	.17	474
ELECTRICAL	.12	444
STRUCT/ROOF	.23	242
PLUMBING	.03	387
FIRE/LIFE SFTY	.19	252
OTHER MAINT/SUP	.29	468

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.79**	**485**
ELECTRICAL	1.49	485
GAS	.12	241
FUEL OIL	.09	56
PURCH STEAM	.44	87
PURCH CH WTR	.66	18
COAL	.06	3
WATER/SEWER	.07	461
RDS/GNDS/SEC TOTAL	**.46**	**489**
RDS/GNDS TOTAL	.11	411
RDS/GNDS PAYRL	.06	68
RDS/GNDS CONTR	.07	331
RDS/GNDS OTHER	.06	255

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	326
SEC PAYROLL	.38	130
SEC CONTRACTS	.23	393
SEC OTHER	.04	174
ADMIN TOTAL	**.76**	**492**
PAYROLL	.31	350
MGMT FEES	.45	399
PROF FEES	.06	325
GEN OFC EXP	.11	372
OTHER ADM EXP	.09	352

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.81**	**479**
REAL ESTATE TAX	2.48	479
BUILDING INS	.25	459
PERS PROP TAX	.21	125
OTHER TAX	.13	131
LEASING EXPENSES	**.77**	**419**
ADV/PROMOTION	.08	255
COMMISSIONS	.21	306
PROF FEES	.67	311
TENANT ALTS	.24	40
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.33**	**453**
CLEANING	.65	156
REPAIR/MAINT	.62	407
RDS/GROUNDS	.06	68
SECURITY	.38	130
ADMINISTRATIVE	.31	350
TOTAL CONTRACTS	**1.82**	**484**
CLEANING	.91	482
REPAIR/MAINT	.58	495
RDS/GROUNDS	.07	331
SECURITY	.23	393
ADMINISTRATIVE	.40	450

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	561 BLDS	155,815,721 SQ. FT.				146,313,827 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME						16.41	12.90	9.67	16.94
OFFICE AREA	494								
RETAIL AREA	185	16.91	13.76	9.03	21.49				
OTHER AREA	118	14.16	9.48	4.80	13.08				
TOTAL RENT	516	17.25	13.15	9.79	17.40				
MISCELLANEOUS	419	.94	.16	.04	.50				
TOTAL INCOME	520	18.04	13.70	10.09	17.82				
EXPENSE									
CLEANING	549	1.29	.87	.66	1.15	1.33	.89	.67	1.18
REPAIR-MAINT	557	1.63	1.02	.73	1.50	1.66	1.05	.74	1.55
UTILITIES	536	1.93	1.57	1.31	2.01	1.96	1.64	1.31	2.03
RDS/GRNDS/SEC	549	.47	.33	.20	.49	.50	.34	.21	.51
ADMINISTRATIVE	558	.79	.72	.51	.96	.84	.75	.53	1.04
TOTAL OPER EXP	529	6.07	4.73	3.91	6.04	6.47	4.90	4.05	6.30
FIXED EXPENSES	551	2.89	1.56	1.04	2.66	3.08	1.62	1.09	2.76
TOTAL OPER+FIX	520	8.98	6.48	5.25	8.32	9.57	6.73	5.47	8.77
LEASING EXP	403	.94	.53	.18	1.22				
TOTAL PAYROLL	466	1.36	.70	.41	1.23				
TOTAL CONTRACT	499	1.15	.93	.66	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9343	527
AVG SQFT/RETAIL TENANT	3130	222
AVG SQFT/OFFICE WORKER	160	387
AVG % OFFICE OCCUPANCY	91.8	548
AVG % RETAIL OCCUPANCY	93.9	231
AVG $ RATE YR-END RENT	20.46	474
RENTABLE/GROSS SQFT	.92	490

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.31**	**496**
PAYROLL	.63	164
CONTRACT	.92	482
SUP/MAT/MISC	.06	431
TRASH REMOVAL	.09	454
REPR/MAINT TOTAL	**1.56**	**498**
PAYROLL	.63	419
ELEVATOR	.24	443
HVAC	.17	489
ELECTRICAL	.14	445
STRUCT/ROOF	.25	281
PLUMBING	.03	395
FIRE/LIFE SFTY	.04	237
OTHER MAINT/SUP	.38	490

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.90**	**487**
ELECTRICAL	1.59	480
GAS	.12	234
FUEL OIL	.05	59
PURCH STEAM	.44	85
PURCH CH WTR	.60	26
COAL		
WATER/SEWER	.08	466
RDS/GNDS/SEC TOTAL	**.47**	**493**
RDS/GNDS TOTAL	.12	384
RDS/GNDS PAYRL	.06	76
RDS/GNDS CONTR	.07	364
RDS/GNDS OTHER	.05	258

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	420
SEC PAYROLL	.35	128
SEC CONTRACTS	.24	399
SEC OTHER	.03	165
ADMIN TOTAL	**.79**	**500**
PAYROLL	.32	358
MGMT FEES	.46	397
PROF FEES	.08	315
GEN OFC EXP	.10	381
OTHER ADM EXP	.11	374

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.89**	**496**
REAL ESTATE TAX	2.61	497
BUILDING INS	.22	468
PERS PROP TAX	.13	112
OTHER TAX	.12	133
LEASING EXPENSES	**.94**	**403**
ADV/PROMOTION	.05	265
COMMISSIONS	.07	100
PROF FEES	.25	296
TENANT ALTS	.78	296
BUY-OUTS	.28	29
OTHER LEASING	.20	95

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.36**	**466**
CLEANING	.63	164
REPAIR/MAINT	.63	419
RDS/GROUNDS	.06	76
SECURITY	.35	126
ADMINISTRATIVE	.32	358
TOTAL CONTRACTS	**1.15**	**499**
CLEANING	.92	482
REPAIR/MAINT	.73	498
RDS/GROUNDS	.07	364
SECURITY	.24	390
ADMINISTRATIVE	.45	437

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	589 BLDS	156,302,807 SQ. FT.				147,088,719 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	536					16.99	13.37	10.14	17.96
RETAIL AREA	209	17.79	14.38	8.56	22.96				
OTHER AREA	101	11.95	7.10	3.76	12.32				
TOTAL RENT	553	17.93	13.35	10.22	17.75				
MISCELLANEOUS	419	1.03	.15	.04	.54				
TOTAL INCOME	554	18.79	13.67	10.37	18.15				
EXPENSE									
CLEANING	579	1.31	.89	.68	1.18	1.35	.92	.69	1.23
REPAIR-MAINT	583	1.69	1.08	.73	1.56	1.74	1.11	.74	1.60
UTILITIES	570	1.99	1.62	1.32	2.05	2.02	1.64	1.32	2.06
RDS/GRNDS/SEC	577	.49	.35	.22	.53	.52	.35	.22	.55
ADMINISTRATIVE	586	.86	.78	.52	1.05	.92	.79	.53	1.12
TOTAL OPER EXP	562	6.34	4.87	4.08	6.16	6.75	5.05	4.18	6.44
FIXED EXPENSES	573	3.06	1.68	1.11	2.70	3.25	1.73	1.15	2.86
TOTAL OPER + FIX	548	9.42	6.84	5.39	8.71	10.02	7.01	5.59	9.52
LEASING EXP	484	.91	.44	.16	1.38				
TOTAL PAYROLL	534	1.39	.72	.41	1.20				
TOTAL CONTRACT	568	1.16	1.01	.72	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9435	563
AVG SQFT/RETAIL TENANT	2888	232
AVG SQFT/OFFICE WORKER	261	367
AVG % OFFICE OCCUPANCY	91.4	583
AVG % RETAIL OCCUPANCY	92.3	239
AVG $ RATE YR-END RENT	20.91	515
RENTABLE/GROSS SQFT	.92	486

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.32**	**563**
PAYROLL	.62	176
CONTRACT	.93	540
SUP/MAT/MISC	.08	487
TRASH REMOVAL	.10	513
REPR/MAINT TOTAL	**1.70**	**568**
PAYROLL	.66	482
ELEVATOR	.24	488
HVAC	.18	559
ELECTRICAL	.13	527
STRUCT/ROOF	.23	355
PLUMBING	.03	483
FIRE/LIFE SFTY	.04	252
OTHER MAINT/SUP	.41	551

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**557**
ELECTRICAL	1.66	556
GAS	.12	272
FUEL OIL	.07	58
PURCH STEAM	.48	90
PURCH CH WTR	.34	72
COAL		
WATER/SEWER	.08	501
RDS/GNDS/SEC TOTAL	**.49**	**564**
RDS/GNDS TOTAL	.12	494
RDS/GNDS PAYRL	.06	99
RDS/GNDS CONTR	.07	431
RDS/GNDS OTHER	.06	316

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	533
SEC PAYROLL	.40	137
SEC CONTRACTS	.23	476
SEC OTHER	.04	219
ADMIN TOTAL	**.86**	**571**
PAYROLL	.32	415
MGMT FEES	.47	478
PROF FEES	.09	383
GEN OFC EXP	.12	446
OTHER ADM EXP	.13	423

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.07**	**560**
REAL ESTATE TAX	2.80	560
BUILDING INS	.21	511
PERS PROP TAX	.12	129
OTHER TAX	.12	151
LEASING EXPENSES	**.91**	**484**
ADV/PROMOTION	.11	317
COMMISSIONS	.06	100
PROF FEES	.23	354
TENANT ALTS	.68	368
BUY-OUTS	.34	13
OTHER LEASING	.32	102

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.39**	**534**
CLEANING	.62	176
REPAIR/MAINT	.66	482
RDS/GROUNDS	.06	99
SECURITY	.40	137
ADMINISTRATIVE	.32	415
TOTAL CONTRACTS	**1.16**	**568**
CLEANING	.93	540
REPAIR/MAINT	.72	567
RDS/GROUNDS	.07	431
SECURITY	.23	476
ADMINISTRATIVE	.48	513

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.
As of 1988 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	862 BLDS	249,027,420 SQ. FT.				237,234,419 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	793					16.91	14.38	10.26	19.37
RETAIL AREA	453	17.48	15.18	9.16	24.30				
OTHER AREA	149	5.96	5.35	2.97	10.21				
TOTAL RENT	819	17.59	14.56	10.35	19.60				
MISCELLANEOUS	646	.81	.20	.05	.68				
TOTAL INCOME	821	18.26	15.08	10.63	19.95				
EXPENSE									
CLEANING	839	1.08	.87	.67	1.15	1.12	.92	.69	1.20
REPAIR-MAINT	855	1.30	1.03	.76	1.44	1.34	1.07	.77	1.47
UTILITIES	847	1.78	1.60	1.25	1.96	1.82	1.63	1.27	2.03
RDS/GRNDS/SEC	834	.43	.34	.20	.50	.45	.35	.20	.53
ADMINISTRATIVE	855	.87	.83	.57	1.10	.91	.86	.59	1.19
TOTAL OPER EXP	811	5.48	4.84	4.04	5.88	5.75	5.12	4.19	6.24
FIXED EXPENSES	835	3.02	1.89	1.11	3.21	3.17	1.99	1.18	3.44
TOTAL OPER + FIX	786	8.54	6.84	5.37	9.19	8.96	7.22	5.61	9.72
LEASING EXP	662	1.63	.61	.18	1.64				
TOTAL PAYROLL	756	.98	.70	.44	1.05				
TOTAL CONTRACT	797	1.02	.92	.66	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10208	801
AVG SQFT/RETAIL TENANT	2579	481
AVG SQFT/OFFICE WORKER	261	628
AVG % OFFICE OCCUPANCY	88.7	835
AVG % RETAIL OCCUPANCY	89.0	499
AVG $ RATE YR-END RENT	21.67	737
RENTABLE/GROSS SQFT	.90	606

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**796**	**UTILITIES TOTAL**	**1.78**	**790**	SECURITY TOTAL	.36	751	**FIXED EXP TOTAL**	**3.02**	**787**	**TOTAL PAYROLL**	**.98**	**756**
PAYROLL	.83	221	ELECTRICAL	1.50	787	SEC PAYROLL	.31	209	REAL ESTATE TAX	2.77	787	CLEANING	.83	221
CONTRACT	.78	768	GAS	.12	436	SEC CONTRACTS	.27	638	BUILDING INS	.19	787	REPAIR/MAINT	.53	653
SUP/MAT/MISC	.07	668	FUEL OIL	.04	94	SEC OTHER	.03	301	PERS PROP TAX	.05	177	RDS/GROUNDS	.06	69
TRASH REMOVAL	.07	706	PURCH STEAM	.42	143	**ADMIN TOTAL**	**.87**	**800**	OTHER TAX	.12	279	SECURITY	.31	209
REPR/MAINT TOTAL	**1.34**	**799**	PURCH CH WTR	.70	42	PAYROLL	.28	543	**LEASING EXPENSES**	**1.83**	**662**	ADMINISTRATIVE	.26	543
PAYROLL	.53	653	COAL			MGMT FEES	.46	758	ADV/PROMOTION	.07	447	**TOTAL CONTRACTS**	**1.02**	**797**
ELEVATOR	.25	779	WATER/SEWER	.08	761	PROF FEES	.10	615	COMMISSIONS	.13	252	CLEANING	.78	768
HVAC	.20	772	**RDS/GNDS/SEC**	**.43**	**781**	GEN OFC EXP	.09	663	PROF FEES	.43	502	REPAIR/MAINT	.61	795
ELECTRICAL	.07	740	**TOTAL**			OTHER ADM EXP	.07	564	TENANT ALTS	1.46	468	RDS/GROUNDS	.06	488
STRUCT/ROOF	.08	404	RDS/GNDS TOTAL	.09	617				BUY-OUTS	.59	41	SECURITY	.27	638
PLUMBING	.03	684	RDS/GNDS PAYRL	.06	69				OTHER LEASING	.19	208	ADMINISTRATIVE	.52	782
FIRE/LIFE SFTY	.03	487	RDS/GNDS CONTR	.06	488									
OTHER MAINT/SUP	.26	776	RDS/GNDS OTHER	.05	340									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	80 BLDS	2,469,105 SQ. FT.				2,321,627 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	75					12.04	11.12	8.65	14.51
RETAIL AREA	24	19.34	13.88	10.30	25.45				
OTHER AREA	5	5.93	8.03	1.62	16.71				
TOTAL RENT	75	12.20	11.12	8.65	15.88				
MISCELLANEOUS	41	.31	.07	.02	.23				
TOTAL INCOME	75	12.36	11.31	8.82	15.93				
EXPENSE									
CLEANING	78	.91	.77	.65	1.10	.95	.82	.65	1.10
REPAIR-MAINT	77	.99	.93	.58	1.21	1.03	.95	.58	1.33
UTILITIES	77	1.61	1.58	1.11	1.86	1.65	1.60	1.14	1.94
RDS/GRNDS/SEC	68	.29	.17	.06	.41	.31	.19	.06	.43
ADMINISTRATIVE	77	.66	.59	.40	.81	.70	.62	.44	.85
TOTAL OPER EXP	72	4.45	4.32	3.63	5.17	4.76	4.54	3.70	5.69
FIXED EXPENSES	75	1.54	1.40	.99	1.88	1.64	1.47	1.02	1.95
TOTAL OPER + FIX	68	5.91	5.90	4.64	7.07	6.34	6.43	4.68	7.33
LEASING EXP	57	.49	.35	.08	.70				
TOTAL PAYROLL	50	.60	.46	.28	.74				
TOTAL CONTRACT	74	.91	.79	.64	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2864	73
AVG SQFT/RETAIL TENANT	1683	23
AVG SQFT/OFFICE WORKER	283	51
AVG % OFFICE OCCUPANCY	89.9	76
AVG % RETAIL OCCUPANCY	99.3	23
AVG $ RATE YR-END RENT	13.96	73
RENTABLE/GROSS SQFT	.92	54

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**74**	**UTILITIES TOTAL**	**1.60**	**70**	SECURITY TOTAL	.21	47	**FIXED EXP TOTAL**	**1.55**	**72**	**TOTAL PAYROLL**	**.60**	**50**
PAYROLL	.73	6	ELECTRICAL	1.35	70	SEC PAYROLL			REAL ESTATE TAX	1.28	72	CLEANING	.73	8
CONTRACT	.73	73	GAS	.21	45	SEC CONTRACTS	.21	38	BUILDING INS	.24	69	REPAIR/MAINT	.43	41
SUP/MAT/MISC	.09	53	FUEL OIL	.13	4	SEC OTHER	.09	14	PERS PROP TAX	.02	5	RDS/GROUNDS	.21	4
TRASH REMOVAL	.09	58	PURCH STEAM	.43	5	**ADMIN TOTAL**	**.66**	**73**	OTHER TAX	.17	19	SECURITY		
REPR/MAINT TOTAL	**.99**	**72**	PURCH CH WTR			PAYROLL	.36	12				ADMINISTRATIVE	.36	12
PAYROLL	.43	41	COAL			MGMT FEES	.50	66	**LEASING EXPENSES**	**.49**	**57**	**TOTAL CONTRACTS**	**.91**	**74**
ELEVATOR	.17	66	WATER/SEWER	.09	66	PROF FEES	.11	42	ADV/PROMOTION	.02	22	CLEANING	.73	73
HVAC	.20	63	**RDS/GNDS/SEC**	**.29**	**64**	GEN OFC EXP	.04	41	COMMISSIONS	.05	10	REPAIR/MAINT	.49	70
ELECTRICAL	.06	52	**TOTAL**			OTHER ADM EXP	.09	35	PROF FEES	.22	36	RDS/GROUNDS	.16	38
STRUCT/ROOF	.09	34	RDS/GNDS TOTAL	.18	48				TENANT ALTS	.52	31	SECURITY	.21	38
PLUMBING	.06	53	RDS/GNDS PAYRL	.21	4				BUY-OUTS			ADMINISTRATIVE	.54	70
FIRE/LIFE SFTY	.04	33	RDS/GNDS CONTR	.16	38				OTHER LEASING	.15	8			
OTHER MAINT/SUP	.24	70	RDS/GNDS OTHER	.05	25									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	109 BLDS	8,187,325 SQ. FT.				7,901,719 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	103					13.19	12.39	9.09	16.86
RETAIL AREA	41	17.46	16.46	11.42	27.84				
OTHER AREA	7	5.32	4.75	3.59	8.95				
TOTAL RENT	104	13.32	12.44	8.85	17.04				
MISCELLANEOUS	77	.56	.11	.02	.69				
TOTAL INCOME	105	13.79	12.59	9.02	18.61				
EXPENSE									
CLEANING	108	.86	.81	.60	1.02	.90	.82	.63	1.06
REPAIR-MAINT	109	1.00	.90	.61	1.24	1.03	.94	.62	1.31
UTILITIES	105	1.59	1.62	1.25	1.94	1.63	1.62	1.31	1.97
RDS/GRNDS/SEC	105	.31	.27	.12	.41	.33	.30	.12	.44
ADMINISTRATIVE	109	.84	.78	.51	1.05	.88	.80	.52	1.13
TOTAL OPER EXP	104	4.60	4.48	3.57	5.38	4.81	4.65	3.72	5.64
FIXED EXPENSES	107	1.80	1.33	.86	2.28	1.89	1.36	.94	2.40
TOTAL OPER + FIX	102	6.35	5.93	4.66	7.54	6.65	6.41	4.89	7.78
LEASING EXP	89	1.11	.48	.13	1.23				
TOTAL PAYROLL	99	.72	.56	.33	.98				
TOTAL CONTRACT	105	.89	.81	.59	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3395	98
AVG SQFT/RETAIL TENANT	2340	45
AVG SQFT/OFFICE WORKER	267	83
AVG % OFFICE OCCUPANCY	86.2	105
AVG % RETAIL OCCUPANCY	90.1	47
AVG $ RATE YR-END RENT	15.51	91
RENTABLE/GROSS SQFT	.92	68

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**107**
PAYROLL	.44	24
CONTRACT	.67	102
SUP/MAT/MISC	.08	87
TRASH REMOVAL	.07	90
REPR/MAINT TOTAL	**1.00**	**108**
PAYROLL	.43	84
ELEVATOR	.15	105
HVAC	.19	103
ELECTRICAL	.05	101
STRUCT/ROOF	.06	52
PLUMBING	.03	89
FIRE/LIFE SFTY	.03	60
OTHER MAINT/SUP	.21	106

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**104**
ELECTRICAL	1.35	102
GAS	.16	64
FUEL OIL	.26	11
PURCH STEAM	.38	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	100
RDS/GNDS/SEC TOTAL	**.32**	**104**
RDS/GNDS TOTAL	.10	81
RDS/GNDS PAYRL	.06	6
RDS/GNDS CONTR	.11	54
RDS/GNDS OTHER	.04	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	97
SEC PAYROLL	.24	18
SEC CONTRACTS	.24	78
SEC OTHER	.02	31
ADMIN TOTAL	**.84**	**107**
PAYROLL	.38	47
MGMT FEES	.53	105
PROF FEES	.10	67
GEN OFC EXP	.06	84
OTHER ADM EXP	.06	69

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**104**
REAL ESTATE TAX	1.59	104
BUILDING INS	.19	104
PERS PROP TAX	.03	17
OTHER TAX	.16	32
LEASING EXPENSES	**1.11**	**89**
ADV/PROMOTION	.06	58
COMMISSIONS	.13	28
PROF FEES	.40	60
TENANT ALTS	.99	60
BUY-OUTS	.39	3
OTHER LEASING	.26	24

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**99**
CLEANING	.44	24
REPAIR/MAINT	.43	84
RDS/GROUNDS	.06	6
SECURITY	.24	18
ADMINISTRATIVE	.38	47
TOTAL CONTRACTS	**.89**	**105**
CLEANING	.67	102
REPAIR/MAINT	.46	107
RDS/GROUNDS	.11	54
SECURITY	.24	78
ADMINISTRATIVE	.59	105

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	258 BLDS	49,964,093 SQ. FT.				47,600,009 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	236					16.37	14.71	10.33	21.01
RETAIL AREA	141	18.79	17.14	9.46	26.00				
OTHER AREA	47	5.06	5.75	3.20	10.72				
TOTAL RENT	243	16.46	14.75	10.48	21.49				
MISCELLANEOUS	185	.69	.27	.06	.70				
TOTAL INCOME	244	16.97	15.21	10.82	22.41				
EXPENSE									
CLEANING	256	.95	.87	.64	1.10	.97	.90	.66	1.18
REPAIR-MAINT	257	1.19	1.07	.78	1.46	1.23	1.09	.78	1.50
UTILITIES	252	1.67	1.59	1.25	1.94	1.70	1.63	1.28	2.01
RDS/GRNDS/SEC	251	.40	.34	.20	.50	.42	.35	.21	.52
ADMINISTRATIVE	255	.98	.90	.54	1.25	1.03	.96	.67	1.28
TOTAL OPER EXP	248	5.23	5.02	4.11	5.96	5.48	5.23	4.27	6.45
FIXED EXPENSES	248	2.50	1.95	1.06	3.55	2.62	2.06	1.09	3.73
TOTAL OPER + FIX	238	7.71	7.10	5.39	9.47	8.07	7.38	5.61	10.12
LEASING EXP	209	1.60	.65	.21	1.81				
TOTAL PAYROLL	240	.87	.71	.49	1.07				
TOTAL CONTRACT	241	1.03	.94	.71	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5784	238
AVG SQFT/RETAIL TENANT	2334	146
AVG SQFT/OFFICE WORKER	252	187
AVG % OFFICE OCCUPANCY	87.1	246
AVG % RETAIL OCCUPANCY	91.7	153
AVG $ RATE YR-END RENT	20.05	222
RENTABLE/GROSS SQFT	.92	195

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**243**
PAYROLL	.45	54
CONTRACT	.75	236
SUP/MAT/MISC	.06	208
TRASH REMOVAL	.07	223
REPR/MAINT TOTAL	**1.19**	**248**
PAYROLL	.49	210
ELEVATOR	.20	245
HVAC	.19	239
ELECTRICAL	.06	223
STRUCT/ROOF	.09	114
PLUMBING	.03	213
FIRE/LIFE SFTY	.04	154
OTHER MAINT/SUP	.24	237

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**239**
ELECTRICAL	1.44	238
GAS	.12	134
FUEL OIL	.07	35
PURCH STEAM	.40	40
PURCH CH WTR	.60	11
COAL		
WATER/SEWER	.06	231
RDS/GNDS/SEC TOTAL	**.40**	**240**
RDS/GNDS TOTAL	.09	187
RDS/GNDS PAYRL	.18	14
RDS/GNDS CONTR	.06	151
RDS/GNDS OTHER	.05	89

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	237
SEC PAYROLL	.27	59
SEC CONTRACTS	.29	203
SEC OTHER	.05	78
ADMIN TOTAL	**.98**	**243**
PAYROLL	.34	171
MGMT FEES	.54	231
PROF FEES	.12	195
GEN OFC EXP	.08	215
OTHER ADM EXP	.06	173

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.44**	**239**
REAL ESTATE TAX	2.12	239
BUILDING INS	.22	242
PERS PROP TAX	.06	72
OTHER TAX	.22	94
LEASING EXPENSES	**1.90**	**209**
ADV/PROMOTION	.06	148
COMMISSIONS	.20	83
PROF FEES	.38	165
TENANT ALTS	1.46	147
BUY-OUTS	1.24	8
OTHER LEASING	.30	70

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**240**
CLEANING	.45	54
REPAIR/MAINT	.49	210
RDS/GROUNDS	.18	14
SECURITY	.27	59
ADMINISTRATIVE	.34	171
TOTAL CONTRACTS	**1.03**	**241**
CLEANING	.75	236
REPAIR/MAINT	.53	245
RDS/GROUNDS	.06	151
SECURITY	.29	203
ADMINISTRATIVE	.62	239

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	148 BLDS	64,552,457 SQ. FT.				61,745,711 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	139					16.41	15.64	11.38	19.30
RETAIL AREA	92	17.56	14.49	7.86	23.43				
OTHER AREA	34	5.68	5.31	1.98	10.10				
TOTAL RENT	140	16.56	15.77	11.41	19.57				
MISCELLANEOUS	121	.58	.22	.06	.66				
TOTAL INCOME	140	17.06	16.58	11.60	19.75				
EXPENSE									
CLEANING	148	1.04	.96	.69	1.29	1.07	.99	.72	1.30
REPAIR-MAINT	147	1.25	1.13	.86	1.49	1.28	1.18	.87	1.55
UTILITIES	147	1.79	1.64	1.39	2.11	1.81	1.66	1.39	2.12
RDS/GRNDS/SEC	145	.42	.41	.27	.54	.44	.44	.28	.58
ADMINISTRATIVE	148	.90	.89	.64	1.08	.94	.92	.68	1.16
TOTAL OPER EXP	146	5.38	5.32	4.29	6.13	5.62	5.48	4.43	6.42
FIXED EXPENSES	144	2.80	2.10	1.46	3.49	2.93	2.26	1.50	3.67
TOTAL OPER + FIX	143	8.19	7.78	5.81	9.66	8.55	7.98	6.09	10.08
LEASING EXP	112	2.34	1.22	.24	2.82				
TOTAL PAYROLL	139	.88	.75	.53	1.12				
TOTAL CONTRACT	142	1.08	.99	.67	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11455	139
AVG SQFT/RETAIL TENANT	2148	100
AVG SQFT/OFFICE WORKER	263	121
AVG % OFFICE OCCUPANCY	87.4	145
AVG % RETAIL OCCUPANCY	82.8	100
AVG $ RATE YR-END RENT	21.30	129
RENTABLE/GROSS SQFT	.89	108

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**142**
PAYROLL	.41	40
CONTRACT	.81	140
SUP/MAT/MISC	.07	124
TRASH REMOVAL	.06	130
REPR/MAINT TOTAL	**1.36**	**140**
PAYROLL	.49	123
ELEVATOR	.24	140
HVAC	.19	136
ELECTRICAL	.07	134
STRUCT/ROOF	.05	71
PLUMBING	.02	117
FIRE/LIFE SFTY	.04	95
OTHER MAINT/SUP	.23	137

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**140**
ELECTRICAL	1.51	140
GAS	.14	64
FUEL OIL	.04	20
PURCH STEAM	.32	33
PURCH CH WTR	.55	11
COAL		
WATER/SEWER	.07	137
RDS/GNDS/SEC TOTAL	**.41**	**138**
RDS/GNDS TOTAL	.07	117
RDS/GNDS PAYRL	.06	6
RDS/GNDS CONTR	.06	101
RDS/GNDS OTHER	.03	59

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	136
SEC PAYROLL	.24	49
SEC CONTRACTS	.28	115
SEC OTHER	.03	65
ADMIN TOTAL	**.90**	**140**
PAYROLL	.27	118
MGMT FEES	.46	133
PROF FEES	.11	114
GEN OFC EXP	.09	130
OTHER ADM EXP	.08	105

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.81**	**138**
REAL ESTATE TAX	2.55	138
BUILDING INS	.20	138
PERS PROP TAX	.06	34
OTHER TAX	.13	49
LEASING EXPENSES	**2.34**	**112**
ADV/PROMOTION	.09	86
COMMISSIONS	.21	55
PROF FEES	.59	95
TENANT ALTS	2.12	83
BUY-OUTS	.61	13
OTHER LEASING	.15	42

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.98**	**139**
CLEANING	.41	40
REPAIR/MAINT	.49	123
RDS/GROUNDS	.06	6
SECURITY	.24	49
ADMINISTRATIVE	.27	118
TOTAL CONTRACTS	**1.08**	**142**
CLEANING	.81	140
REPAIR/MAINT	.56	140
RDS/GROUNDS	.06	101
SECURITY	.28	115
ADMINISTRATIVE	.54	137

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS	95,759,482 SQ. FT.				91,539,689 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	89					18.41	17.74	13.56	22.77
RETAIL AREA	67	16.98	14.31	9.00	22.11				
OTHER AREA	22	7.97	4.11	3.05	14.31				
TOTAL RENT	91	18.80	17.72	13.75	22.61				
MISCELLANEOUS	73	.86	.34	.07	.78				
TOTAL INCOME	91	19.52	18.49	14.09	23.53				
EXPENSE									
CLEANING	95	1.12	1.01	.79	1.27	1.16	1.03	.81	1.31
REPAIR-MAINT	97	1.22	1.04	.86	1.42	1.26	1.07	.90	1.44
UTILITIES	96	1.70	1.55	1.11	2.17	1.74	1.57	1.13	2.20
RDS/GRNDS/SEC	95	.44	.38	.28	.51	.46	.41	.29	.53
ADMINISTRATIVE	96	.81	.78	.58	1.06	.84	.83	.60	1.12
TOTAL OPER EXP	94	5.32	4.94	4.36	5.95	5.57	5.10	4.47	6.30
FIXED EXPENSES	94	3.54	2.67	1.61	4.54	3.71	2.75	1.75	4.78
TOTAL OPER + FIX	91	8.95	7.87	6.28	10.46	9.36	8.11	6.49	10.81
LEASING EXP	74	1.38	.72	.18	1.55				
TOTAL PAYROLL	91	.85	.71	.46	1.02				
TOTAL CONTRACT	90	1.06	1.02	.61	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21105	88
AVG SQFT/RETAIL TENANT	3721	67
AVG SQFT/OFFICE WORKER	269	81
AVG % OFFICE OCCUPANCY	89.8	93
AVG % RETAIL OCCUPANCY	89.3	74
AVG $ RATE YR-END RENT	23.91	82
RENTABLE/GROSS SQFT	.90	75

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**87**
PAYROLL	.66	24
CONTRACT	.83	86
SUP/MAT/MISC	.07	77
TRASH REMOVAL	.07	83
REPR/MAINT TOTAL	**1.22**	**90**
PAYROLL	.44	71
ELEVATOR	.28	90
HVAC	.21	90
ELECTRICAL	.07	89
STRUCT/ROOF	.07	48
PLUMBING	.02	76
FIRE/LIFE SFTY	.03	67
OTHER MAINT/SUP	.27	86

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**92**
ELECTRICAL	1.44	92
GAS	.09	38
FUEL OIL		
PURCH STEAM	.42	28
PURCH CH WTR	.87	6
COAL		
WATER/SEWER	.07	88
RDS/GNDS/SEC TOTAL	**.44**	**90**
RDS/GNDS TOTAL	.07	80
RDS/GNDS PAYRL	.03	9
RDS/GNDS CONTR	.06	72
RDS/GNDS OTHER	.03	40

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	89
SEC PAYROLL	.32	33
SEC CONTRACTS	.27	77
SEC OTHER	.03	48
ADMIN TOTAL	**.80**	**90**
PAYROLL	.26	85
MGMT FEES	.43	81
PROF FEES	.07	70
GEN OFC EXP	.10	78
OTHER ADM EXP	.05	75

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.52**	**90**
REAL ESTATE TAX	3.32	90
BUILDING INS	.17	90
PERS PROP TAX	.05	17
OTHER TAX	.08	28
LEASING EXPENSES	**1.38**	**74**
ADV/PROMOTION	.06	59
COMMISSIONS	.05	36
PROF FEES	.35	58
TENANT ALTS	1.21	54
BUY-OUTS	.39	9
OTHER LEASING	.19	33

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**91**
CLEANING	.66	24
REPAIR/MAINT	.44	71
RDS/GROUNDS	.03	9
SECURITY	.32	33
ADMINISTRATIVE	.26	85
TOTAL CONTRACTS	**1.06**	**90**
CLEANING	.83	86
REPAIR/MAINT	.64	90
RDS/GROUNDS	.06	72
SECURITY	.27	77
ADMINISTRATIVE	.46	86

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1387 BLDS	139,305,260 SQ. FT.				137,271,851 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1304					13.56	11.77	8.76	15.97
RETAIL AREA	150	10.61	11.62	5.90	17.44				
OTHER AREA	53	3.95	5.92	2.91	10.73				
TOTAL RENT	1310	13.49	11.78	8.73	15.96				
MISCELLANEOUS	831	.49	.12	.03	.35				
TOTAL INCOME	1313	13.81	12.02	8.96	16.22				
EXPENSE									
CLEANING	1311	.75	.72	.58	.87	.75	.72	.58	.87
REPAIR-MAINT	1312	.86	.72	.52	.95	.87	.72	.52	.96
UTILITIES	1282	1.53	1.50	1.25	1.82	1.54	1.51	1.25	1.82
RDS/GRNDS/SEC	1368	.40	.35	.24	.48	.40	.35	.24	.49
ADMINISTRATIVE	1380	.84	.73	.53	.99	.85	.75	.53	1.00
TOTAL OPER EXP	1231	4.45	4.21	3.60	4.96	4.52	4.24	3.61	5.02
FIXED EXPENSES	1380	1.75	1.48	1.05	1.93	1.78	1.49	1.05	1.95
TOTAL OPER+FIX	1209	6.24	5.79	4.92	6.88	6.34	5.83	4.93	7.01
LEASING EXP	1120	1.69	.83	.23	2.05				
TOTAL PAYROLL	1165	.57	.47	.28	.68				
TOTAL CONTRACT	1336	.89	.87	.66	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6194	1266
AVG SQFT/RETAIL TENANT	3006	146
AVG SQFT/OFFICE WORKER	282	945
AVG % OFFICE OCCUPANCY	85.2	1305
AVG % RETAIL OCCUPANCY	86.6	154
AVG $ RATE YR-END RENT	16.64	1225
RENTABLE/GROSS SQFT	.94	958

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**1270**
PAYROLL	.26	136
CONTRACT	.62	1257
SUP/MAT/MISC	.06	1041
TRASH REMOVAL	.05	1196
REPR/MAINT TOTAL	**.86**	**1274**
PAYROLL	.34	956
ELEVATOR	.12	1013
HVAC	.15	1258
ELECTRICAL	.05	1146
STRUCT/ROOF	.06	813
PLUMBING	.02	1085
FIRE/LIFE SFTY	.03	705
OTHER MAINT/SUP	.19	1231

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**1247**
ELECTRICAL	1.41	1241
GAS	.10	497
FUEL OIL	.03	73
PURCH STEAM		
PURCH CH WTR	.41	10
COAL		
WATER/SEWER	.08	1227
RDS/GNDS/SEC TOTAL	**.39**	**1337**
RDS/GNDS TOTAL	.22	1297
RDS/GNDS PAYRL	.09	135
RDS/GNDS CONTR	.17	1177
RDS/GNDS OTHER	.08	898

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	1081
SEC PAYROLL	.21	75
SEC CONTRACTS	.18	963
SEC OTHER	.03	259
ADMIN TOTAL	**.84**	**1349**
PAYROLL	.27	786
MGMT FEES	.49	1321
PROF FEES	.08	843
GEN OFC EXP	.07	996
OTHER ADM EXP	.07	793

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.75**	**1326**
REAL ESTATE TAX	1.59	1327
BUILDING INS	.15	1253
PERS PROP TAX	.05	202
OTHER TAX	.10	196
LEASING EXPENSES	**1.69**	**1120**
ADV/PROMOTION	.06	787
COMMISSIONS	.09	364
PROF FEES	.43	952
TENANT ALTS	1.40	855
BUY-OUTS	.29	44
OTHER LEASING	.31	268

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**1165**
CLEANING	.26	136
REPAIR/MAINT	.34	956
RDS/GROUNDS	.09	135
SECURITY	.21	75
ADMINISTRATIVE	.27	786
TOTAL CONTRACTS	**.89**	**1336**
CLEANING	.62	1257
REPAIR/MAINT	.38	1272
RDS/GROUNDS	.17	1177
SECURITY	.16	963
ADMINISTRATIVE	.54	1347

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	197 BLDS	5,751,148 SQ. FT.				5,728,206 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	191					11.92	10.94	8.37	13.80
RETAIL AREA	6	10.56	10.68	8.25	12.94				
OTHER AREA									
TOTAL RENT	191	11.89	10.94	8.37	13.79				
MISCELLANEOUS	100	.31	.15	.03	.41				
TOTAL INCOME	192	12.06	11.39	8.63	14.06				
EXPENSE									
CLEANING	182	.76	.74	.60	.90	.76	.74	.60	.91
REPAIR-MAINT	185	.75	.69	.45	.92	.75	.70	.45	.92
UTILITIES	183	1.64	1.65	1.26	1.93	1.65	1.65	1.26	1.93
RDS/GRNDS/SEC	186	.37	.34	.22	.49	.37	.35	.22	.49
ADMINISTRATIVE	196	.73	.67	.48	.90	.73	.67	.48	.90
TOTAL OPER EXP	169	4.28	4.25	3.47	5.01	4.30	4.26	3.48	5.01
FIXED EXPENSES	191	1.51	1.40	1.00	1.82	1.51	1.40	1.00	1.82
TOTAL OPER+FIX	164	5.83	5.70	4.68	6.73	5.85	5.71	4.68	6.73
LEASING EXP	148	1.26	.41	.14	1.41				
TOTAL PAYROLL	135	.39	.30	.18	.55				
TOTAL CONTRACT	191	.90	.84	.64	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2640	181
AVG SQFT/RETAIL TENANT	1818	3
AVG SQFT/OFFICE WORKER	253	128
AVG % OFFICE OCCUPANCY	84.1	191
AVG % RETAIL OCCUPANCY	67.5	4
AVG $ RATE YR-END RENT	13.88	168
RENTABLE/GROSS SQFT	.93	119

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**179**
PAYROLL	.19	11
CONTRACT	.63	177
SUP/MAT/MISC	.08	139
TRASH REMOVAL	.07	166
REPR/MAINT TOTAL	**.73**	**182**
PAYROLL	.31	107
ELEVATOR	.07	117
HVAC	.20	174
ELECTRICAL	.05	147
STRUCT/ROOF	.07	98
PLUMBING	.03	132
FIRE/LIFE SFTY	.03	79
OTHER MAINT/SUP	.18	176

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.65**	**181**
ELECTRICAL	1.48	179
GAS	.17	88
FUEL OIL	.16	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	172
RDS/GNDS/SEC TOTAL	**.37**	**184**
RDS/GNDS TOTAL	.31	178
RDS/GNDS PAYRL	.07	9
RDS/GNDS CONTR	.27	162
RDS/GNDS OTHER	.11	94

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	116
SEC PAYROLL	.05	4
SEC CONTRACTS	.10	99
SEC OTHER	.04	21
ADMIN TOTAL	**.73**	**194**
PAYROLL	.31	52
MGMT FEES	.52	193
PROF FEES	.11	94
GEN OFC EXP	.06	115
OTHER ADM EXP	.06	100

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.50**	**188**
REAL ESTATE TAX	1.36	189
BUILDING INS	.15	188
PERS PROP TAX	.55	9
OTHER TAX	.12	23
LEASING EXPENSES	**1.26**	**148**
ADV/PROMOTION	.06	76
COMMISSIONS	.13	32
PROF FEES	.40	103
TENANT ALTS	1.44	87
BUY-OUTS		
OTHER LEASING	.17	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**135**
CLEANING	.19	11
REPAIR/MAINT	.31	107
RDS/GROUNDS	.07	9
SECURITY	.05	4
ADMINISTRATIVE	.31	52
TOTAL CONTRACTS	**.90**	**191**
CLEANING	.63	177
REPAIR/MAINT	.37	182
RDS/GROUNDS	.27	162
SECURITY	.10	99
ADMINISTRATIVE	.58	194

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	271 BLDS	19,817,608 SQ. FT.				19,713,618 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	257					12.37	11.60	8.69	15.58
RETAIL AREA	16	13.20	13.94	10.91	19.58				
OTHER AREA	3	10.28	11.18						
TOTAL RENT	258	12.41	11.56	8.71	15.62				
MISCELLANEOUS	160	.56	.10	.02	.30				
TOTAL INCOME	257	12.76	11.62	8.83	15.74				
EXPENSE									
CLEANING	259	.74	.72	.58	.85	.74	.72	.58	.86
REPAIR-MAINT	259	.72	.67	.49	.88	.73	.67	.49	.88
UTILITIES	259	1.62	1.55	1.32	1.85	1.63	1.56	1.32	1.86
RDS/GRNDS/SEC	265	.37	.33	.24	.46	.37	.33	.24	.46
ADMINISTRATIVE	270	.81	.71	.50	.98	.81	.71	.50	.99
TOTAL OPER EXP	247	4.29	4.10	3.63	4.86	4.32	4.11	3.64	4.86
FIXED EXPENSES	269	1.59	1.43	.98	1.88	1.60	1.43	.98	1.88
TOTAL OPER + FIX	244	5.90	5.63	4.77	6.75	5.93	5.66	4.78	6.83
LEASING EXP	210	1.78	.84	.26	2.08				
TOTAL PAYROLL	223	.51	.42	.25	.67				
TOTAL CONTRACT	259	.85	.86	.65	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4570	245
AVG SQFT/RETAIL TENANT	2516	11
AVG SQFT/OFFICE WORKER	256	187
AVG % OFFICE OCCUPANCY	85.2	256
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	14.81	239
RENTABLE/GROSS SQFT	.95	176

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**251**	**UTILITIES TOTAL**	**1.62**	**247**	SECURITY TOTAL	.13	210	**FIXED EXP TOTAL**	**1.59**	**262**	**TOTAL PAYROLL**	**.51**	**223**
PAYROLL	.30	25	ELECTRICAL	1.49	246	SEC PAYROLL	.15	15	REAL ESTATE TAX	1.44	262	CLEANING	.30	25
CONTRACT	.61	247	GAS	.13	96	SEC CONTRACTS	.12	184	BUILDING INS	.14	252	REPAIR/MAINT	.29	188
SUP/MAT/MISC	.07	189	FUEL OIL	.05	5	SEC OTHER	.05	47	PERS PROP TAX	.03	27	RDS/GROUNDS	.14	24
TRASH REMOVAL	.06	228	PURCH STEAM			**ADMIN TOTAL**	**.81**	**264**	OTHER TAX	.05	22	SECURITY	.15	15
REPR/MAINT TOTAL	**.72**	**252**	PURCH CH WTR			PAYROLL	.34	125	**LEASING EXPENSES**	**1.78**	**210**	ADMINISTRATIVE	.34	125
PAYROLL	.29	188	COAL			MGMT FEES	.48	264	ADV/PROMOTION	.07	140	**TOTAL CONTRACTS**	**.85**	**259**
ELEVATOR	.08	235	WATER/SEWER	.08	243	PROF FEES	.10	154	COMMISSIONS	.11	68	CLEANING	.61	247
HVAC	.16	249	**RDS/GNDS/SEC**	**.36**	**258**	GEN OFC EXP	.08	177	PROF FEES	.45	174	REPAIR/MAINT	.32	251
ELECTRICAL	.04	224	**TOTAL**			OTHER ADM EXP	.08	146	TENANT ALTS	1.65	151	RDS/GROUNDS	.21	231
STRUCT/ROOF	.04	138	RDS/GNDS TOTAL	.26	249				BUY-OUTS	.33	10	SECURITY	.12	184
PLUMBING	.02	207	RDS/GNDS PAYRL	.14	24				OTHER LEASING	.31	44	ADMINISTRATIVE	.54	264
FIRE/LIFE SFTY	.03	146	RDS/GNDS CONTR	.21	231									
OTHER MAINT/SUP	.19	242	RDS/GNDS OTHER	.07	157									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	317 BLDS	54,411,127 SQ. FT.				53,656,108 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	283					13.74	13.02	9.20	17.31
RETAIL AREA	41	11.13	12.83	6.65	18.37				
OTHER AREA	20	2.61	4.50	1.42	7.78				
TOTAL RENT	286	13.58	12.81	9.06	17.13				
MISCELLANEOUS	201	.54	.12	.03	.34				
TOTAL INCOME	286	13.95	13.25	9.39	17.45				
EXPENSE									
CLEANING	305	.75	.72	.59	.86	.76	.72	.60	.87
REPAIR-MAINT	304	.86	.74	.56	.98	.87	.74	.56	.99
UTILITIES	303	1.50	1.46	1.23	1.70	1.51	1.47	1.23	1.70
RDS/GRNDS/SEC	316	.40	.35	.25	.49	.40	.36	.25	.50
ADMINISTRATIVE	312	.88	.81	.58	1.06	.89	.82	.59	1.08
TOTAL OPER EXP	296	4.52	4.25	3.67	4.93	4.59	4.28	3.67	5.05
FIXED EXPENSES	310	1.75	1.55	1.18	2.05	1.78	1.56	1.18	2.05
TOTAL OPER + FIX	291	6.31	5.93	5.08	6.89	6.40	6.01	5.08	7.09
LEASING EXP	250	1.85	.98	.23	2.41				
TOTAL PAYROLL	295	.61	.54	.37	.72				
TOTAL CONTRACT	304	.89	.90	.73	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6254	286
AVG SQFT/RETAIL TENANT	2798	43
AVG SQFT/OFFICE WORKER	274	229
AVG % OFFICE OCCUPANCY	84.9	296
AVG % RETAIL OCCUPANCY	84.8	45
AVG $ RATE YR-END RENT	16.73	273
RENTABLE/GROSS SQFT	.95	237

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**293**	**UTILITIES TOTAL**	**1.51**	**294**	SECURITY TOTAL	.21	292	**FIXED EXP TOTAL**	**1.74**	**300**	**TOTAL PAYROLL**	**.61**	**295**
PAYROLL	.24	54	ELECTRICAL	1.39	293	SEC PAYROLL	.26	31	REAL ESTATE TAX	1.58	300	CLEANING	.24	54
CONTRACT	.62	287	GAS	.10	99	SEC CONTRACTS	.19	257	BUILDING INS	.14	296	REPAIR/MAINT	.34	243
SUP/MAT/MISC	.06	238	FUEL OIL	.02	28	SEC OTHER	.02	79	PERS PROP TAX	.03	75	RDS/GROUNDS	.08	27
TRASH REMOVAL	.05	276	PURCH STEAM			**ADMIN TOTAL**	**.89**	**303**	OTHER TAX	.16	51	SECURITY	.26	31
REPR/MAINT TOTAL	**.86**	**294**	PURCH CH WTR	.46	6	PAYROLL	.30	229	**LEASING EXPENSES**	**1.85**	**250**	ADMINISTRATIVE	.30	229
PAYROLL	.34	243	COAL			MGMT FEES	.49	298	ADV/PROMOTION	.07	183	**TOTAL CONTRACTS**	**.89**	**304**
ELEVATOR	.11	288	WATER/SEWER	.08	290	PROF FEES	.07	212	COMMISSIONS	.09	96	CLEANING	.62	287
HVAC	.15	292	**RDS/GNDS/SEC**	**.40**	**307**	GEN OFC EXP	.08	240	PROF FEES	.44	214	REPAIR/MAINT	.37	293
ELECTRICAL	.04	268	**TOTAL**			OTHER ADM EXP	.07	216	TENANT ALTS	1.59	188	RDS/GROUNDS	.16	265
STRUCT/ROOF	.07	164	RDS/GNDS TOTAL	.21	290				BUY-OUTS	.30	14	SECURITY	.19	257
PLUMBING	.01	251	RDS/GNDS PAYRL	.08	27				OTHER LEASING	.40	83	ADMINISTRATIVE	.54	302
FIRE/LIFE SFTY	.03	192	RDS/GNDS CONTR	.16	265									
OTHER MAINT/SUP	.21	285	RDS/GNDS OTHER	.06	218									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	58 BLDS	23,116,554 SQ. FT.				22,437,595 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	
INCOME						15.24	14.29	11.79	18.36	
OFFICE AREA	56									
RETAIL AREA	23	9.08	7.17	4.10	12.89					
OTHER AREA	11	3.73	5.20	3.81	11.08					
TOTAL RENT	56	15.02	14.16	11.53	18.37					
MISCELLANEOUS	42	.43	.20	.04	.66					
TOTAL INCOME	57	15.25	14.44	11.73	18.65					
EXPENSE										
CLEANING	58	.78	.73	.59	.97	.79	.74	.59	.97	
REPAIR-MAINT	57	.93	.93	.74	1.10	.94	.95	.76	1.12	
UTILITIES	58	1.44	1.35	1.16	1.66	1.45	1.36	1.14	1.69	
RDS/GRNDS/SEC	57	.40	.38	.28	.46	.41	.38	.28	.48	
ADMINISTRATIVE	58	.87	.83	.65	1.02	.90	.87	.67	1.03	
TOTAL OPER EXP	57	4.42	4.30	3.64	5.21	4.55	4.46	3.65	5.62	
FIXED EXPENSES	57	1.85	1.69	1.40	2.05	1.90	1.70	1.41	2.18	
TOTAL OPER + FIX	56	6.29	6.04	5.26	7.20	6.48	6.24	5.35	7.48	
LEASING EXP	49	1.54	.92	.31	2.09					
TOTAL PAYROLL	56	.63	.54	.42	.74					
TOTAL CONTRACT	56	.91	.88	.69	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10519	52
AVG SQFT/RETAIL TENANT	3195	22
AVG SQFT/OFFICE WORKER	291	37
AVG % OFFICE OCCUPANCY	87.2	54
AVG % RETAIL OCCUPANCY	88.3	23
AVG $ RATE YR-END RENT	17.99	52
RENTABLE/GROSS SQFT	.93	43

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**58**
PAYROLL	.44	9
CONTRACT	.63	55
SUP/MAT/MISC	.05	53
TRASH REMOVAL	.05	54
REPR/MAINT TOTAL	**.91**	**58**
PAYROLL	.34	54
ELEVATOR	.18	56
HVAC	.11	55
ELECTRICAL	.04	54
STRUCT/ROOF	.06	40
PLUMBING	.02	51
FIRE/LIFE SFTY	.03	34
OTHER MAINT/SUP	.18	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.44**	**57**
ELECTRICAL	1.34	57
GAS	.05	19
FUEL OIL	.02	13
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	56
RDS/GNDS/SEC TOTAL	**.40**	**57**
RDS/GNDS TOTAL	.17	55
RDS/GNDS PAYRL	.06	6
RDS/GNDS CONTR	.12	46
RDS/GNDS OTHER	.07	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	56
SEC PAYROLL	.20	9
SEC CONTRACTS	.21	51
SEC OTHER	.02	16
ADMIN TOTAL	**.88**	**57**
PAYROLL	.21	51
MGMT FEES	.54	55
PROF FEES	.08	43
GEN OFC EXP	.06	51
OTHER ADM EXP	.04	46

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**56**
REAL ESTATE TAX	1.67	56
BUILDING INS	.15	57
PERS PROP TAX	.11	18
OTHER TAX	.09	16
LEASING EXPENSES	**1.54**	**49**
ADV/PROMOTION	.05	41
COMMISSIONS	.05	25
PROF FEES	.50	42
TENANT ALTS	.98	43
BUY-OUTS	.29	5
OTHER LEASING	.38	22

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**56**
CLEANING	.04	9
REPAIR/MAINT	.34	54
RDS/GROUNDS	.06	6
SECURITY	.20	9
ADMINISTRATIVE	.21	51
TOTAL CONTRACTS	**.91**	**56**
CLEANING	.63	55
REPAIR/MAINT	.41	56
RDS/GROUNDS	.12	46
SECURITY	.21	51
ADMINISTRATIVE	.59	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	4,703,925 SQ. FT.				4,691,470 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	
INCOME						15.93	13.70	11.74	17.98	
OFFICE AREA	5									
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	15.91	13.70	11.74	17.86					
MISCELLANEOUS	3	.38	.21							
TOTAL INCOME	5	16.13	13.70	11.85	18.60					
EXPENSE										
CLEANING	5	.63	.68	.52	.76	.63	.68	.52	.77	
REPAIR-MAINT	5	1.07	1.09	.73	1.27	1.07	1.09	.74	1.27	
UTILITIES	5	1.45	1.50	1.27	1.52	1.45	1.50	1.27	1.52	
RDS/GRNDS/SEC	5	.36	.37	.32	.39	.37	.37	.32	.39	
ADMINISTRATIVE	5	.72	.55	.51	.88	.73	.55	.51	.89	
TOTAL OPER EXP	5	4.23	4.39	3.60	4.47	4.25	4.39	3.64	4.47	
FIXED EXPENSES	5	2.07	1.90	1.67	2.34	2.07	1.90	1.67	2.37	
TOTAL OPER + FIX	5	6.30	6.30	5.42	6.66	6.32	6.30	5.48	6.66	
LEASING EXP	3	.84	.72							
TOTAL PAYROLL	5	.39	.43	.22	.47					
TOTAL CONTRACT	5	.92	.92	.89	.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29172	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	376	5
AVG % OFFICE OCCUPANCY	88.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.14	3
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**5**
PAYROLL		
CONTRACT	.57	5
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**1.07**	**5**
PAYROLL	.33	4
ELEVATOR	.24	5
HVAC	.15	5
ELECTRICAL	.09	5
STRUCT/ROOF	.04	5
PLUMBING	.05	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**5**
ELECTRICAL	1.29	5
GAS	.04	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	**.36**	**5**
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	5
RDS/GNDS OTHER	.08	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	5
SEC PAYROLL		
SEC CONTRACTS	.22	5
SEC OTHER		
ADMIN TOTAL	**.72**	**5**
PAYROLL	.12	4
MGMT FEES	.51	5
PROF FEES		
GEN OFC EXP	.05	5
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.07**	**5**
REAL ESTATE TAX	1.97	5
BUILDING INS	.09	5
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**.84**	**3**
ADV/PROMOTION	.10	2
COMMISSIONS		
PROF FEES	.12	3
TENANT ALTS	1.29	2
BUY-OUTS		
OTHER LEASING	.13	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**5**
CLEANING		
REPAIR/MAINT	.33	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	4
TOTAL CONTRACTS	**.92**	**5**
CLEANING	.57	5
REPAIR/MAINT	.58	5
RDS/GROUNDS	.13	5
SECURITY	.22	5
ADMINISTRATIVE	.51	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	339 BLDS	111,878,078 SQ. FT.				107,203,304 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	316					17.72	15.13	10.94	20.72
RETAIL AREA	184	17.23	15.89	10.27	25.41				
OTHER AREA	46	6.82	5.28	3.00	9.34				
TOTAL RENT	319	17.71	15.15	10.98	20.72				
MISCELLANEOUS	246	.49	.19	.04	.66				
TOTAL INCOME	320	18.11	15.57	11.43	21.49				
EXPENSE									
CLEANING	330	.97	.83	.66	1.09	1.00	.86	.67	1.11
REPAIR-MAINT	336	1.11	.96	.71	1.27	1.14	.98	.73	1.31
UTILITIES	334	1.57	1.58	1.25	1.87	1.60	1.58	1.28	1.91
RDS/GRNDS/SEC	334	.42	.32	.21	.50	.44	.34	.22	.52
ADMINISTRATIVE	338	.88	.83	.58	1.08	.92	.86	.59	1.13
TOTAL OPER EXP	317	5.00	4.62	3.93	5.60	5.22	4.82	4.08	5.87
FIXED EXPENSES	332	2.94	1.85	1.27	3.09	3.07	1.96	1.31	3.48
TOTAL OPER + FIX	310	8.01	6.52	5.45	9.03	8.35	6.80	5.71	9.73
LEASING EXP	271	1.78	.63	.17	1.42				
TOTAL PAYROLL	315	.83	.62	.40	.99				
TOTAL CONTRACT	330	.99	.89	.63	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13346	306
AVG SQFT/RETAIL TENANT	2631	185
AVG SQFT/OFFICE WORKER	274	262
AVG % OFFICE OCCUPANCY	88.3	328
AVG % RETAIL OCCUPANCY	88.2	193
AVG $ RATE YR-END RENT	22.31	299
RENTABLE/GROSS SQFT	.89	243

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**326**	**UTILITIES TOTAL**	**1.58**	**332**	SECURITY TOTAL	.35	311	**FIXED EXP TOTAL**	**2.95**	**331**	**TOTAL PAYROLL**	**.83**	**315**
PAYROLL	.44	71	ELECTRICAL	1.47	328	SEC PAYROLL	.32	101	REAL ESTATE TAX	2.71	331	CLEANING	.44	71
CONTRACT	.75	319	GAS	.04	46	SEC CONTRACTS	.26	250	BUILDING INS	.18	330	REPAIR/MAINT	.41	282
SUP/MAT/MISC	.07	289	FUEL OIL			SEC OTHER	.02	136	PERS PROP TAX	.06	80	RDS/GROUNDS	.06	34
TRASH REMOVAL	.06	303	PURCH STEAM	.23	9				OTHER TAX	.10	113	SECURITY	.32	101
REPR/MAINT TOTAL	**1.11**	**334**	PURCH CH WTR	.89	7	**ADMIN TOTAL**	**.88**	**334**				ADMINISTRATIVE	.27	225
PAYROLL	.41	282	COAL			PAYROLL	.27	225	**LEASING EXPENSES**	**1.78**	**271**			
ELEVATOR	.24	324	WATER/SEWER	.06	323	MGMT FEES	.51	292	ADV/PROMOTION	.06	187	**TOTAL CONTRACTS**	**.99**	**330**
HVAC	.15	329				PROF FEES	.09	236	COMMISSIONS	.07	117	CLEANING	.75	319
ELECTRICAL	.08	315	**RDS/GNDS/SEC TOTAL**	**.42**	**330**	GEN OFC EXP	.10	273	PROF FEES	.45	213	REPAIR/MAINT	.53	334
STRUCT/ROOF	.06	166	RDS/GNDS TOTAL	.09	282	OTHER ADM EXP	.09	236	TENANT ALTS	1.61	186	RDS/GROUNDS	.07	228
PLUMBING	.02	260	RDS/GNDS PAYRL	.06	34				BUY-OUTS	.69	25	SECURITY	.26	250
FIRE/LIFE SFTY	.03	228	RDS/GNDS CONTR	.07	228				OTHER LEASING	.21	103	ADMINISTRATIVE	.55	306
OTHER MAINT/SUP	.22	321	RDS/GNDS OTHER	.04	153									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	794,563 SQ. FT.				750,881 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					11.42	10.61	6.71	11.83
RETAIL AREA	9	16.26	11.82	10.56	23.14				
OTHER AREA	2	7.72	5.52						
TOTAL RENT	22	11.58	10.73	6.71	11.83				
MISCELLANEOUS	13	.20	.02	.01	.15				
TOTAL INCOME	22	11.70	10.75	6.73	11.87				
EXPENSE									
CLEANING	22	.99	.78	.61	1.10	1.03	.82	.61	1.10
REPAIR-MAINT	23	.84	.80	.50	1.05	.87	.80	.51	1.09
UTILITIES	22	1.65	1.66	1.37	1.94	1.71	1.67	1.38	2.00
RDS/GRNDS/SEC	23	.21	.20	.09	.34	.22	.20	.09	.35
ADMINISTRATIVE	24	.56	.56	.39	.73	.59	.57	.39	.78
TOTAL OPER EXP	19	4.41	4.32	3.35	4.95	4.72	4.32	3.56	5.55
FIXED EXPENSES	22	1.50	1.27	.92	1.75	1.60	1.30	.92	1.87
TOTAL OPER + FIX	17	5.93	5.28	4.52	6.81	6.40	5.34	4.71	8.22
LEASING EXP	20	.74	.37	.09	.81				
TOTAL PAYROLL	13	.68	.40	.18	.62				
TOTAL CONTRACT	23	.69	.74	.46	.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3270	22
AVG SQFT/RETAIL TENANT	1657	9
AVG SQFT/OFFICE WORKER	291	14
AVG % OFFICE OCCUPANCY	88.3	22
AVG % RETAIL OCCUPANCY	98.2	9
AVG $ RATE YR-END RENT	13.49	23
RENTABLE/GROSS SQFT	.91	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**22**	**UTILITIES TOTAL**	**1.65**	**22**	SECURITY TOTAL	.10	17	**FIXED EXP TOTAL**	**1.50**	**22**	**TOTAL PAYROLL**	**.68**	**13**
PAYROLL	1.37	3	ELECTRICAL	1.57	22	SEC PAYROLL			REAL ESTATE TAX	1.21	22	CLEANING	1.37	3
CONTRACT	.59	21	GAS	.17	3	SEC CONTRACTS	.08	14	BUILDING INS	.24	21	REPAIR/MAINT	.31	10
SUP/MAT/MISC	.13	19	FUEL OIL			SEC OTHER	.09	6	PERS PROP TAX	.01	3	RDS/GROUNDS	.17	4
TRASH REMOVAL	.06	22	PURCH STEAM						OTHER TAX	.25	8	SECURITY		
REPR/MAINT TOTAL	**.84**	**23**	PURCH CH WTR			**ADMIN TOTAL**	**.56**	**23**				ADMINISTRATIVE	.19	2
PAYROLL	.31	10	COAL			PAYROLL	.19	2	**LEASING EXPENSES**	**.74**	**20**			
ELEVATOR	.14	22	WATER/SEWER	.07	20	MGMT FEES	.53	19	ADV/PROMOTION	.01	14	**TOTAL CONTRACTS**	**.69**	**23**
HVAC	.20	23				PROF FEES	.12	13	COMMISSIONS	.11	5	CLEANING	.59	21
ELECTRICAL	.05	19	**RDS/GNDS/SEC TOTAL**	**.21**	**23**	GEN OFC EXP	.04	14	PROF FEES	.24	15	REPAIR/MAINT	.50	23
STRUCT/ROOF	.16	10	RDS/GNDS TOTAL	.17	19	OTHER ADM EXP	.03	12	TENANT ALTS	.92	10	RDS/GROUNDS	.12	17
PLUMBING	.03	16	RDS/GNDS PAYRL	.17	4				BUY-OUTS			SECURITY	.08	14
FIRE/LIFE SFTY	.05	13	RDS/GNDS CONTR	.12	17				OTHER LEASING	.24	4	ADMINISTRATIVE	.55	21
OTHER MAINT/SUP	.20	24	RDS/GNDS OTHER	.05	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	49 BLDS	3,774,813 SQ. FT.				3,634,879 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	45					14.05	13.23	9.83	17.05	
RETAIL AREA	18	22.48	20.56	14.62	37.04					
OTHER AREA	2	4.61	5.49							
TOTAL RENT	46	14.32	13.46	9.70	18.05					
MISCELLANEOUS	34	.53	.16	.03	.45					
TOTAL INCOME	46	14.72	13.74	10.24	19.09					
EXPENSE										
CLEANING	49	.92	.80	.61	1.10	.95	.81	.66	1.12	
REPAIR-MAINT	49	1.13	.90	.63	1.39	1.16	.90	.64	1.49	
UTILITIES	49	1.65	1.63	1.24	1.85	1.69	1.64	1.34	1.87	
RDS/GRNDS/SEC	46	.36	.30	.15	.47	.37	.32	.15	.50	
ADMINISTRATIVE	48	.88	.86	.59	1.04	.92	.87	.59	1.10	
TOTAL OPER EXP	48	4.93	4.62	3.82	5.83	5.10	4.70	3.86	6.15	
FIXED EXPENSES	49	2.31	1.63	.94	3.21	2.40	1.70	1.01	3.22	
TOTAL OPER+FIX	48	7.23	6.67	4.90	8.72	7.49	6.89	5.06	9.23	
LEASING EXP	37	1.02	.38	.13	1.21					
TOTAL PAYROLL	48	.80	.55	.33	.92					
TOTAL CONTRACT	46	.95	.90	.62	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3618	44
AVG SQFT/RETAIL TENANT	2025	20
AVG SQFT/OFFICE WORKER	261	40
AVG % OFFICE OCCUPANCY	84.6	48
AVG % RETAIL OCCUPANCY	88.6	20
AVG $ RATE YR-END RENT	17.09	41
RENTABLE/GROSS SQFT	.91	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**49**	**UTILITIES TOTAL**	**1.65**	**49**	SECURITY TOTAL	.30	40	**FIXED EXP TOTAL**	**2.35**	**48**	**TOTAL PAYROLL**	**.80**	**48**
PAYROLL	.60	13	ELECTRICAL	1.54	49	SEC PAYROLL	.33	8	REAL ESTATE TAX	2.05	48	CLEANING	.60	13
CONTRACT	.67	46	GAS	.07	8	SEC CONTRACTS	.28	32	BUILDING INS	.21	47	REPAIR/MAINT	.48	41
SUP/MAT/MISC	.09	38	FUEL OIL	.06	3	SEC OTHER	.03	13	PERS PROP TAX	.10	8	RDS/GROUNDS	.02	3
TRASH REMOVAL	.07	42	PURCH STEAM	.61	2	**ADMIN TOTAL**	**.89**	**48**	OTHER TAX	.24	15	SECURITY	.33	8
REPR/MAINT TOTAL	**1.13**	**49**	PURCH CH WTR			PAYROLL	.36	22				ADMINISTRATIVE	.36	22
PAYROLL	.48	41	COAL			MGMT FEES	.59	43	**LEASING EXPENSES**	**1.02**	**37**			
ELEVATOR	.20	49	WATER/SEWER	.07	47	PROF FEES	.14	28	ADV/PROMOTION	.08	27	**TOTAL CONTRACTS**	**.95**	**46**
HVAC	.20	48	**RDS/GNDS/SEC**	**.36**	**46**	GEN OFC EXP	.08	38	COMMISSIONS	.08	11	CLEANING	.67	46
ELECTRICAL	.04	43	**TOTAL**			OTHER ADM EXP	.06	30	PROF FEES	.45	25	REPAIR/MAINT	.52	46
STRUCT/ROOF	.08	22	RDS/GNDS TOTAL	.11	38				TENANT ALTS	.99	21	RDS/GROUNDS	.13	26
PLUMBING	.04	37	RDS/GNDS PAYRL	.02	3				BUY-OUTS	.68	3	SECURITY	.28	32
FIRE/LIFE SFTY	.04	31	RDS/GNDS CONTR	.13	26				OTHER LEASING	.03	13	ADMINISTRATIVE	.64	46
OTHER MAINT/SUP	.22	45	RDS/GNDS OTHER	.03	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	99 BLDS	18,036,204 SQ. FT.				18,272,373 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	89					17.79	15.93	12.32	22.31	
RETAIL AREA	44	18.62	19.72	9.84	30.46					
OTHER AREA	16	6.70	5.01	3.17	12.31					
TOTAL RENT	91	17.69	15.93	12.47	22.33					
MISCELLANEOUS	68	.67	.22	.05	.76					
TOTAL INCOME	92	18.16	16.09	12.76	22.84					
EXPENSE										
CLEANING	98	.84	.79	.65	1.05	.86	.80	.67	1.07	
REPAIR-MAINT	98	1.00	.92	.71	1.27	1.03	.96	.72	1.31	
UTILITIES	96	1.64	1.60	1.37	1.87	1.67	1.65	1.40	1.94	
RDS/GRNDS/SEC	98	.37	.31	.21	.46	.38	.32	.23	.50	
ADMINISTRATIVE	99	.88	.88	.57	1.19	.92	.88	.58	1.21	
TOTAL OPER EXP	95	4.73	4.56	4.07	5.47	4.93	4.80	4.16	5.73	
FIXED EXPENSES	96	2.54	1.99	1.31	3.72	2.65	2.05	1.37	4.00	
TOTAL OPER+FIX	92	7.28	6.54	5.52	9.05	7.60	6.66	5.73	9.86	
LEASING EXP	75	1.38	.65	.20	1.39					
TOTAL PAYROLL	96	.70	.59	.43	.89					
TOTAL CONTRACT	96	.96	.92	.65	1.22					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8237	89
AVG SQFT/RETAIL TENANT	2363	45
AVG SQFT/OFFICE WORKER	276	80
AVG % OFFICE OCCUPANCY	88.5	97
AVG % RETAIL OCCUPANCY	93.5	47
AVG $ RATE YR-END RENT	21.51	87
RENTABLE/GROSS SQFT	.91	78

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**96**	**UTILITIES TOTAL**	**1.63**	**95**	SECURITY TOTAL	.30	94	**FIXED EXP TOTAL**	**2.54**	**96**	**TOTAL PAYROLL**	**.70**	**96**
PAYROLL	.41	12	ELECTRICAL	1.56	95	SEC PAYROLL	.22	31	REAL ESTATE TAX	2.21	96	CLEANING	.41	12
CONTRACT	.70	95	GAS	.03	11	SEC CONTRACTS	.28	74	BUILDING INS	.21	97	REPAIR/MAINT	.42	88
SUP/MAT/MISC	.07	84	FUEL OIL			SEC OTHER	.02	31	PERS PROP TAX	.10	29	RDS/GROUNDS	.05	5
TRASH REMOVAL	.05	91	PURCH STEAM			**ADMIN TOTAL**	**.89**	**98**	OTHER TAX	.21	43	SECURITY	.22	31
REPR/MAINT TOTAL	**1.01**	**97**	PURCH CH WTR			PAYROLL	.31	63				ADMINISTRATIVE	.31	63
PAYROLL	.42	88	COAL			MGMT FEES	.58	86	**LEASING EXPENSES**	**1.38**	**75**			
ELEVATOR	.17	97	WATER/SEWER	.07	92	PROF FEES	.09	69	ADV/PROMOTION	.06	54	**TOTAL CONTRACTS**	**.96**	**96**
HVAC	.14	96	**RDS/GNDS/SEC**	**.37**	**96**	GEN OFC EXP	.08	80	COMMISSIONS	.12	31	CLEANING	.70	95
ELECTRICAL	.07	89	**TOTAL**			OTHER ADM EXP	.06	69	PROF FEES	.45	63	REPAIR/MAINT	.44	97
STRUCT/ROOF	.07	42	RDS/GNDS TOTAL	.09	82				TENANT ALTS	1.21	52	RDS/GROUNDS	.07	71
PLUMBING	.02	83	RDS/GNDS PAYRL	.05	5				BUY-OUTS	.38	5	SECURITY	.28	74
FIRE/LIFE SFTY	.02	73	RDS/GNDS CONTR	.07	71				OTHER LEASING	.12	26	ADMINISTRATIVE	.63	89
OTHER MAINT/SUP	.20	94	RDS/GNDS OTHER	.05	41									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	69 BLDS	30,056,927 SQ. FT.				28,775,114 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	66					18.47	15.96	12.91	20.00
RETAIL AREA	46	17.55	15.89	11.51	24.89				
OTHER AREA	12	6.80	7.48	2.76	9.26				
TOTAL RENT	66	16.42	15.77	13.04	19.57				
MISCELLANEOUS	56	.47	.22	.04	.48				
TOTAL INCOME	66	16.82	16.59	13.19	19.69				
EXPENSE									
CLEANING	69	.88	.84	.62	1.08	.91	.87	.63	1.11
REPAIR-MAINT	69	1.00	.96	.74	1.16	1.03	.96	.78	1.21
UTILITIES	69	1.60	1.51	1.22	1.88	1.62	1.55	1.23	1.89
RDS/GRNDS/SEC	69	.39	.35	.25	.52	.41	.35	.26	.53
ADMINISTRATIVE	69	.90	.88	.70	1.10	.94	.90	.73	1.13
TOTAL OPER EXP	69	4.77	4.50	3.89	5.68	4.98	4.77	4.00	5.89
FIXED EXPENSES	68	2.43	1.94	1.28	2.97	2.54	2.09	1.45	3.32
TOTAL OPER + FIX	68	7.19	6.17	5.38	9.03	7.51	6.56	5.75	9.73
LEASING EXP	54	1.54	.65	.19	1.69				
TOTAL PAYROLL	67	.81	.71	.53	1.04				
TOTAL CONTRACT	68	.95	.94	.65	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16694	66
AVG SQFT/RETAIL TENANT	2745	47
AVG SQFT/OFFICE WORKER	257	58
AVG % OFFICE OCCUPANCY	87.4	69
AVG % RETAIL OCCUPANCY	83.4	47
AVG $ RATE YR-END RENT	20.35	64
RENTABLE/GROSS SQFT	.80	53

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**68**	**UTILITIES TOTAL**	**1.60**	**69**	SECURITY TOTAL	.34	67	**FIXED EXP TOTAL**	**2.43**	**68**	**TOTAL PAYROLL**	**.81**	**67**
PAYROLL	.25	18	ELECTRICAL	1.51	69	SEC PAYROLL	.28	30	REAL ESTATE TAX	2.18	68	CLEANING	.25	18
CONTRACT	.71	68	GAS	.01	6	SEC CONTRACTS	.24	51	BUILDING INS	.18	68	REPAIR/MAINT	.38	60
SUP/MAT/MISC	.06	61	FUEL OIL			SEC OTHER	.02	33	PERS PROP TAX	.07	21	RDS/GROUNDS		
TRASH REMOVAL	.05	63	PURCH STEAM						OTHER TAX	.10	22	SECURITY	.28	30
REPR/MAINT TOTAL	**1.00**	**68**	PURCH CH WTR	.81	2	**ADMIN TOTAL**	**.90**	**68**				ADMINISTRATIVE	.29	61
PAYROLL	.38	60	COAL			PAYROLL	.29	61	**LEASING EXPENSES**	**1.54**	**54**			
ELEVATOR	.22	68	WATER/SEWER	.06	67	MGMT FEES	.48	64	ADV/PROMOTION	.06	36	**TOTAL CONTRACTS**	**.95**	**68**
HVAC	.15	67	**RDS/GNDS/SEC TOTAL**	**.39**	**68**	PROF FEES	.08	54	COMMISSIONS	.06	22	CLEANING	.71	68
ELECTRICAL	.05	67	RDS/GNDS TOTAL	.07	58	GEN OFC EXP	.09	61	PROF FEES	.51	42	REPAIR/MAINT	.48	68
STRUCT/ROOF	.04	40	RDS/GNDS PAYRL			OTHER ADM EXP	.06	52	TENANT ALTS	1.17	38	RDS/GROUNDS	.06	49
PLUMBING	.02	60	RDS/GNDS CONTR	.06	49				BUY-OUTS	1.45	5	SECURITY	.24	51
FIRE/LIFE SFTY	.03	48	RDS/GNDS OTHER	.04	32				OTHER LEASING	.29	23	ADMINISTRATIVE	.54	65

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	47,122,833 SQ. FT.				45,225,769 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					18.73	16.98	11.37	24.59
RETAIL AREA	35	16.30	13.25	8.94	22.17				
OTHER AREA	6	8.61	3.65	3.05	8.21				
TOTAL RENT	45	18.65	16.70	11.27	24.61				
MISCELLANEOUS	39	.42	.19	.03	.55				
TOTAL INCOME	45	19.02	17.62	11.55	24.69				
EXPENSE									
CLEANING	44	1.07	.87	.75	1.25	1.10	.91	.79	1.31
REPAIR-MAINT	45	1.19	1.02	.84	1.31	1.23	1.08	.87	1.32
UTILITIES	46	1.49	1.29	1.10	1.76	1.52	1.29	1.13	1.76
RDS/GRNDS/SEC	46	.46	.39	.27	.55	.48	.41	.27	.56
ADMINISTRATIVE	46	.91	.85	.65	1.13	.95	.88	.67	1.16
TOTAL OPER EXP	43	5.23	4.84	4.38	5.60	5.45	5.06	4.58	5.90
FIXED EXPENSES	45	3.47	2.13	1.47	4.35	3.61	2.18	1.53	4.60
TOTAL OPER + FIX	42	8.89	7.04	6.06	10.46	9.24	7.18	6.47	10.93
LEASING EXP	36	2.36	.76	.16	2.47				
TOTAL PAYROLL	45	.89	.68	.50	1.04				
TOTAL CONTRACT	45	1.05	.30	.74	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23630	39
AVG SQFT/RETAIL TENANT	2975	33
AVG SQFT/OFFICE WORKER	290	36
AVG % OFFICE OCCUPANCY	87.8	44
AVG % RETAIL OCCUPANCY	87.1	38
AVG $ RATE YR-END RENT	24.46	41
RENTABLE/GROSS SQFT	.89	36

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**43**	**UTILITIES TOTAL**	**1.50**	**45**	SECURITY TOTAL	.39	45	**FIXED EXP TOTAL**	**3.47**	**45**	**TOTAL PAYROLL**	**.89**	**45**
PAYROLL	.54	13	ELECTRICAL	1.38	45	SEC PAYROLL	.39	15	REAL ESTATE TAX	3.28	45	CLEANING	.54	13
CONTRACT	.80	43	GAS	.03	5	SEC CONTRACTS	.28	40	BUILDING INS	.17	45	REPAIR/MAINT	.43	40
SUP/MAT/MISC	.07	39	FUEL OIL			SEC OTHER	.02	25	PERS PROP TAX	.01	7	RDS/GROUNDS	.06	6
TRASH REMOVAL	.05	41	PURCH STEAM	.27	4				OTHER TAX	.06	19	SECURITY	.39	15
REPR/MAINT TOTAL	**1.19**	**45**	PURCH CH WTR	.98	2	**ADMIN TOTAL**	**.91**	**45**				ADMINISTRATIVE	.26	43
PAYROLL	.43	40	COAL			PAYROLL	.26	43	**LEASING EXPENSES**	**2.36**	**38**			
ELEVATOR	.27	45	WATER/SEWER	.06	45	MGMT FEES	.49	37	ADV/PROMOTION	.06	31	**TOTAL CONTRACTS**	**1.05**	**45**
HVAC	.16	45	**RDS/GNDS/SEC TOTAL**	**.48**	**45**	PROF FEES	.11	37	COMMISSIONS	.06	24	CLEANING	.80	43
ELECTRICAL	.07	45	RDS/GNDS TOTAL	.09	39	GEN OFC EXP	.11	41	PROF FEES	.46	31	REPAIR/MAINT	.57	45
STRUCT/ROOF	.07	21	RDS/GNDS PAYRL	.06	6	OTHER ADM EXP	.11	36	TENANT ALTS	2.22	28	RDS/GROUNDS	.07	38
PLUMBING	.02	39	RDS/GNDS CONTR	.07	38				BUY-OUTS	.46	6	SECURITY	.28	40
FIRE/LIFE SFTY	.03	34	RDS/GNDS OTHER	.01	20				OTHER LEASING	.23	22	ADMINISTRATIVE	.52	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	897 BLDS	99,331,393 SQ. FT.				98,066,592 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	843					13.21	11.72	8.87	15.22
RETAIL AREA	90	13.11	12.02	5.79	17.23				
OTHER AREA	19	4.19	4.62	2.44	7.45				
TOTAL RENT	844	13.19	11.76	8.84	15.13				
MISCELLANEOUS	537	.45	.12	.03	.35				
TOTAL INCOME	847	13.51	12.05	9.01	15.40				
EXPENSE									
CLEANING	858	.72	.68	.55	.82	.72	.68	.56	.83
REPAIR-MAINT	844	.81	.67	.51	.91	.82	.68	.51	.91
UTILITIES	851	1.55	1.50	1.26	1.86	1.56	1.51	1.26	1.86
RDS/GRNDS/SEC	878	.42	.35	.23	.49	.42	.35	.23	.49
ADMINISTRATIVE	885	.80	.73	.53	.98	.81	.74	.53	.99
TOTAL OPER EXP	814	4.37	4.15	3.61	4.86	4.43	4.20	3.62	4.91
FIXED EXPENSES	872	1.71	1.42	1.06	1.82	1.73	1.44	1.06	1.84
TOTAL OPER+FIX	790	6.09	5.59	4.90	6.56	6.17	5.66	4.91	6.67
LEASING EXP	736	1.62	.72	.18	1.95				
TOTAL PAYROLL	781	.58	.49	.29	.71				
TOTAL CONTRACT	885	.89	.85	.64	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6995	819
AVG SQFT/RETAIL TENANT	3545	91
AVG SQFT/OFFICE WORKER	286	650
AVG % OFFICE OCCUPANCY	84.6	845
AVG % RETAIL OCCUPANCY	86.1	99
AVG $ RATE YR-END RENT	16.17	778
RENTABLE/GROSS SQFT	.94	625

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	849
PAYROLL	.23	103
CONTRACT	.59	844
SUP/MAT/MISC	.06	684
TRASH REMOVAL	.05	792
REPR/MAINT TOTAL	.81	841
PAYROLL	.30	635
ELEVATOR	.12	707
HVAC	.15	823
ELECTRICAL	.05	761
STRUCT/ROOF	.04	527
PLUMBING	.02	722
FIRE/LIFE SFTY	.03	512
OTHER MAINT/SUP	.19	814

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	850
ELECTRICAL	1.47	848
GAS	.04	33
FUEL OIL	.01	22
PURCH STEAM		
PURCH CH WTR	.26	8
COAL		
WATER/SEWER	.08	822
RDS/GNDS/SEC TOTAL	.42	877
RDS/GNDS TOTAL	.21	859
RDS/GNDS PAYRL	.13	79
RDS/GNDS CONTR	.17	787
RDS/GNDS OTHER	.06	582

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	738
SEC PAYROLL	.20	54
SEC CONTRACTS	.21	649
SEC OTHER	.03	213
ADMIN TOTAL	.80	884
PAYROLL	.28	565
MGMT FEES	.45	833
PROF FEES	.08	563
GEN OFC EXP	.08	689
OTHER ADM EXP	.07	511

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	872
REAL ESTATE TAX	1.56	872
BUILDING INS	.14	844
PERS PROP TAX	.05	152
OTHER TAX	.11	143
LEASING EXPENSES	1.62	736
ADV/PROMOTION	.06	552
COMMISSIONS	.09	244
PROF FEES	.50	587
TENANT ALTS	1.45	534
BUY-OUTS	.34	35
OTHER LEASING	.15	202

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	781
CLEANING	.23	103
REPAIR/MAINT	.30	635
RDS/GROUNDS	.13	79
SECURITY	.20	54
ADMINISTRATIVE	.28	565
TOTAL CONTRACTS	.89	885
CLEANING	.59	844
REPAIR/MAINT	.37	840
RDS/GROUNDS	.17	787
SECURITY	.21	649
ADMINISTRATIVE	.48	863

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	106 BLDS	3,194,877 SQ. FT.				3,169,163 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	103					12.49	11.55	9.00	13.48
RETAIL AREA	3	9.76	12.70						
OTHER AREA									
TOTAL RENT	102	12.48	11.59	8.95	13.51				
MISCELLANEOUS	45	.30	.14	.04	.38				
TOTAL INCOME	103	12.62	11.63	9.06	13.63				
EXPENSE									
CLEANING	100	.77	.69	.55	.87	.78	.69	.55	.87
REPAIR-MAINT	96	.80	.66	.48	.91	.80	.66	.48	.92
UTILITIES	96	1.75	1.71	1.26	2.14	1.76	1.73	1.26	2.15
RDS/GRNDS/SEC	97	.36	.32	.20	.49	.36	.32	.20	.49
ADMINISTRATIVE	103	.72	.55	.47	.93	.73	.65	.48	.93
TOTAL OPER EXP	86	4.48	4.38	3.47	5.15	4.52	4.39	3.47	5.15
FIXED EXPENSES	103	1.52	1.39	.95	1.84	1.53	1.40	.95	1.84
TOTAL OPER+FIX	83	6.03	5.69	4.69	6.99	6.09	5.75	4.73	7.12
LEASING EXP	84	1.18	.33	.11	1.29				
TOTAL PAYROLL	70	.46	.30	.20	.54				
TOTAL CONTRACT	106	.90	.84	.60	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2658	99
AVG SQFT/RETAIL TENANT	3326	2
AVG SQFT/OFFICE WORKER	256	71
AVG % OFFICE OCCUPANCY	82.9	104
AVG % RETAIL OCCUPANCY	80.4	3
AVG $ RATE YR-END RENT	13.41	90
RENTABLE/GROSS SQFT	.95	61

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	100
PAYROLL	.12	7
CONTRACT	.65	100
SUP/MAT/MISC	.07	72
TRASH REMOVAL	.09	86
REPR/MAINT TOTAL	.80	96
PAYROLL	.37	54
ELEVATOR	.08	67
HVAC	.22	91
ELECTRICAL	.06	77
STRUCT/ROOF	.11	53
PLUMBING	.02	72
FIRE/LIFE SFTY	.03	44
OTHER MAINT/SUP	.18	93

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	96
ELECTRICAL	1.66	95
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	95
RDS/GNDS/SEC TOTAL	.36	97
RDS/GNDS TOTAL	.30	92
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	85
RDS/GNDS OTHER	.09	47

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	64
SEC PAYROLL		
SEC CONTRACTS	.11	57
SEC OTHER	.05	14
ADMIN TOTAL	.72	103
PAYROLL	.34	29
MGMT FEES	.51	101
PROF FEES	.11	54
GEN OFC EXP	.06	61
OTHER ADM EXP	.06	45

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	103
REAL ESTATE TAX	1.34	103
BUILDING INS	.15	100
PERS PROP TAX	.22	6
OTHER TAX	.11	19
LEASING EXPENSES	1.18	84
ADV/PROMOTION	.06	60
COMMISSIONS	.06	14
PROF FEES	.29	47
TENANT ALTS	1.42	53
BUY-OUTS		
OTHER LEASING	.25	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	70
CLEANING	.12	7
REPAIR/MAINT	.37	54
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	29
TOTAL CONTRACTS	.90	106
CLEANING	.65	100
REPAIR/MAINT	.42	97
RDS/GROUNDS	.27	85
SECURITY	.11	57
ADMINISTRATIVE	.56	102

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	171 BLDS	12,779,741 SQ. FT.				12,711,101 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	162					12.06	11.33	8.63	14.83	
RETAIL AREA	10	19.96	15.55	13.17	20.53					
OTHER AREA										
TOTAL RENT	162	12.08	11.42	8.60	14.83					
MISCELLANEOUS	108	.36	.10	.02	.30					
TOTAL INCOME	162	12.33	11.60	8.78	15.11					
EXPENSE										
CLEANING	160	.71	.69	.55	.82	.72	.70	.55	.82	
REPAIR-MAINT	161	.67	.59	.47	.81	.67	.59	.47	.81	
UTILITIES	165	1.65	1.57	1.31	1.90	1.65	1.59	1.31	1.90	
RDS/GRNDS/SEC	166	.37	.33	.23	.44	.37	.33	.24	.44	
ADMINISTRATIVE	167	.80	.71	.48	.99	.81	.71	.48	1.00	
TOTAL OPER EXP	155	4.28	4.13	3.65	4.86	4.30	4.17	3.66	4.86	
FIXED EXPENSES	169	1.41	1.33	.96	1.63	1.42	1.33	.96	1.63	
TOTAL OPER + FIX	152	5.68	5.47	4.72	6.37	5.71	5.51	4.75	6.41	
LEASING EXP	134	1.74	.75	.19	2.21					
TOTAL PAYROLL	140	.53	.47	.25	.72					
TOTAL CONTRACT	166	.83	.81	.61	1.03					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5125	154
AVG SQFT/RETAIL TENANT	3776	7
AVG SQFT/OFFICE WORKER	256	110
AVG % OFFICE OCCUPANCY	83.7	162
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	14.38	146
RENTABLE/GROSS SQFT	.94	107

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**159**	**UTILITIES TOTAL**	**1.64**	**164**	SECURITY TOTAL	.15	141	**FIXED EXP TOTAL**	**1.41**	**169**	**TOTAL PAYROLL**	**.53**	**140**
PAYROLL	.40	15	ELECTRICAL	1.57	164	SEC PAYROLL	.14	10	REAL ESTATE TAX	1.27	169	CLEANING	.40	15
CONTRACT	.57	156	GAS	.05	3	SEC CONTRACTS	.14	126	BUILDING INS	.14	165	REPAIR/MAINT	.26	118
SUP/MAT/MISC	.07	126	FUEL OIL			SEC OTHER	.05	26	PERS PROP TAX	.08	19	RDS/GROUNDS	.12	6
TRASH REMOVAL	.06	144	PURCH STEAM						OTHER TAX	.21	10	SECURITY	.14	10
REPR/MAINT TOTAL	**.66**	**161**	PURCH CH WTR			**ADMIN TOTAL**	**.80**	**167**				ADMINISTRATIVE	.35	94
PAYROLL	.26	118	COAL			PAYROLL	.35	94	**LEASING EXPENSES**	**1.74**	**134**			
ELEVATOR	.07	148	WATER/SEWER	.07	163	MGMT FEES	.45	166	ADV/PROMOTION	.08	99	**TOTAL CONTRACTS**	**.83**	**166**
HVAC	.15	158	**RDS/GNDS/SEC**	**.37**	**166**	PROF FEES	.08	95	COMMISSIONS	.14	38	CLEANING	.57	156
ELECTRICAL	.04	141	**TOTAL**			GEN OFC EXP	.08	117	PROF FEES	.38	108	REPAIR/MAINT	.31	160
STRUCT/ROOF	.05	87	RDS/GNDS TOTAL	.24	161	OTHER ADM EXP	.08	92	TENANT ALTS	1.65	98	RDS/GROUNDS	.21	146
PLUMBING	.02	129	RDS/GNDS PAYRL	.12	6				BUY-OUTS	.40	7	SECURITY	.14	126
FIRE/LIFE SFTY	.02	84	RDS/GNDS CONTR	.21	146				OTHER LEASING	.28	33	ADMINISTRATIVE	.49	166
OTHER MAINT/SUP	.17	155	RDS/GNDS OTHER	.06	99									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	225 BLDS	38,793,461 SQ. FT.				38,362,870 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	216					13.26	12.25	8.98	16.56	
RETAIL AREA	21	12.72	11.35	6.73	19.57					
OTHER AREA	7	4.39	4.58	3.66	5.41					
TOTAL RENT	216	13.22	12.19	8.93	16.47					
MISCELLANEOUS	155	.60	.16	.04	.38					
TOTAL INCOME	216	13.65	12.64	9.07	16.76					
EXPENSE										
CLEANING	219	.71	.67	.56	.80	.71	.67	.57	.80	
REPAIR-MAINT	219	.79	.68	.54	.92	.80	.69	.54	.92	
UTILITIES	220	1.50	1.46	1.26	1.68	1.51	1.47	1.26	1.70	
RDS/GRNDS/SEC	225	.40	.36	.24	.50	.41	.36	.24	.51	
ADMINISTRATIVE	223	.86	.83	.61	1.05	.87	.83	.61	1.06	
TOTAL OPER EXP	215	4.34	4.15	3.67	4.68	4.39	4.20	3.68	4.75	
FIXED EXPENSES	222	1.66	1.45	1.17	1.89	1.68	1.47	1.18	1.95	
TOTAL OPER + FIX	212	6.01	5.61	5.04	6.61	6.08	5.70	5.05	6.77	
LEASING EXP	190	1.53	.74	.17	2.04					
TOTAL PAYROLL	215	.58	.54	.37	.71					
TOTAL CONTRACT	222	.88	.88	.71	1.03					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7226	207
AVG SQFT/RETAIL TENANT	3329	23
AVG SQFT/OFFICE WORKER	271	159
AVG % OFFICE OCCUPANCY	84.3	211
AVG % RETAIL OCCUPANCY	78.2	26
AVG $ RATE YR-END RENT	15.93	189
RENTABLE/GROSS SQFT	.95	172

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**215**	**UTILITIES TOTAL**	**1.50**	**220**	SECURITY TOTAL	.21	214	**FIXED EXP TOTAL**	**1.66**	**222**	**TOTAL PAYROLL**	**.58**	**215**
PAYROLL	.21	39	ELECTRICAL	1.42	219	SEC PAYROLL	.22	24	REAL ESTATE TAX	1.51	222	CLEANING	.21	39
CONTRACT	.58	213	GAS	.04	7	SEC CONTRACTS	.20	191	BUILDING INS	.13	217	REPAIR/MAINT	.29	174
SUP/MAT/MISC	.06	166	FUEL OIL			SEC OTHER	.03	53	PERS PROP TAX	.01	55	RDS/GROUNDS	.09	18
TRASH REMOVAL	.05	201	PURCH STEAM						OTHER TAX	.11	41	SECURITY	.22	24
REPR/MAINT TOTAL	**.79**	**216**	PURCH CH WTR	.20	4	**ADMIN TOTAL**	**.86**	**222**				ADMINISTRATIVE	.32	174
PAYROLL	.29	174	COAL			PAYROLL	.32	174	**LEASING EXPENSES**	**1.53**	**190**			
ELEVATOR	.11	212	WATER/SEWER	.08	216	MGMT FEES	.47	206	ADV/PROMOTION	.06	143	**TOTAL CONTRACTS**	**.88**	**222**
HVAC	.14	212	**RDS/GNDS/SEC**	**.40**	**224**	PROF FEES	.07	166	COMMISSIONS	.08	74	CLEANING	.58	213
ELECTRICAL	.05	192	**TOTAL**			GEN OFC EXP	.08	176	PROF FEES	.45	145	REPAIR/MAINT	.35	215
STRUCT/ROOF	.05	121	RDS/GNDS TOTAL	.20	218	OTHER ADM EXP	.08	148	TENANT ALTS	1.40	138	RDS/GROUNDS	.16	202
PLUMBING	.02	183	RDS/GNDS PAYRL	.09	18				BUY-OUTS	.28	11	SECURITY	.20	191
FIRE/LIFE SFTY	.03	139	RDS/GNDS CONTR	.16	202				OTHER LEASING	.21	68	ADMINISTRATIVE	.49	218
OTHER MAINT/SUP	.21	212	RDS/GNDS OTHER	.05	146									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	17,430,809 SQ. FT.				17,004,643 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	41					14.49	14.32	11.89	17.32
RETAIL AREA	13	12.60	7.72	1.53	15.89				
OTHER AREA	7	2.96	3.64	1.10	5.17				
TOTAL RENT	41	14.35	14.16	11.91	16.75				
MISCELLANEOUS	35	.35	.12	.03	.57				
TOTAL INCOME	41	14.65	14.29	11.93	17.60				
EXPENSE									
CLEANING	43	.73	.70	.58	.86	.73	.71	.59	.86
REPAIR-MAINT	42	.92	.89	.66	1.00	.93	.90	.70	1.10
UTILITIES	43	1.45	1.32	1.15	1.69	1.46	1.37	1.15	1.70
RDS/GRNDS/SEC	43	.46	.40	.29	.56	.47	.40	.31	.60
ADMINISTRATIVE	43	.78	.75	.59	.94	.80	.81	.62	.97
TOTAL OPER EXP	42	4.35	4.11	3.51	5.10	4.45	4.47	3.59	5.26
FIXED EXPENSES	42	1.96	1.66	1.42	2.26	2.02	1.66	1.50	2.26
TOTAL OPER+FIX	41	6.35	5.80	5.28	7.20	6.50	6.00	5.41	7.34
LEASING EXP	33	1.66	1.04	.24	2.26				
TOTAL PAYROLL	43	.67	.53	.36	.76				
TOTAL CONTRACT	42	.91	.83	.68	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9998	37
AVG SQFT/RETAIL TENANT	4468	13
AVG SQFT/OFFICE WORKER	300	27
AVG % OFFICE OCCUPANCY	86.5	39
AVG % RETAIL OCCUPANCY	92.1	14
AVG $ RATE YR-END RENT	18.02	38
RENTABLE/GROSS SQFT	.94	31

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	42
PAYROLL	.32	6
CONTRACT	.59	42
SUP/MAT/MISC	.05	39
TRASH REMOVAL	.04	41
REPR/MAINT TOTAL	.92	42
PAYROLL	.35	42
ELEVATOR	.18	42
HVAC	.11	41
ELECTRICAL	.04	41
STRUCT/ROOF	.02	25
PLUMBING	.02	39
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.20	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	43
ELECTRICAL	1.36	43
GAS	.03	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	40
RDS/GNDS/SEC TOTAL	.46	43
RDS/GNDS TOTAL	.19	41
RDS/GNDS PAYRL	.09	8
RDS/GNDS CONTR	.14	36
RDS/GNDS OTHER	.06	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	41
SEC PAYROLL	.23	10
SEC CONTRACTS	.24	35
SEC OTHER	.03	17
ADMIN TOTAL	.78	43
PAYROLL	.25	36
MGMT FEES	.45	38
PROF FEES	.07	28
GEN OFC EXP	.11	36
OTHER ADM EXP	.05	32

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	42
REAL ESTATE TAX	1.77	42
BUILDING INS	.15	43
PERS PROP TAX	.16	12
OTHER TAX	.21	8
LEASING EXPENSES	1.66	33
ADV/PROMOTION	.05	29
COMMISSIONS	.05	17
PROF FEES	.66	25
TENANT ALTS	1.49	23
BUY-OUTS	.43	5
OTHER LEASING	.05	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	43
CLEANING	.32	6
REPAIR/MAINT	.35	42
RDS/GROUNDS	.09	8
SECURITY	.23	10
ADMINISTRATIVE	.25	36
TOTAL CONTRACTS	.91	42
CLEANING	.59	42
REPAIR/MAINT	.38	42
RDS/GROUNDS	.14	36
SECURITY	.24	35
ADMINISTRATIVE	.49	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,485,591 SQ. FT.				3,482,618 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.98	9.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.00	9.79						
MISCELLANEOUS	3	.06	.01						
TOTAL INCOME	3	16.05	10.00						
EXPENSE									
CLEANING	4	.74	.56	.52	1.07	.74	.56	.52	1.07
REPAIR-MAINT	4	1.14	.96	.76	1.52	1.14	.96	.76	1.52
UTILITIES	4	1.77	1.59	1.41	2.30	1.77	1.59	1.41	2.30
RDS/GRNDS/SEC	4	.63	.39	.37	1.02	.63	.39	.37	1.02
ADMINISTRATIVE	4	.68	.44	.35	.76	.68	.44	.35	.76
TOTAL OPER EXP	4	4.95	4.21	3.62	6.46	4.96	4.22	3.63	6.46
FIXED EXPENSES	3	2.00	1.43			2.00	1.43		
TOTAL OPER+FIX	3	6.14	5.27			6.14	5.30		
LEASING EXP	3	2.26	.72						
TOTAL PAYROLL	4	.14	.34	.23	.66				
TOTAL CONTRACT	4	1.18	.89	.87	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17667	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	399	3
AVG % OFFICE OCCUPANCY	80.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.53	3
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC		
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.14	4
PAYROLL	.26	2
ELEVATOR	.27	4
HVAC	.32	4
ELECTRICAL	.08	4
STRUCT/ROOF	.02	3
PLUMBING	.04	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	4
ELECTRICAL	1.59	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.63	4
RDS/GNDS TOTAL	.24	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	4
SEC PAYROLL		
SEC CONTRACTS	.39	4
SEC OTHER		
ADMIN TOTAL	.68	4
PAYROLL	.17	4
MGMT FEES	.45	3
PROF FEES		
GEN OFC EXP	.08	3
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	3
REAL ESTATE TAX	1.88	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.26	3
ADV/PROMOTION	.14	2
COMMISSIONS		
PROF FEES	1.28	3
TENANT ALTS	1.74	2
BUY-OUTS		
OTHER LEASING	.10	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	4
CLEANING		
REPAIR/MAINT	.26	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	1.18	4
CLEANING	.67	4
REPAIR/MAINT	.78	4
RDS/GROUNDS	.15	3
SECURITY	.39	4
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	15,438,347 SQ. FT.				14,811,382 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					15.16	12.85	7.74	15.97
RETAIL AREA	16	19.77	15.41	7.09	23.38				
OTHER AREA	5	4.24	6.62	2.20	11.15				
TOTAL RENT	38	14.73	12.70	7.59	16.05				
MISCELLANEOUS	18	.43	.18	.04	.70				
TOTAL INCOME	38	14.99	12.70	7.68	16.64				
EXPENSE									
CLEANING	54	1.45	1.01	.77	1.49	1.46	1.05	.77	1.49
REPAIR-MAINT	56	1.83	1.44	1.06	1.91	1.85	1.46	1.06	1.94
UTILITIES	56	2.62	2.05	1.66	2.74	2.64	2.05	1.68	2.74
RDS/GRNDS/SEC	50	.46	.46	.22	.62	.48	.47	.23	.65
ADMINISTRATIVE	54	.61	.49	.28	.74	.64	.50	.30	.75
TOTAL OPER EXP	52	6.51	5.36	4.74	6.44	6.81	5.59	4.92	6.99
FIXED EXPENSES	53	3.74	1.79	1.04	3.86	3.90	1.88	1.08	4.13
TOTAL OPER + FIX	48	10.05	7.81	6.17	10.02	10.51	7.61	6.32	10.76
LEASING EXP	25	6.11	.23	.08	.86				
TOTAL PAYROLL	52	2.15	.99	.69	2.08				
TOTAL CONTRACT	53	1.24	1.06	.72	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32224	53
AVG SQFT/RETAIL TENANT	1700	18
AVG SQFT/OFFICE WORKER	271	47
AVG % OFFICE OCCUPANCY	95.2	55
AVG % RETAIL OCCUPANCY	79.8	18
AVG $ RATE YR-END RENT	19.38	27
RENTABLE/GROSS SQFT	.90	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**53**
PAYROLL	1.07	13
CONTRACT	1.11	48
SUP/MAT/MISC	.11	39
TRASH REMOVAL	.13	46
REPR/MAINT TOTAL	**1.85**	**54**
PAYROLL	.88	46
ELEVATOR	.27	50
HVAC	.21	49
ELECTRICAL	.14	50
STRUCT/ROOF	.06	22
PLUMBING	.04	40
FIRE/LIFE SFTY	.03	38
OTHER MAINT/SUP	.35	53

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.62**	**53**
ELECTRICAL	2.21	53
GAS	.15	38
FUEL OIL	.07	5
PURCH STEAM	.60	13
PURCH CH WTR		
COAL		
WATER/SEWER	.09	53
RDS/GNDS/SEC TOTAL	**.45**	**49**
RDS/GNDS TOTAL	.05	30
RDS/GNDS PAYRL	.03	5
RDS/GNDS CONTR	.05	21
RDS/GNDS OTHER	.02	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	44
SEC PAYROLL	.49	12
SEC CONTRACTS	.37	36
SEC OTHER	.07	11
ADMIN TOTAL	**.61**	**52**
PAYROLL	.42	40
MGMT FEES	.38	20
PROF FEES	.06	25
GEN OFC EXP	.05	39
OTHER ADM EXP	.11	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.74**	**52**
REAL ESTATE TAX	3.39	52
BUILDING INS	.24	50
PERS PROP TAX	.28	14
OTHER TAX	.31	9
LEASING EXPENSES	**6.11**	**25**
ADV/PROMOTION	.01	9
COMMISSIONS	.06	6
PROF FEES	1.14	14
TENANT ALTS	6.54	20
BUY-OUTS		
OTHER LEASING	.05	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.15**	**52**
CLEANING	1.07	13
REPAIR/MAINT	.88	46
RDS/GROUNDS	.03	5
SECURITY	.49	12
ADMINISTRATIVE	.42	40
TOTAL CONTRACTS	**1.24**	**53**
CLEANING	1.11	48
REPAIR/MAINT	.66	52
RDS/GROUNDS	.05	21
SECURITY	.37	36
ADMINISTRATIVE	.29	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	93,865 SQ. FT.				93,865 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.52	9.31	5.66	13.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.54	9.34	5.69	13.06				
MISCELLANEOUS									
TOTAL INCOME	4	8.54	9.34	5.69	13.06				
EXPENSE									
CLEANING	4	.72	.80	.50	1.10	.72	.80	.50	1.10
REPAIR-MAINT	4	.97	1.05	.77	1.06	.97	1.05	.77	1.06
UTILITIES	3	1.72	1.65			1.72	1.65		
RDS/GRNDS/SEC	3	.18	.06			.18	.06		
ADMINISTRATIVE	3	.71	.85			.71	.85		
TOTAL OPER EXP	3	4.02	4.01			4.02	4.01		
FIXED EXPENSES	4	.75	.77	.46	1.23	.75	.77	.46	1.23
TOTAL OPER + FIX	3	4.82	4.49			4.82	4.49		
LEASING EXP	3	.48	.74						
TOTAL PAYROLL	2	.35	.26						
TOTAL CONTRACT	4	.71	.75	.44	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5851	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	3
AVG % OFFICE OCCUPANCY	93.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.18	3
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**4**
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	**.97**	**4**
PAYROLL	.35	2
ELEVATOR	.16	3
HVAC	.25	3
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**3**
ELECTRICAL	1.51	3
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	**.18**	**3**
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.71**	**3**
PAYROLL		
MGMT FEES	.47	3
PROF FEES	.15	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.18	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.75**	**4**
REAL ESTATE TAX	.62	4
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.48**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.19	2
TENANT ALTS	.82	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.35**	**2**
CLEANING		
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.71**	**4**
CLEANING	.56	4
REPAIR/MAINT	.50	4
RDS/GROUNDS	.16	3
SECURITY		
ADMINISTRATIVE	.53	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	236,947 SQ. FT.				236,947 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					10.70	11.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.70	11.05						
MISCELLANEOUS									
TOTAL INCOME	2	10.72	11.07						
EXPENSE									
CLEANING	3	.71	.58			.71	.58		
REPAIR-MAINT	3	.93	.94			.93	.94		
UTILITIES	3	2.26	2.37			2.26	2.37		
RDS/GRNDS/SEC	3	.28	.18			.28	.18		
ADMINISTRATIVE	3	.47	.49			.47	.49		
TOTAL OPER EXP	3	4.63	4.68			4.63	4.68		
FIXED EXPENSES	2	1.38	1.42			1.38	1.42		
TOTAL OPER+FIX	2	6.54	6.62			6.54	6.62		
LEASING EXP									
TOTAL PAYROLL	2	.35	.38						
TOTAL CONTRACT	3	.89	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12115	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	97.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.31	2
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.93	3
PAYROLL		
ELEVATOR	.11	2
HVAC	.28	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	3
ELECTRICAL	2.13	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER		
ADMIN TOTAL	.46	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.38	2
REAL ESTATE TAX	1.25	2
BUILDING INS	.19	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.35	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.89	3
CLEANING	.61	3
REPAIR/MAINT	.54	2
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	5,021,003 SQ. FT.				4,905,722 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	20					13.12	12.70	7.74	15.27
RETAIL AREA	8	13.24	7.43	6.05	12.74				
OTHER AREA	3	5.93	6.62						
TOTAL RENT	20	12.88	12.42	7.59	14.54				
MISCELLANEOUS	9	.51	.18	.09	.70				
TOTAL INCOME	20	13.11	12.42	7.68	14.72				
EXPENSE									
CLEANING	28	1.11	.91	.71	1.25	1.12	.93	.71	1.29
REPAIR-MAINT	28	1.49	1.38	1.08	1.60	1.50	1.39	1.08	1.60
UTILITIES	28	2.10	1.87	1.62	2.70	2.12	1.87	1.65	2.70
RDS/GRNDS/SEC	25	.48	.46	.29	.63	.50	.47	.30	.70
ADMINISTRATIVE	27	.58	.49	.28	.72	.61	.52	.33	.74
TOTAL OPER EXP	27	5.54	5.25	4.54	6.15	5.81	5.29	4.83	6.57
FIXED EXPENSES	28	2.26	1.85	1.08	3.50	2.36	1.91	1.17	3.80
TOTAL OPER+FIX	27	7.77	7.12	6.02	9.72	8.14	7.12	6.32	10.16
LEASING EXP	12	.29	.20	.04	.35				
TOTAL PAYROLL	27	1.18	.94	.66	1.32				
TOTAL CONTRACT	27	1.06	1.06	.77	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17431	28
AVG SQFT/RETAIL TENANT	1607	11
AVG SQFT/OFFICE WORKER	265	24
AVG % OFFICE OCCUPANCY	96.5	28
AVG % RETAIL OCCUPANCY	97.6	11
AVG $ RATE YR-END RENT	15.95	17
RENTABLE/GROSS SQFT	.87	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	27
PAYROLL	.96	6
CONTRACT	.77	26
SUP/MAT/MISC	.09	19
TRASH REMOVAL	.06	22
REPR/MAINT TOTAL	1.52	26
PAYROLL	.72	23
ELEVATOR	.28	25
HVAC	.16	24
ELECTRICAL	.07	24
STRUCT/ROOF	.06	8
PLUMBING	.03	20
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.27	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	25
ELECTRICAL	1.75	25
GAS	.20	18
FUEL OIL	.01	2
PURCH STEAM	.60	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	25
RDS/GNDS/SEC TOTAL	.46	24
RDS/GNDS TOTAL	.06	15
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.03	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	22
SEC PAYROLL	.53	4
SEC CONTRACTS	.40	19
SEC OTHER	.03	4
ADMIN TOTAL	.59	26
PAYROLL	.40	19
MGMT FEES	.50	10
PROF FEES	.04	15
GEN OFC EXP	.05	20
OTHER ADM EXP	.07	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	27
REAL ESTATE TAX	1.85	27
BUILDING INS	.27	26
PERS PROP TAX	.25	9
OTHER TAX	.41	5
LEASING EXPENSES	.29	12
ADV/PROMOTION	.01	5
COMMISSIONS	.07	3
PROF FEES	.17	7
TENANT ALTS	.20	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	27
CLEANING	.96	6
REPAIR/MAINT	.72	23
RDS/GROUNDS	.09	2
SECURITY	.53	4
ADMINISTRATIVE	.40	19
TOTAL CONTRACTS	1.06	27
CLEANING	.77	26
REPAIR/MAINT	.55	25
RDS/GROUNDS	.05	9
SECURITY	.40	19
ADMINISTRATIVE	.34	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,342,899 SQ. FT.				3,217,376 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.42	14.54	11.14	15.11
RETAIL AREA	2	18.87	20.83						
OTHER AREA	2	2.16	5.33						
TOTAL RENT	4	12.80	13.46	10.52	14.71				
MISCELLANEOUS	3	.53	.05						
TOTAL INCOME	4	13.16	13.47	10.54	15.63				
EXPENSE									
CLEANING	8	1.92	1.81	1.04	2.73	1.93	1.81	1.05	2.73
REPAIR-MAINT	8	2.21	2.03	1.85	2.73	2.22	2.04	1.87	2.73
UTILITIES	8	2.69	2.53	2.32	3.17	2.69	2.53	2.32	3.18
RDS/GRNDS/SEC	7	.54	.62	.32	.64	.56	.63	.34	.66
ADMINISTRATIVE	7	.37	.29	.13	.53	.38	.29	.14	.55
TOTAL OPER EXP	8	7.64	7.10	6.44	8.35	7.93	7.29	6.72	8.45
FIXED EXPENSES	7	2.99	1.73	1.22	3.60	3.09	1.88	1.22	3.69
TOTAL OPER + FIX	7	10.82	9.56	8.55	12.54	11.21	9.56	8.91	13.22
LEASING EXP	3	8.96	.98						
TOTAL PAYROLL	7	1.98	1.71	1.44	2.68				
TOTAL CONTRACT	8	1.28	1.18	.38	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	165206	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	5
AVG % OFFICE OCCUPANCY	96.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	26.99	2
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.92	8	**UTILITIES TOTAL**	2.69	8	SECURITY TOTAL	.62	6	**FIXED EXP TOTAL**	2.99	7	**TOTAL PAYROLL**	1.98	7
PAYROLL	1.21	4	ELECTRICAL	2.24	8	SEC PAYROLL	.51	3	REAL ESTATE TAX	2.74	7	CLEANING	1.21	4
CONTRACT	1.25	7	GAS	.15	5	SEC CONTRACTS	.44	4	BUILDING INS	.15	6	REPAIR/MAINT	.57	7
SUP/MAT/MISC	.12	8	FUEL OIL	.13	2	SEC OTHER	.11	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	8	PURCH STEAM	.50	4				OTHER TAX			SECURITY	.51	3
REPR/MAINT TOTAL	2.21	8	PURCH CH WTR			**ADMIN TOTAL**	.37	7				ADMINISTRATIVE	.23	6
PAYROLL	.87	7	COAL			PAYROLL	.23	6	**LEASING EXPENSES**	8.96	3	**TOTAL CONTRACTS**	1.28	8
ELEVATOR	.25	7	WATER/SEWER	.09	8	MGMT FEES	.19	2	ADV/PROMOTION			CLEANING	1.25	7
HVAC	.34	8	**RDS/GNDS/SEC**	.54	7	PROF FEES	.13	2	COMMISSIONS			REPAIR/MAINT	.92	8
ELECTRICAL	.22	8	**TOTAL**			GEN OFC EXP	.04	5	PROF FEES			RDS/GROUNDS	.04	4
STRUCT/ROOF	.19	2	RDS/GNDS TOTAL	.05	4	OTHER ADM EXP	.08	6	TENANT ALTS	8.91	3	SECURITY	.44	4
PLUMBING	.05	7	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.33	2
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR	.04	4				OTHER LEASING					
OTHER MAINT/SUP	.51	8	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,978,585 SQ. FT.				4,720,349 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.30	19.01	11.04	27.14
RETAIL AREA	4	23.44	21.75	10.24	39.41				
OTHER AREA									
TOTAL RENT	4	17.57	17.99	10.46	26.59				
MISCELLANEOUS	3	.38	.21						
TOTAL INCOME	4	17.86	18.10	10.47	27.17				
EXPENSE									
CLEANING	4	1.61	1.20	1.06	1.94	1.64	1.21	1.09	1.97
REPAIR-MAINT	4	2.10	1.96	1.40	2.60	2.14	1.99	1.44	2.63
UTILITIES	5	3.27	2.76	2.15	4.49	3.32	2.76	2.19	4.54
RDS/GRNDS/SEC	3	.32	.35			.34	.35		
ADMINISTRATIVE	5	.87	.41	.29	1.76	.92	.42	.32	1.77
TOTAL OPER EXP	4	7.30	6.13	5.96	8.08	7.80	6.62	6.12	8.88
FIXED EXPENSES	5	6.26	6.49	4.81	7.35	6.61	6.72	5.08	7.68
TOTAL OPER + FIX	4	13.40	12.13	10.93	15.03	14.32	12.46	11.64	16.01
LEASING EXP	4	8.72	4.68	.09	18.36				
TOTAL PAYROLL	5	3.22	1.32	.90	6.66				
TOTAL CONTRACT	5	1.37	1.31	.79	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	71314	5
AVG SQFT/RETAIL TENANT	1668	4
AVG SQFT/OFFICE WORKER	316	3
AVG % OFFICE OCCUPANCY	92.2	5
AVG % RETAIL OCCUPANCY	56.5	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	4	**UTILITIES TOTAL**	3.27	5	SECURITY TOTAL	.30	3	**FIXED EXP TOTAL**	6.26	5	**TOTAL PAYROLL**	3.22	5
PAYROLL			ELECTRICAL	2.76	5	SEC PAYROLL			REAL ESTATE TAX	5.96	5	CLEANING		
CONTRACT	1.41	4	GAS	.08	3	SEC CONTRACTS	.30	3	BUILDING INS	.31	5	REPAIR/MAINT	1.13	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.20	4	PURCH STEAM	.62	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.10	4	PURCH CH WTR			**ADMIN TOTAL**	.87	5				ADMINISTRATIVE	.59	5
PAYROLL	1.13	4	COAL			PAYROLL	.59	5	**LEASING EXPENSES**	8.72	4	**TOTAL CONTRACTS**	1.37	5
ELEVATOR	.30	4	WATER/SEWER	.10	5	MGMT FEES	.35	2	ADV/PROMOTION	.01	2	CLEANING	1.41	4
HVAC	.15	3	**RDS/GNDS/SEC**	.32	3	PROF FEES	.06	4	COMMISSIONS	.08	3	REPAIR/MAINT	.61	4
ELECTRICAL	.18	4	**TOTAL**			GEN OFC EXP	.06	4	PROF FEES	1.77	3	RDS/GROUNDS	.02	2
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.02	2	OTHER ADM EXP	.22	2	TENANT ALTS	9.77	3	SECURITY	.30	3
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.23	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.02	2				OTHER LEASING					
OTHER MAINT/SUP	.36	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,767,438 SQ. FT.				2,673,437 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	16					11.78	12.98	9.00	15.70
RETAIL AREA	2	3.31	8.09						
OTHER AREA									
TOTAL RENT	16	11.44	— 12.98	9.00	15.70				
MISCELLANEOUS	11	.16	.12	.04	.42				
TOTAL INCOME	16	11.53	13.48	9.00	15.70				
EXPENSE									
CLEANING	18	.98	.88	.72	1.40	1.00	.89	.72	1.45
REPAIR-MAINT	18	1.10	.83	.65	1.21	1.13	.83	.65	1.26
UTILITIES	18	1.89	1.80	1.50	2.33	1.93	1.80	1.50	2.33
RDS/GRNDS/SEC	18	.59	.47	.35	.74	.61	.48	.35	.76
ADMINISTRATIVE	17	.59	.58	.36	.93	.61	.66	.36	.93
TOTAL OPER EXP	18	5.36	4.75	4.40	6.33	5.55	4.82	4.50	6.33
FIXED EXPENSES	17	1.93	2.04	1.09	2.59	1.96	2.04	1.09	2.59
TOTAL OPER + FIX	17	7.50	7.27	5.88	8.47	7.62	7.27	6.11	8.47
LEASING EXP	11	.24	.16	.05	.60				
TOTAL PAYROLL	18	.87	.86	.56	1.27				
TOTAL CONTRACT	18	1.19	1.09	.92	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25220	17
AVG SQFT/RETAIL TENANT	4305	2
AVG SQFT/OFFICE WORKER	214	14
AVG % OFFICE OCCUPANCY	92.7	18
AVG % RETAIL OCCUPANCY	48.9	2
AVG $ RATE YR-END RENT	17.97	11
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**18**
PAYROLL		
CONTRACT	.77	18
SUP/MAT/MISC	.13	16
TRASH REMOVAL	.10	16
REPR/MAINT TOTAL	**1.10**	**18**
PAYROLL	.53	13
ELEVATOR	.09	18
HVAC	.20	18
ELECTRICAL	.16	16
STRUCT/ROOF	.04	6
PLUMBING	.03	13
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.19	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**18**
ELECTRICAL	1.80	17
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	17
RDS/GNDS/SEC	**.58**	**18**
TOTAL		
RDS/GNDS TOTAL	.16	18
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.12	17
RDS/GNDS OTHER	.06	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	15
SEC PAYROLL	.64	4
SEC CONTRACTS	.39	11
SEC OTHER	.03	2
ADMIN TOTAL	**.59**	**17**
PAYROLL	.34	13
MGMT FEES	.38	10
PROF FEES	.05	9
GEN OFC EXP	.04	10
OTHER ADM EXP	.10	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.93**	**17**
REAL ESTATE TAX	1.77	17
BUILDING INS	.16	17
PERS PROP TAX	1.17	3
OTHER TAX		
LEASING EXPENSES	**.24**	**11**
ADV/PROMOTION	.01	7
COMMISSIONS	.01	2
PROF FEES	.07	8
TENANT ALTS	.62	4
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**18**
CLEANING		
REPAIR/MAINT	.53	13
RDS/GROUNDS	.12	3
SECURITY	.64	4
ADMINISTRATIVE	.34	13
TOTAL CONTRACTS	**1.19**	**18**
CLEANING	.77	18
REPAIR/MAINT	.50	18
RDS/GROUNDS	.12	17
SECURITY	.39	11
ADMINISTRATIVE	.26	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	343,506 SQ. FT.				329,306 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	5					13.71	13.53	12.26	15.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.95	13.53	12.62	15.90				
MISCELLANEOUS	4	.36	.09	.06	.67				
TOTAL INCOME	5	14.25	13.59	13.26	15.96				
EXPENSE									
CLEANING	5	1.01	.91	.72	1.40	1.02	.91	.72	1.45
REPAIR-MAINT	5	.69	.67	.41	.94	.70	.67	.42	.94
UTILITIES	5	2.19	1.85	1.65	3.13	2.21	1.85	1.65	3.25
RDS/GRNDS/SEC	5	.40	.41	.30	.49	.42	.41	.30	.59
ADMINISTRATIVE	5	1.07	1.13	.36	1.94	1.12	1.13	.36	2.21
TOTAL OPER EXP	5	5.36	5.75	4.14	6.79	5.59	5.75	4.14	7.99
FIXED EXPENSES	5	2.03	2.04	1.27	2.76	2.12	2.04	1.27	3.22
TOTAL OPER + FIX	5	7.39	6.61	6.01	9.55	7.71	6.61	6.01	11.22
LEASING EXP	4	.57	.33	.12	.88				
TOTAL PAYROLL	4	1.01	.98	.58	1.57				
TOTAL CONTRACT	5	1.11	1.06	.83	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10968	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	4
AVG % OFFICE OCCUPANCY	93.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.04	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**5**
PAYROLL		
CONTRACT	.90	5
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	**.69**	**5**
PAYROLL	.29	3
ELEVATOR	.09	5
HVAC	.13	5
ELECTRICAL	.08	4
STRUCT/ROOF	.14	2
PLUMBING	.05	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.19**	**5**
ELECTRICAL	2.02	5
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC	**.39**	**5**
TOTAL		
RDS/GNDS TOTAL	.30	5
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.21	5
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL	.19	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.07**	**5**
PAYROLL	.83	3
MGMT FEES	.69	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.34	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.03**	**5**
REAL ESTATE TAX	1.77	5
BUILDING INS	.26	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.57**	**4**
ADV/PROMOTION	.04	2
COMMISSIONS	.01	2
PROF FEES	.11	3
TENANT ALTS	.61	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**4**
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS	.14	2
SECURITY	.19	2
ADMINISTRATIVE	.83	3
TOTAL CONTRACTS	**1.11**	**5**
CLEANING	.90	5
REPAIR/MAINT	.37	5
RDS/GROUNDS	.21	5
SECURITY		
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,714,912 SQ. FT.				1,714,912 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.81	11.02	8.20	13.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.81	11.02	8.20	13.81				
MISCELLANEOUS	2	.25	.25						
TOTAL INCOME	6	11.86	11.21	8.20	13.94				
EXPENSE									
CLEANING	8	1.09	.90	.76	1.53	1.09	.90	.76	1.53
REPAIR-MAINT	8	1.20	.96	.70	1.83	1.20	.96	.70	1.83
UTILITIES	8	1.98	1.67	1.46	2.80	1.98	1.67	1.46	2.80
RDS/GRNDS/SEC	8	.72	.74	.44	.97	.72	.74	.44	.97
ADMINISTRATIVE	7	.47	.51	.29	.67	.47	.51	.29	.67
TOTAL OPER EXP	8	5.82	4.85	4.41	7.34	5.82	4.85	4.41	7.34
FIXED EXPENSES	8	2.00	2.08	1.07	2.88	2.00	2.08	1.07	2.88
TOTAL OPER+FIX	8	7.81	7.77	6.31	8.75	7.81	7.77	6.31	8.75
LEASING EXP	2	.29	.33						
TOTAL PAYROLL	8	.83	.80	.52	1.23				
TOTAL CONTRACT	8	1.33	1.14	.99	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58106	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	7
AVG % OFFICE OCCUPANCY	94.9	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.15	2
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**8**
PAYROLL		
CONTRACT	.84	8
SUP/MAT/MISC	.15	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	**1.20**	**8**
PAYROLL	.55	6
ELEVATOR	.06	8
HVAC	.26	8
ELECTRICAL	.23	8
STRUCT/ROOF	.03	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.19	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**8**
ELECTRICAL	1.82	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC	**.72**	**8**
TOTAL		
RDS/GNDS TOTAL	.17	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	7
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	8
SEC PAYROLL	.81	2
SEC CONTRACTS	.44	7
SEC OTHER	.63	2
ADMIN TOTAL	**.47**	**7**
PAYROLL	.26	6
MGMT FEES	.27	3
PROF FEES	.05	3
GEN OFC EXP	.02	4
OTHER ADM EXP	.13	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.00**	**8**
REAL ESTATE TAX	1.83	8
BUILDING INS	.18	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.29**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**8**
CLEANING		
REPAIR/MAINT	.55	6
RDS/GROUNDS		
SECURITY	.81	2
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	**1.33**	**8**
CLEANING	.84	8
REPAIR/MAINT	.61	8
RDS/GROUNDS	.12	7
SECURITY	.44	7
ADMINISTRATIVE	.22	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	2,881,530 SQ. FT.				2,742,771 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						19.66	14.43	11.43	18.64
OFFICE AREA	32								
RETAIL AREA	12	27.33	25.89	12.94	37.14				
OTHER AREA	4	5.89	6.83	4.26	7.86				
TOTAL RENT	34	19.38	14.56	11.14	18.48				
MISCELLANEOUS	26	.44	.14	.03	.41				
TOTAL INCOME	34	19.70	14.75	11.17	18.86				
EXPENSE									
CLEANING	34	1.47	1.18	.88	1.52	1.52	1.25	.91	1.55
REPAIR-MAINT	32	1.35	1.18	.88	1.43	1.39	1.25	.92	1.44
UTILITIES	32	1.83	1.64	1.33	1.98	1.88	1.64	1.33	2.01
RDS/GRNDS/SEC	31	.59	.34	.20	.75	.62	.36	.21	.75
ADMINISTRATIVE	33	1.25	.84	.59	1.29	1.31	.85	.59	1.36
TOTAL OPER EXP	30	6.67	5.33	4.31	6.17	6.98	5.45	4.31	6.86
FIXED EXPENSES	26	1.81	1.91	1.01	2.43	1.88	2.01	1.04	2.43
TOTAL OPER + FIX	25	8.87	7.19	5.77	10.09	9.16	7.19	5.77	10.73
LEASING EXP	24	1.47	.52	.24	1.09				
TOTAL PAYROLL	26	1.46	.87	.35	1.77				
TOTAL CONTRACT	30	1.40	1.15	.77	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1587	32
AVG SQFT/RETAIL TENANT	1837	13
AVG SQFT/OFFICE WORKER	253	23
AVG % OFFICE OCCUPANCY	93.3	34
AVG % RETAIL OCCUPANCY	95.7	15
AVG $ RATE YR-END RENT	32.55	30
RENTABLE/GROSS SQFT	.91	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**32**
PAYROLL	.95	7
CONTRACT	.98	30
SUP/MAT/MISC	.14	25
TRASH REMOVAL	.12	28
REPR/MAINT TOTAL	**1.35**	**31**
PAYROLL	.66	20
ELEVATOR	.23	29
HVAC	.20	29
ELECTRICAL	.06	22
STRUCT/ROOF	.14	19
PLUMBING	.04	21
FIRE/LIFE SFTY	.09	16
OTHER MAINT/SUP	.25	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**31**
ELECTRICAL	1.46	27
GAS	.33	19
FUEL OIL	.15	5
PURCH STEAM	.36	5
PURCH CH WTR		
COAL		
WATER/SEWER	.16	31
RDS/GNDS/SEC TOTAL	**.83**	**29**
RDS/GNDS TOTAL	.26	25
RDS/GNDS PAYRL	.40	5
RDS/GNDS CONTR	.14	20
RDS/GNDS OTHER	.06	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	27
SEC PAYROLL	.34	5
SEC CONTRACTS	.44	22
SEC OTHER	.02	8
ADMIN TOTAL	**1.27**	**30**
PAYROLL	.60	16
MGMT FEES	.72	23
PROF FEES	.16	24
GEN OFC EXP	.10	19
OTHER ADM EXP	.16	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.91**	**27**
REAL ESTATE TAX	1.62	27
BUILDING INS	.22	32
PERS PROP TAX	.03	5
OTHER TAX	.09	11
LEASING EXPENSES	**1.47**	**24**
ADV/PROMOTION	.25	10
COMMISSIONS	.03	6
PROF FEES	.24	10
TENANT ALTS	1.27	21
BUY-OUTS		
OTHER LEASING	.51	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.46**	**26**
CLEANING	.95	7
REPAIR/MAINT	.66	20
RDS/GROUNDS	.40	5
SECURITY	.34	5
ADMINISTRATIVE	.60	16
TOTAL CONTRACTS	**1.40**	**30**
CLEANING	.98	30
REPAIR/MAINT	.63	30
RDS/GROUNDS	.14	20
SECURITY	.44	22
ADMINISTRATIVE	.66	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	221,177 SQ. FT.				221,177 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						12.06	10.86	9.11	15.88
OFFICE AREA	8								
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.06	10.86	9.11	15.88				
MISCELLANEOUS	8	.15	.07	.03	.14				
TOTAL INCOME	9	12.20	10.89	9.20	15.92				
EXPENSE									
CLEANING	9	.88	.97	.33	1.19	.88	.97	.33	1.19
REPAIR-MAINT	8	.90	.98	.64	1.11	.90	.98	.64	1.11
UTILITIES	7	1.36	1.49	1.03	1.57	1.36	1.49	1.03	1.57
RDS/GRNDS/SEC	8	.26	.21	.12	.37	.26	.21	.12	.37
ADMINISTRATIVE	9	.72	.61	.59	.78	.72	.61	.59	.78
TOTAL OPER EXP	6	4.18	4.13	3.95	4.32	4.18	4.13	3.95	4.32
FIXED EXPENSES	8	1.90	1.89	1.15	2.33	1.90	1.89	1.15	2.33
TOTAL OPER + FIX	6	5.92	5.71	5.21	6.74	5.92	5.71	5.21	6.74
LEASING EXP	6	1.79	.73	.64	3.21				
TOTAL PAYROLL	3	.31	.20						
TOTAL CONTRACT	9	.86	.90	.41	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1890	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	345	3
AVG % OFFICE OCCUPANCY	92.7	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.18	9
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**9**
PAYROLL		
CONTRACT	.69	9
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.11	9
REPR/MAINT TOTAL	**.90**	**8**
PAYROLL	.18	2
ELEVATOR	.10	6
HVAC	.20	8
ELECTRICAL	.08	5
STRUCT/ROOF	.29	4
PLUMBING	.04	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.36**	**7**
ELECTRICAL	1.11	7
GAS	.17	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	7
RDS/GNDS/SEC TOTAL	**.26**	**8**
RDS/GNDS TOTAL	.20	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	8
RDS/GNDS OTHER	.06	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	7
SEC PAYROLL		
SEC CONTRACTS	.06	5
SEC OTHER	.08	2
ADMIN TOTAL	**.72**	**9**
PAYROLL		
MGMT FEES	.57	8
PROF FEES	.12	6
GEN OFC EXP	.06	5
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.90**	**8**
REAL ESTATE TAX	1.60	8
BUILDING INS	.28	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.79**	**6**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.29	4
TENANT ALTS	1.60	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.31**	**3**
CLEANING		
REPAIR/MAINT	.18	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.86**	**9**
CLEANING	.69	9
REPAIR/MAINT	.51	8
RDS/GROUNDS	.16	8
SECURITY	.06	5
ADMINISTRATIVE	.65	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,169,872 SQ. FT.				1,149,658 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					15.41	14.25	11.77	18.11
RETAIL AREA	5	13.69	16.59	5.57	34.59				
OTHER AREA	3	5.60	6.46						
TOTAL RENT	15	15.38	14.26	11.69	18.11				
MISCELLANEOUS	11	.77	.15	.07	.66				
TOTAL INCOME	15	15.95	14.43	12.03	18.75				
EXPENSE									
CLEANING	15	1.16	1.18	.80	1.45	1.17	1.18	.80	1.48
REPAIR-MAINT	15	1.25	1.27	.85	1.54	1.26	1.27	.87	1.54
UTILITIES	15	1.69	1.64	1.26	1.98	1.70	1.64	1.26	2.01
RDS/GRNDS/SEC	13	.45	.28	.19	.64	.46	.30	.20	.64
ADMINISTRATIVE	15	.99	.95	.67	1.21	1.01	.95	.67	1.28
TOTAL OPER EXP	15	5.49	5.33	4.87	5.77	5.59	5.45	4.87	5.96
FIXED EXPENSES	14	2.05	2.15	1.03	2.47	2.08	2.15	1.03	2.47
TOTAL OPER+FIX	14	7.50	7.37	5.91	7.87	7.61	7.42	5.91	7.87
LEASING EXP	12	.89	.44	.18	.88				
TOTAL PAYROLL	14	1.06	.94	.43	1.15				
TOTAL CONTRACT	12	1.24	1.20	.79	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1904	15
AVG SQFT/RETAIL TENANT	1215	5
AVG SQFT/OFFICE WORKER	310	13
AVG % OFFICE OCCUPANCY	92.4	15
AVG % RETAIL OCCUPANCY	95.2	5
AVG $ RATE YR-END RENT	39.96	13
RENTABLE/GROSS SQFT	.89	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**14**	**UTILITIES TOTAL**	**1.69**	**15**	SECURITY TOTAL	.37	12	**FIXED EXP TOTAL**	**2.05**	**14**	**TOTAL PAYROLL**	**1.06**	**14**
PAYROLL	1.14	3	ELECTRICAL	1.22	15	SEC PAYROLL	.25	4	REAL ESTATE TAX	1.78	14	CLEANING	1.14	3
CONTRACT	.92	12	GAS	.29	8	SEC CONTRACTS	.35	10	BUILDING INS	.18	15	REPAIR/MAINT	.52	13
SUP/MAT/MISC	.11	10	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS	.18	2
TRASH REMOVAL	.07	10	PURCH STEAM	.46	3	**ADMIN TOTAL**	**.98**	**14**	OTHER TAX	.16	7	SECURITY	.25	4
REPR/MAINT TOTAL	**1.25**	**14**	PURCH CH WTR			PAYROLL	.45	8	**LEASING EXPENSES**	**.89**	**12**	ADMINISTRATIVE	.45	8
PAYROLL	.52	13	COAL			MGMT FEES	.65	11	ADV/PROMOTION	.10	5	**TOTAL CONTRACTS**	**1.24**	**12**
ELEVATOR	.20	14	WATER/SEWER	.17	15	PROF FEES	.07	12	COMMISSIONS	.03	4	CLEANING	.92	12
HVAC	.18	14	**RDS/GNDS/SEC**	**.46**	**12**	GEN OFC EXP	.06	8	PROF FEES	.23	6	REPAIR/MAINT	.52	14
ELECTRICAL	.04	13	**TOTAL**			OTHER ADM EXP	.13	12	TENANT ALTS	.93	9	RDS/GROUNDS	.05	8
STRUCT/ROOF	.07	11	RDS/GNDS TOTAL	.11	10				BUY-OUTS			SECURITY	.35	10
PLUMBING	.02	12	RDS/GNDS PAYRL	.18	2				OTHER LEASING	.04	2	ADMINISTRATIVE	.58	14
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.05	8									
OTHER MAINT/SUP	.28	12	RDS/GNDS OTHER	.05	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,320,857 SQ. FT.				1,237,311 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					24.95	23.69	18.10	34.86
RETAIL AREA	7	30.13	30.61	17.96	41.94				
OTHER AREA									
TOTAL RENT	8	25.77	24.66	16.13	35.40				
MISCELLANEOUS	5	.19	.29	.02	.39				
TOTAL INCOME	8	25.90	24.68	16.28	35.79				
EXPENSE									
CLEANING	8	1.89	1.51	1.34	2.34	1.96	1.53	1.38	2.43
REPAIR-MAINT	7	1.57	1.44	1.14	1.53	1.61	1.44	1.18	1.53
UTILITIES	8	2.05	1.96	1.70	2.27	2.10	2.05	1.70	2.30
RDS/GRNDS/SEC	8	.77	.81	.55	1.14	.83	.87	.57	1.18
ADMINISTRATIVE	7	1.63	1.57	.67	2.30	1.75	1.74	.72	2.42
TOTAL OPER EXP	7	8.48	9.48	5.91	9.74	8.97	9.62	6.25	10.44
FIXED EXPENSES	6	1.57	1.74	.95	1.98	1.68	1.86	1.05	2.02
TOTAL OPER+FIX	5	11.05	11.46	10.09	11.99	11.74	11.67	10.73	12.86
LEASING EXP	4	1.86	.36	.24	3.26				
TOTAL PAYROLL	7	2.13	1.59	1.17	2.39				
TOTAL CONTRACT	7	1.68	1.59	1.24	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1353	8
AVG SQFT/RETAIL TENANT	1825	6
AVG SQFT/OFFICE WORKER	214	7
AVG % OFFICE OCCUPANCY	93.9	8
AVG % RETAIL OCCUPANCY	96.7	6
AVG $ RATE YR-END RENT	32.37	6
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.95**	**7**	**UTILITIES TOTAL**	**2.11**	**7**	SECURITY TOTAL	.84	6	**FIXED EXP TOTAL**	**1.74**	**5**	**TOTAL PAYROLL**	**2.13**	**7**
PAYROLL	.89	4	ELECTRICAL	1.86	5	SEC PAYROLL			REAL ESTATE TAX	1.42	5	CLEANING	.89	4
CONTRACT	1.10	7	GAS	.38	6	SEC CONTRACTS	.63	5	BUILDING INS	.26	6	REPAIR/MAINT	.88	5
SUP/MAT/MISC	.18	5	FUEL OIL	.04	3	SEC OTHER	.02	3	PERS PROP TAX	.05	2	RDS/GROUNDS	.48	3
TRASH REMOVAL	.17	7	PURCH STEAM	.28	2	**ADMIN TOTAL**	**1.95**	**5**	OTHER TAX	.03	4	SECURITY		
REPR/MAINT TOTAL	**1.57**	**7**	PURCH CH WTR			PAYROLL	.79	5				ADMINISTRATIVE	.79	5
PAYROLL	.88	5	COAL			MGMT FEES	1.09	2	**LEASING EXPENSES**	**1.96**	**4**			
ELEVATOR	.28	5	WATER/SEWER	.17	7	PROF FEES	.29	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.69**	**7**
HVAC	.27	5	**RDS/GNDS/SEC**	**.89**	**7**	GEN OFC EXP	.15	4	COMMISSIONS			CLEANING	1.10	7
ELECTRICAL	.08	4	**TOTAL**			OTHER ADM EXP	.32	3	PROF FEES			REPAIR/MAINT	.84	6
STRUCT/ROOF	.23	4	RDS/GNDS TOTAL	.47	5				TENANT ALTS	1.66	4	RDS/GROUNDS	.20	4
PLUMBING	.06	4	RDS/GNDS PAYRL	.48	3				BUY-OUTS			SECURITY	.83	5
FIRE/LIFE SFTY	.14	5	RDS/GNDS CONTR	.20	4				OTHER LEASING	.20	2	ADMINISTRATIVE	.84	4
OTHER MAINT/SUP	.24	4	RDS/GNDS OTHER	.10	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	63 BLDS	3,876,423 SQ. FT.			3,813,356 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE		DOLLARS/SQ. FT.	MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	61					13.51	12.94	9.87	16.51
RETAIL AREA	9	18.51	15.51	8.66	21.03				
OTHER AREA									
TOTAL RENT	62	14.06	13.36	10.16	16.27				
MISCELLANEOUS	44	.83	.25	.04	.91				
TOTAL INCOME	62	14.62	13.59	10.62	16.54				
EXPENSE									
CLEANING	57	.99	.96	.69	1.12	.99	.96	.69	1.12
REPAIR-MAINT	59	.86	.83	.62	1.11	.85	.82	.59	1.09
UTILITIES	59	1.75	1.79	1.46	2.08	1.75	1.79	1.37	2.11
RDS/GRNDS/SEC	60	.40	.33	.19	.48	.41	.33	.19	.48
ADMINISTRATIVE	59	.96	.73	.56	1.03	.98	.74	.56	1.06
TOTAL OPER EXP	54	5.02	4.89	4.12	5.62	5.10	4.91	4.17	5.88
FIXED EXPENSES	56	1.47	1.42	.97	1.84	1.50	1.44	1.01	1.84
TOTAL OPER+FIX	50	6.63	6.60	5.55	7.57	6.75	6.72	5.55	7.73
LEASING EXP	53	1.26	.24	.08	.60				
TOTAL PAYROLL	52	.71	.54	.25	.91				
TOTAL CONTRACT	63	1.13	1.04	.82	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2254	59
AVG SQFT/RETAIL TENANT	1368	9
AVG SQFT/OFFICE WORKER	305	38
AVG % OFFICE OCCUPANCY	90.3	62
AVG % RETAIL OCCUPANCY	85.8	9
AVG $ RATE YR-END RENT	16.96	55
RENTABLE/GROSS SQFT	.92	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**57**
PAYROLL	.38	2
CONTRACT	.88	57
SUP/MAT/MISC	.07	47
TRASH REMOVAL	.06	52
REPR/MAINT TOTAL	**.86**	**59**
PAYROLL	.38	42
ELEVATOR	.11	52
HVAC	.18	53
ELECTRICAL	.04	39
STRUCT/ROOF	.06	16
PLUMBING	.05	36
FIRE/LIFE SFTY	.02	20
OTHER MAINT/SUP	.18	58

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.75**	**59**
ELECTRICAL	1.43	59
GAS	.13	39
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	58
RDS/GNDS/SEC TOTAL	**.40**	**60**
RDS/GNDS TOTAL	.18	52
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.15	51
RDS/GNDS OTHER	.05	28

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	50
SEC PAYROLL	.36	10
SEC CONTRACTS	.24	40
SEC OTHER	.02	16
ADMIN TOTAL	**.96**	**59**
PAYROLL	.46	23
MGMT FEES	.57	57
PROF FEES	.11	35
GEN OFC EXP	.08	42
OTHER ADM EXP	.09	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.47**	**56**
REAL ESTATE TAX	1.33	56
BUILDING INS	.15	57
PERS PROP TAX	.02	3
OTHER TAX	.06	10
LEASING EXPENSES	**1.26**	**53**
ADV/PROMOTION	.03	29
COMMISSIONS	.11	12
PROF FEES	.56	31
TENANT ALTS	1.36	27
BUY-OUTS		
OTHER LEASING	.07	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**52**
CLEANING	.38	2
REPAIR/MAINT	.38	42
RDS/GROUNDS	.02	2
SECURITY	.36	10
ADMINISTRATIVE	.46	23
TOTAL CONTRACTS	**1.13**	**63**
CLEANING	.88	57
REPAIR/MAINT	.38	59
RDS/GROUNDS	.15	51
SECURITY	.24	40
ADMINISTRATIVE	.58	59

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	650,824 SQ. FT.			647,056 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE		DOLLARS/SQ. FT.	MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					12.86	12.53	9.60	15.61
RETAIL AREA	2	7.30	6.95						
OTHER AREA									
TOTAL RENT	23	12.84	12.53	9.62	15.61				
MISCELLANEOUS	15	.60	.28	.04	.86				
TOTAL INCOME	23	13.22	12.85	9.93	15.75				
EXPENSE									
CLEANING	22	.94	.98	.67	1.12	.95	.98	.67	1.12
REPAIR-MAINT	21	.97	.82	.68	1.23	.98	.82	.69	1.23
UTILITIES	21	1.76	1.79	1.15	2.18	1.76	1.79	1.15	2.18
RDS/GRNDS/SEC	23	.34	.32	.17	.44	.34	.32	.17	.46
ADMINISTRATIVE	22	.92	.72	.56	1.06	.93	.72	.56	1.06
TOTAL OPER EXP	19	5.30	4.97	4.29	5.69	5.34	4.97	4.29	5.69
FIXED EXPENSES	23	1.53	1.54	1.06	1.84	1.54	1.54	1.06	1.84
TOTAL OPER+FIX	19	6.87	6.75	5.61	7.69	6.91	6.75	5.61	7.69
LEASING EXP	16	1.18	.11	.05	.52				
TOTAL PAYROLL	17	.79	.46	.22	.77				
TOTAL CONTRACT	23	1.05	1.04	.65	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1640	21
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	283	11
AVG % OFFICE OCCUPANCY	86.4	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.28	20
RENTABLE/GROSS SQFT	.92	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**22**
PAYROLL		
CONTRACT	.78	22
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.10	22
REPR/MAINT TOTAL	**.97**	**21**
PAYROLL	.49	16
ELEVATOR	.10	16
HVAC	.22	20
ELECTRICAL	.08	12
STRUCT/ROOF	.06	3
PLUMBING	.03	9
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.22	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**21**
ELECTRICAL	1.46	21
GAS	.26	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	20
RDS/GNDS/SEC TOTAL	**.34**	**23**
RDS/GNDS TOTAL	.23	21
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	21
RDS/GNDS OTHER	.07	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	20
SEC PAYROLL	.12	2
SEC CONTRACTS	.15	17
SEC OTHER	.02	6
ADMIN TOTAL	**.92**	**22**
PAYROLL	1.10	3
MGMT FEES	.64	22
PROF FEES	.08	14
GEN OFC EXP	.03	15
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**23**
REAL ESTATE TAX	1.39	23
BUILDING INS	.18	18
PERS PROP TAX	.01	2
OTHER TAX	.03	2
LEASING EXPENSES	**1.18**	**16**
ADV/PROMOTION	.05	8
COMMISSIONS	.16	3
PROF FEES	.43	7
TENANT ALTS	2.00	7
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**17**
CLEANING		
REPAIR/MAINT	.49	16
RDS/GROUNDS		
SECURITY	.12	2
ADMINISTRATIVE	1.10	3
TOTAL CONTRACTS	**1.05**	**23**
CLEANING	.78	22
REPAIR/MAINT	.36	21
RDS/GROUNDS	.19	21
SECURITY	.15	17
ADMINISTRATIVE	.70	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,080,789 SQ. FT.				1,078,969 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.78	13.85	11.15	19.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	16.04	14.62	12.77	19.62				
MISCELLANEOUS	12	1.88	.26	.01	3.30				
TOTAL INCOME	16	17.35	15.96	12.78	20.96				
EXPENSE									
CLEANING	16	1.17	1.01	.75	1.25	1.17	1.01	.76	1.25
REPAIR-MAINT	15	.94	.85	.63	1.04	.94	.85	.63	1.04
UTILITIES	16	2.03	1.98	1.64	2.38	2.03	1.98	1.64	2.38
RDS/GRNDS/SEC	16	.39	.31	.14	.52	.39	.31	.14	.52
ADMINISTRATIVE	16	.95	.80	.58	1.02	.95	.80	.58	1.02
TOTAL OPER EXP	16	5.48	5.00	4.28	6.51	5.48	5.00	4.28	6.62
FIXED EXPENSES	16	1.63	1.48	1.04	2.17	1.64	1.48	1.04	2.17
TOTAL OPER + FIX	16	7.11	6.67	5.61	7.88	7.12	6.67	5.61	7.99
LEASING EXP	14	2.49	.31	.11	1.56				
TOTAL PAYROLL	15	.68	.54	.26	.97				
TOTAL CONTRACT	16	1.29	1.07	.95	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2334	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	13
AVG % OFFICE OCCUPANCY	91.5	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.92	13
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**16**	**UTILITIES TOTAL**	**2.03**	**16**	SECURITY TOTAL	.26	15	**FIXED EXP TOTAL**	**1.63**	**16**	**TOTAL PAYROLL**	**.68**	**15**
PAYROLL			ELECTRICAL	1.73	16	SEC PAYROLL	.30	4	REAL ESTATE TAX	1.44	16	CLEANING		
CONTRACT	1.01	16	GAS	.14	12	SEC CONTRACTS	.20	13	BUILDING INS	.18	15	REPAIR/MAINT	.38	14
SUP/MAT/MISC	.08	11	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	15	PURCH STEAM			**ADMIN TOTAL**	**.95**	**16**	OTHER TAX	.05	5	SECURITY	.30	4
REPR/MAINT TOTAL	**.94**	**16**	PURCH CH WTR			PAYROLL	.58	5				ADMINISTRATIVE	.58	5
PAYROLL	.38	14	COAL			MGMT FEES	.60	16	**LEASING EXPENSES**	**2.49**	**14**			
ELEVATOR	.14	16	WATER/SEWER	.13	16	PROF FEES	.11	10	ADV/PROMOTION	.02	9	**TOTAL CONTRACTS**	**1.29**	**16**
HVAC	.18	14	**RDS/GNDS/SEC**	**.39**	**16**	GEN OFC EXP	.04	11	COMMISSIONS	.02	4	CLEANING	1.01	16
ELECTRICAL	.04	13	**TOTAL**			OTHER ADM EXP	.10	10	PROF FEES	.90	11	REPAIR/MAINT	.42	16
STRUCT/ROOF	.15	6	RDS/GNDS TOTAL	.15	15				TENANT ALTS	3.18	7	RDS/GROUNDS	.13	14
PLUMBING	.03	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	13
FIRE/LIFE SFTY	.03	10	RDS/GNDS CONTR	.13	14				OTHER LEASING			ADMINISTRATIVE	.67	16
OTHER MAINT/SUP	.20	15	RDS/GNDS OTHER	.06	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,775,974 SQ. FT.				1,719,111 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.33	13.13	11.55	14.17
RETAIL AREA	6	20.12	19.24	17.14	21.82				
OTHER AREA									
TOTAL RENT	10	13.77	13.46	12.13	14.39				
MISCELLANEOUS	7	.29	.11	.06	.56				
TOTAL INCOME	10	13.96	14.02	12.24	14.43				
EXPENSE									
CLEANING	11	.92	.94	.81	1.00	.93	.94	.81	1.02
REPAIR-MAINT	11	.80	.92	.56	1.00	.81	.92	.56	1.00
UTILITIES	11	1.59	1.62	1.41	1.83	1.62	1.62	1.42	1.92
RDS/GRNDS/SEC	11	.47	.47	.42	.56	.49	.48	.42	.60
ADMINISTRATIVE	11	1.04	.91	.67	1.10	1.08	.97	.70	1.15
TOTAL OPER EXP	11	4.83	4.93	4.28	5.49	4.99	5.10	4.32	5.97
FIXED EXPENSES	9	1.38	1.29	1.01	1.65	1.44	1.29	1.04	1.78
TOTAL OPER + FIX	9	6.35	6.40	5.51	7.45	6.58	6.83	5.64	7.82
LEASING EXP	10	.78	.30	.11	.56				
TOTAL PAYROLL	11	.72	.73	.47	.93				
TOTAL CONTRACT	11	1.14	1.03	.97	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2627	11
AVG SQFT/RETAIL TENANT	1548	7
AVG SQFT/OFFICE WORKER	381	5
AVG % OFFICE OCCUPANCY	91.5	11
AVG % RETAIL OCCUPANCY	86.2	7
AVG $ RATE YR-END RENT	16.96	11
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**11**	**UTILITIES TOTAL**	**1.59**	**11**	SECURITY TOTAL	.38	11	**FIXED EXP TOTAL**	**1.38**	**9**	**TOTAL PAYROLL**	**.72**	**11**
PAYROLL			ELECTRICAL	1.22	11	SEC PAYROLL	.40	4	REAL ESTATE TAX	1.27	9	CLEANING		
CONTRACT	.85	11	GAS	.11	9	SEC CONTRACTS	.31	8	BUILDING INS	.13	11	REPAIR/MAINT	.31	9
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM			**ADMIN TOTAL**	**1.04**	**11**	OTHER TAX	.06	3	SECURITY	.40	4
REPR/MAINT TOTAL	**.80**	**11**	PURCH CH WTR			PAYROLL	.39	9				ADMINISTRATIVE	.39	9
PAYROLL	.31	9	COAL			MGMT FEES	.59	9	**LEASING EXPENSES**	**.78**	**10**			
ELEVATOR	.10	11	WATER/SEWER	.17	11	PROF FEES	.13	7	ADV/PROMOTION	.04	4	**TOTAL CONTRACTS**	**1.14**	**11**
HVAC	.17	11	**RDS/GNDS/SEC**	**.47**	**11**	GEN OFC EXP	.11	10	COMMISSIONS	.13	5	CLEANING	.85	11
ELECTRICAL	.04	10	**TOTAL**			OTHER ADM EXP	.11	8	PROF FEES	.30	3	REPAIR/MAINT	.39	11
STRUCT/ROOF	.01	5	RDS/GNDS TOTAL	.20	6				TENANT ALTS	.73	8	RDS/GROUNDS	.16	6
PLUMBING	.08	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	8
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.16	6				OTHER LEASING	.06	3	ADMINISTRATIVE	.55	11
OTHER MAINT/SUP	.17	11	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	101 BLDS	25,178,105 SQ. FT.				24,491,344 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					17.36	17.73	12.17	19.46
RETAIL AREA	17	18.19	13.28	9.02	21.87				
OTHER AREA									
TOTAL RENT	41	17.04	17.47	12.17	19.07				
MISCELLANEOUS	18	.97	.10	.06	.40				
TOTAL INCOME	41	17.38	17.47	12.17	19.82				
EXPENSE									
CLEANING	97	1.47	1.11	.90	1.55	1.48	1.15	.91	1.55
REPAIR-MAINT	95	1.89	1.57	1.02	2.06	1.90	1.57	1.06	2.07
UTILITIES	96	2.31	1.90	1.58	2.35	2.31	1.90	1.59	2.35
RDS/GRNDS/SEC	92	.68	.61	.24	.96	.70	.64	.24	.96
ADMINISTRATIVE	98	.50	.49	.30	.95	.62	.49	.31	.97
TOTAL OPER EXP	91	6.96	6.16	5.02	7.20	7.16	6.51	5.26	7.66
FIXED EXPENSES	85	3.11	2.10	1.12	3.65	3.20	2.10	1.12	3.70
TOTAL OPER+FIX	77	9.82	8.44	6.48	10.72	10.12	8.92	6.72	10.83
LEASING EXP	18	.30	.12	.02	.55				
TOTAL PAYROLL	91	2.11	1.43	.71	2.92				
TOTAL CONTRACT	93	1.06	1.12	.63	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	297848	87
AVG SQFT/RETAIL TENANT	2247	16
AVG SQFT/OFFICE WORKER	258	83
AVG % OFFICE OCCUPANCY	98.3	94
AVG % RETAIL OCCUPANCY	84.8	18
AVG $ RATE YR-END RENT	19.61	21
RENTABLE/GROSS SQFT	.87	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.49**	**93**
PAYROLL	.96	57
CONTRACT	.82	85
SUP/MAT/MISC	.12	76
TRASH REMOVAL	.08	84
REPR/MAINT TOTAL	**1.91**	**92**
PAYROLL	.93	83
ELEVATOR	.24	79
HVAC	.30	78
ELECTRICAL	.14	73
STRUCT/ROOF	.09	50
PLUMBING	.10	64
FIRE/LIFE SFTY	.04	54
OTHER MAINT/SUP	.37	84

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.15**	**91**
ELECTRICAL	1.78	89
GAS	.20	59
FUEL OIL	.08	22
PURCH STEAM	.34	26
PURCH CH WTR	.48	8
COAL		
WATER/SEWER	.08	62
RDS/GNDS/SEC TOTAL	**.67**	**89**
RDS/GNDS TOTAL	.12	68
RDS/GNDS PAYRL	.09	33
RDS/GNDS CONTR	.05	59
RDS/GNDS OTHER	.05	50

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.63	76
SEC PAYROLL	.43	44
SEC CONTRACTS	.35	64
SEC OTHER	.07	44
ADMIN TOTAL	**.58**	**94**
PAYROLL	.37	78
MGMT FEES	.32	28
PROF FEES	.08	18
GEN OFC EXP	.09	54
OTHER ADM EXP	.11	63

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.16**	**81**
REAL ESTATE TAX	2.83	81
BUILDING INS	.16	75
PERS PROP TAX	.98	13
OTHER TAX	.17	15
LEASING EXPENSES	**.30**	**18**
ADV/PROMOTION	.01	5
COMMISSIONS		
PROF FEES	.10	4
TENANT ALTS	.53	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.11**	**91**
CLEANING	.96	57
REPAIR/MAINT	.93	83
RDS/GROUNDS	.09	33
SECURITY	.43	44
ADMINISTRATIVE	.37	78
TOTAL CONTRACTS	**1.06**	**93**
CLEANING	.82	85
REPAIR/MAINT	.81	82
RDS/GROUNDS	.05	59
SECURITY	.35	64
ADMINISTRATIVE	.27	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	347,654 SQ. FT.				330,162 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.93	18.45	15.84	19.00
RETAIL AREA	4	8.64	9.02	6.17	9.89				
OTHER AREA									
TOTAL RENT	7	16.29	17.54	15.23	18.42				
MISCELLANEOUS	3	.26	.10						
TOTAL INCOME	7	16.38	17.54	15.28	18.76				
EXPENSE									
CLEANING	11	.96	.96	.82	1.13	1.01	1.04	.82	1.33
REPAIR-MAINT	9	.98	.80	.66	1.13	1.03	.86	.73	1.19
UTILITIES	10	1.66	1.68	1.15	2.05	1.72	1.78	1.15	2.05
RDS/GRNDS/SEC	8	.37	.13	.04	.50	.38	.14	.05	.50
ADMINISTRATIVE	11	.69	.67	.35	1.04	.73	.76	.35	1.12
TOTAL OPER EXP	8	4.87	4.70	4.37	6.07	5.19	5.50	4.65	6.07
FIXED EXPENSES	8	1.95	1.95	1.27	2.27	2.11	1.95	1.36	2.67
TOTAL OPER+FIX	6	6.65	6.53	5.28	7.79	7.32	7.34	5.95	8.46
LEASING EXP	4	.38	.04	.01	.91				
TOTAL PAYROLL	7	.71	.81	.38	.83				
TOTAL CONTRACT	9	1.11	1.03	.82	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27513	11
AVG SQFT/RETAIL TENANT	1944	4
AVG SQFT/OFFICE WORKER	248	9
AVG % OFFICE OCCUPANCY	100.0	11
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	14.59	6
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**10**
PAYROLL		
CONTRACT	.83	9
SUP/MAT/MISC	.15	7
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	**.95**	**9**
PAYROLL	.45	6
ELEVATOR	.11	7
HVAC	.26	9
ELECTRICAL	.05	7
STRUCT/ROOF	.04	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.25	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.66**	**10**
ELECTRICAL	1.42	10
GAS	.20	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	9
RDS/GNDS/SEC TOTAL	**.37**	**8**
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	5
SEC PAYROLL		
SEC CONTRACTS	.63	4
SEC OTHER	.11	2
ADMIN TOTAL	**.70**	**10**
PAYROLL	.31	5
MGMT FEES	.59	8
PROF FEES	.16	2
GEN OFC EXP	.04	6
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.96**	**7**
REAL ESTATE TAX	1.62	7
BUILDING INS	.30	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.38**	**4**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.44	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**7**
CLEANING		
REPAIR/MAINT	.45	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	5
TOTAL CONTRACTS	**1.11**	**9**
CLEANING	.83	9
REPAIR/MAINT	.43	9
RDS/GROUNDS	.05	4
SECURITY	.63	4
ADMINISTRATIVE	.62	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	409,817 SQ. FT.				409,817 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					10.47	10.70		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.47	10.70						
MISCELLANEOUS									
TOTAL INCOME	2	10.51	10.74						
EXPENSE									
CLEANING	5	1.00	.99	.86	1.21	1.00	.99	.86	1.21
REPAIR-MAINT	5	1.19	1.23	.75	1.47	1.19	1.23	.75	1.47
UTILITIES	5	2.31	1.87	1.44	3.11	2.31	1.87	1.44	3.11
RDS/GRNDS/SEC	5	.86	.82	.58	1.32	.86	.82	.58	1.32
ADMINISTRATIVE	5	.52	.56	.27	.72	.52	.56	.27	.72
TOTAL OPER EXP	5	5.88	6.14	4.63	6.76	5.88	6.14	4.63	6.76
FIXED EXPENSES	5	1.13	.97	.58	1.87	1.13	.97	.58	1.87
TOTAL OPER + FIX	5	7.01	6.93	5.78	8.15	7.01	6.93	5.78	8.15
LEASING EXP									
TOTAL PAYROLL	5	1.30	1.52	.89	1.73				
TOTAL CONTRACT	5	1.32	1.32	1.06	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	87254	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	5
AVG % OFFICE OCCUPANCY	99.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**5**
PAYROLL	.21	3
CONTRACT	.77	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**1.19**	**5**
PAYROLL	.56	5
ELEVATOR	.12	5
HVAC	.26	5
ELECTRICAL	.07	5
STRUCT/ROOF	.07	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.31**	**5**
ELECTRICAL	1.93	5
GAS	.21	3
FUEL OIL		
PURCH STEAM	.38	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC	**.86**	**5**
TOTAL		
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL	.14	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.73	5
SEC PAYROLL	.37	3
SEC CONTRACTS	.51	5
SEC OTHER	.07	2
ADMIN TOTAL	**.52**	**5**
PAYROLL	.36	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.13**	**5**
REAL ESTATE TAX	.97	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.30**	**5**
CLEANING	.21	3
REPAIR/MAINT	.56	5
RDS/GROUNDS	.14	3
SECURITY	.37	3
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	**1.32**	**5**
CLEANING	.77	5
REPAIR/MAINT	.54	5
RDS/GROUNDS	.07	3
SECURITY	.51	5
ADMINISTRATIVE	.25	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	4,688,566 SQ. FT.				4,569,953 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	10					18.21	18.22	9.32	22.14
RETAIL AREA	6	27.34	22.49	13.28	28.42				
OTHER AREA									
TOTAL RENT	10	18.43	18.83	9.32	22.17				
MISCELLANEOUS	5	1.54	.05	.03	2.63				
TOTAL INCOME	10	19.17	19.61	9.36	23.65				
EXPENSE									
CLEANING	20	1.22	1.09	.87	1.35	1.23	1.13	.86	1.35
REPAIR-MAINT	21	1.72	1.56	.88	2.37	1.74	1.56	.92	2.37
UTILITIES	20	2.15	1.82	1.52	2.02	2.15	1.82	1.49	2.07
RDS/GRNDS/SEC	21	.61	.57	.19	1.10	.63	.57	.19	1.17
ADMINISTRATIVE	23	.76	.45	.30	1.09	.78	.46	.34	1.13
TOTAL OPER EXP	18	6.59	6.58	4.83	6.85	6.73	6.58	4.83	7.93
FIXED EXPENSES	22	2.83	2.00	.89	3.93	2.91	2.00	.89	3.93
TOTAL OPER + FIX	17	9.17	8.00	5.65	10.71	9.36	8.00	5.90	10.83
LEASING EXP	4	.52	.44	.18	.89				
TOTAL PAYROLL	22	2.21	1.35	.97	2.92				
TOTAL CONTRACT	21	1.17	1.12	.42	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	173159	21
AVG SQFT/RETAIL TENANT	3628	5
AVG SQFT/OFFICE WORKER	266	17
AVG % OFFICE OCCUPANCY	97.8	22
AVG % RETAIL OCCUPANCY	82.3	6
AVG $ RATE YR-END RENT	16.09	8
RENTABLE/GROSS SQFT	.93	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**20**
PAYROLL	.89	9
CONTRACT	.82	18
SUP/MAT/MISC	.08	13
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	**1.72**	**21**
PAYROLL	.85	18
ELEVATOR	.22	18
HVAC	.21	16
ELECTRICAL	.21	14
STRUCT/ROOF	.34	7
PLUMBING	.06	13
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.35	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**19**
ELECTRICAL	1.58	18
GAS	.19	11
FUEL OIL	.02	2
PURCH STEAM	.54	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	17
RDS/GNDS/SEC	**.61**	**21**
TOTAL		
RDS/GNDS TOTAL	.10	13
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.08	9
RDS/GNDS OTHER	.06	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	21
SEC PAYROLL	.40	9
SEC CONTRACTS	.47	16
SEC OTHER	.04	9
ADMIN TOTAL	**.76**	**23**
PAYROLL	.55	18
MGMT FEES	.51	6
PROF FEES	.08	7
GEN OFC EXP	.16	12
OTHER ADM EXP	.05	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.83**	**22**
REAL ESTATE TAX	2.56	22
BUILDING INS	.18	20
PERS PROP TAX	.17	4
OTHER TAX	.30	5
LEASING EXPENSES	**.52**	**4**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.51	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.21**	**22**
CLEANING	.89	9
REPAIR/MAINT	.85	18
RDS/GROUNDS	.07	3
SECURITY	.40	9
ADMINISTRATIVE	.55	18
TOTAL CONTRACTS	**1.17**	**21**
CLEANING	.82	18
REPAIR/MAINT	.72	19
RDS/GROUNDS	.08	9
SECURITY	.47	16
ADMINISTRATIVE	.40	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,417,286 SQ. FT.				5,282,283 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA	2	12.99	13.23						
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.50	1.11	.76	2.13	1.50	1.11	.76	2.13
REPAIR-MAINT	12	1.91	1.79	1.02	2.62	1.92	1.79	1.02	2.65
UTILITIES	13	2.43	2.14	1.57	3.26	2.44	2.14	1.57	3.26
RDS/GRNDS/SEC	11	.65	.50	.28	.97	.67	.50	.29	.97
ADMINISTRATIVE	12	.65	.42	.30	.76	.67	.43	.33	.76
TOTAL OPER EXP	12	7.23	6.48	5.95	7.86	7.43	6.92	6.07	8.16
FIXED EXPENSES	11	3.47	3.40	1.89	4.83	3.58	3.40	1.94	4.83
TOTAL OPER + FIX	11	10.73	9.88	8.13	11.48	11.06	10.60	8.79	11.83
LEASING EXP	5	.23	.04	.02	.44				
TOTAL PAYROLL	11	2.00	1.75	.82	3.06				
TOTAL CONTRACT	12	1.11	1.04	.71	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	321266	8
AVG SQFT/RETAIL TENANT	2373	2
AVG SQFT/OFFICE WORKER	187	5
AVG % OFFICE OCCUPANCY	98.9	8
AVG % RETAIL OCCUPANCY	95.2	2
AVG $ RATE YR-END RENT	21.06	4
RENTABLE/GROSS SQFT	.87	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.56**	**12**
PAYROLL	1.43	5
CONTRACT	.81	11
SUP/MAT/MISC	.15	11
TRASH REMOVAL	.08	11
REPR/MAINT TOTAL	**2.05**	**11**
PAYROLL	.86	9
ELEVATOR	.28	11
HVAC	.34	10
ELECTRICAL	.19	10
STRUCT/ROOF	.10	7
PLUMBING	.17	11
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.30	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.44**	**12**
ELECTRICAL	2.27	11
GAS	.38	8
FUEL OIL	.14	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	12
RDS/GNDS/SEC TOTAL	**.60**	**10**
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.11	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	9
SEC PAYROLL	.18	4
SEC CONTRACTS	.47	9
SEC OTHER	.02	4
ADMIN TOTAL	**.48**	**11**
PAYROLL	.39	10
MGMT FEES	.23	3
PROF FEES		
GEN OFC EXP	.06	8
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.62**	**10**
REAL ESTATE TAX	3.26	10
BUILDING INS	.28	7
PERS PROP TAX	.66	2
OTHER TAX		
LEASING EXPENSES	**.23**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.12	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.00**	**11**
CLEANING	1.43	5
REPAIR/MAINT	.86	9
RDS/GROUNDS	.14	2
SECURITY	.16	4
ADMINISTRATIVE	.39	10
TOTAL CONTRACTS	**1.11**	**12**
CLEANING	.81	11
REPAIR/MAINT	1.03	11
RDS/GROUNDS	.03	5
SECURITY	.47	9
ADMINISTRATIVE	.27	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	7,133,215 SQ. FT.				7,035,458 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					20.22	20.21		
RETAIL AREA	2	14.20	14.17						
OTHER AREA									
TOTAL RENT	2	20.27	20.25						
MISCELLANEOUS									
TOTAL INCOME	2	20.34	20.32						
EXPENSE									
CLEANING	8	1.64	1.54	1.08	1.95	1.65	1.55	1.08	1.95
REPAIR-MAINT	8	1.91	1.64	1.50	2.29	1.91	1.64	1.50	2.30
UTILITIES	8	2.56	2.00	1.80	2.98	2.57	2.01	1.81	2.98
RDS/GRNDS/SEC	7	.61	.50	.49	.75	.62	.50	.49	.77
ADMINISTRATIVE	7	.53	.49	.39	.63	.53	.49	.40	.63
TOTAL OPER EXP	8	7.13	6.01	5.68	9.30	7.23	6.06	5.73	8.47
FIXED EXPENSES	7	3.82	2.15	1.88	6.20	3.88	2.15	1.89	6.30
TOTAL OPER + FIX	6	9.94	9.67	7.86	11.67	10.11	9.71	7.87	12.21
LEASING EXP									
TOTAL PAYROLL	8	1.60	1.32	.79	2.09				
TOTAL CONTRACT	8	1.34	1.53	1.19	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	856971	8
AVG SQFT/RETAIL TENANT	1226	2
AVG SQFT/OFFICE WORKER	322	7
AVG % OFFICE OCCUPANCY	97.4	8
AVG % RETAIL OCCUPANCY	55.2	3
AVG $ RATE YR-END RENT	23.10	2
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**8**
PAYROLL	.85	4
CONTRACT	.99	8
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.12	8
REPR/MAINT TOTAL	**1.91**	**8**
PAYROLL	.92	7
ELEVATOR	.22	8
HVAC	.43	8
ELECTRICAL	.10	7
STRUCT/ROOF	.07	4
PLUMBING	.08	8
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.37	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.24**	**7**
ELECTRICAL	1.90	7
GAS	.08	4
FUEL OIL	.08	2
PURCH STEAM	.20	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	**.61**	**7**
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	6
SEC PAYROLL	.29	3
SEC CONTRACTS	.37	6
SEC OTHER	.06	4
ADMIN TOTAL	**.53**	**7**
PAYROLL	.27	7
MGMT FEES	.20	2
PROF FEES		
GEN OFC EXP	.06	5
OTHER ADM EXP	.19	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.82**	**7**
REAL ESTATE TAX	3.33	7
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.60**	**8**
CLEANING	.85	4
REPAIR/MAINT	.92	7
RDS/GROUNDS		
SECURITY	.29	3
ADMINISTRATIVE	.27	7
TOTAL CONTRACTS	**1.34**	**8**
CLEANING	.99	8
REPAIR/MAINT	.86	8
RDS/GROUNDS	.06	7
SECURITY	.37	6
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	196 BLDS	24,630,480 SQ. FT.				24,274,121 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	106					15.16	14.92	11.86	18.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	109	14.69	14.84	11.26	17.76				
MISCELLANEOUS	37	.42	.05	.01	.35				
TOTAL INCOME	109	14.85	14.89	11.77	17.81				
EXPENSE									
CLEANING	190	1.03	.92	.77	1.15	1.03	.92	.77	1.15
REPAIR-MAINT	185	1.61	.97	.58	1.70	1.62	.97	.58	1.70
UTILITIES	177	2.21	1.94	1.49	2.62	2.21	1.94	1.49	2.62
RDS/GRNDS/SEC	162	.75	.46	.26	.75	.76	.47	.26	.75
ADMINISTRATIVE	189	.67	.63	.42	.91	.68	.64	.42	.91
TOTAL OPER EXP	171	6.69	5.04	4.30	6.71	6.80	5.04	4.39	6.78
FIXED EXPENSES	183	1.96	1.58	1.14	2.19	1.99	1.61	1.14	2.19
TOTAL OPER+FIX	161	8.63	6.50	5.76	8.75	8.79	6.70	5.83	9.06
LEASING EXP	60	1.36	.38	.11	1.41				
TOTAL PAYROLL	176	1.50	.73	.43	1.29				
TOTAL CONTRACT	190	1.18	1.06	.75	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	200277	167
AVG SQFT/RETAIL TENANT	7477	3
AVG SQFT/OFFICE WORKER	290	142
AVG % OFFICE OCCUPANCY	98.4	171
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.79	97
RENTABLE/GROSS SQFT	.92	146

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**187**
PAYROLL	.63	53
CONTRACT	.71	185
SUP/MAT/MISC	.08	151
TRASH REMOVAL	.09	178
REPR/MAINT TOTAL	**1.62**	**183**
PAYROLL	.71	120
ELEVATOR	.11	150
HVAC	.32	176
ELECTRICAL	.20	174
STRUCT/ROOF	.07	115
PLUMBING	.05	143
FIRE/LIFE SFTY	.06	140
OTHER MAINT/SUP	.43	165

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.21**	**173**
ELECTRICAL	1.97	173
GAS	.09	100
FUEL OIL	.08	26
PURCH STEAM	1.28	17
PURCH CH WTR	.61	2
COAL		
WATER/SEWER	.11	173
RDS/GNDS/SEC TOTAL	**.75**	**160**
RDS/GNDS TOTAL	.30	155
RDS/GNDS PAYRL	.27	16
RDS/GNDS CONTR	.21	139
RDS/GNDS OTHER	.08	98

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	127
SEC PAYROLL	.61	34
SEC CONTRACTS	.32	117
SEC OTHER	.07	62
ADMIN TOTAL	**.68**	**187**
PAYROLL	.37	149
MGMT FEES	.45	98
PROF FEES	.06	74
GEN OFC EXP	.09	136
OTHER ADM EXP	.09	108

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**181**
REAL ESTATE TAX	1.70	181
BUILDING INS	.12	109
PERS PROP TAX	.47	37
OTHER TAX	.14	35
LEASING EXPENSES	**1.36**	**60**
ADV/PROMOTION	.03	17
COMMISSIONS	.04	8
PROF FEES	.41	19
TENANT ALTS	1.47	43
BUY-OUTS		
OTHER LEASING	1.58	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.50**	**176**
CLEANING	.63	53
REPAIR/MAINT	.71	120
RDS/GROUNDS	.27	16
SECURITY	.61	34
ADMINISTRATIVE	.37	149
TOTAL CONTRACTS	**1.18**	**190**
CLEANING	.71	185
REPAIR/MAINT	.72	182
RDS/GROUNDS	.21	139
SECURITY	.32	117
ADMINISTRATIVE	.37	140

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	521,298 SQ. FT.				515,411 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					13.61	12.00	8.93	16.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.61	12.00	8.93	16.41				
MISCELLANEOUS	3	.31	.01						
TOTAL INCOME	13	13.67	12.00	8.93	16.41				
EXPENSE									
CLEANING	16	.95	.94	.82	1.01	.95	.94	.82	1.01
REPAIR-MAINT	16	.89	.53	.38	1.44	.89	.53	.38	1.44
UTILITIES	15	1.66	1.78	1.33	2.01	1.66	1.78	1.33	2.01
RDS/GRNDS/SEC	15	.37	.33	.21	.58	.37	.33	.21	.62
ADMINISTRATIVE	13	.83	.79	.30	1.24	.84	.79	.34	1.24
TOTAL OPER EXP	15	4.49	4.38	3.61	4.88	4.54	4.42	3.71	4.99
FIXED EXPENSES	16	1.84	1.48	1.15	2.21	1.86	1.63	1.15	2.21
TOTAL OPER+FIX	15	6.34	5.83	4.86	7.54	6.42	6.12	5.12	7.54
LEASING EXP	5	1.06	.59	.06	2.54				
TOTAL PAYROLL	9	.90	.88	.28	1.37				
TOTAL CONTRACT	16	1.00	.98	.77	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23587	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	10
AVG % OFFICE OCCUPANCY	93.5	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.65	7
RENTABLE/GROSS SQFT	.96	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**16**
PAYROLL		
CONTRACT	.75	16
SUP/MAT/MISC	.11	12
TRASH REMOVAL	.11	16
REPR/MAINT TOTAL	**.89**	**16**
PAYROLL	.72	6
ELEVATOR	.07	11
HVAC	.18	16
ELECTRICAL	.06	14
STRUCT/ROOF	.10	12
PLUMBING	.03	14
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.18	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**15**
ELECTRICAL	1.47	15
GAS	.20	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	14
RDS/GNDS/SEC TOTAL	**.37**	**15**
RDS/GNDS TOTAL	.28	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	12
RDS/GNDS OTHER	.18	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	7
SEC PAYROLL		
SEC CONTRACTS	.17	7
SEC OTHER	.08	2
ADMIN TOTAL	**.83**	**13**
PAYROLL	.49	6
MGMT FEES	.55	9
PROF FEES	.18	6
GEN OFC EXP	.04	5
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.84**	**16**
REAL ESTATE TAX	1.66	16
BUILDING INS	.17	14
PERS PROP TAX		
OTHER TAX	.09	3
LEASING EXPENSES	**1.06**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.93	3
TENANT ALTS	1.03	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.90**	**9**
CLEANING		
REPAIR/MAINT	.72	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	6
TOTAL CONTRACTS	**1.00**	**16**
CLEANING	.75	16
REPAIR/MAINT	.40	16
RDS/GROUNDS	.23	12
SECURITY	.17	7
ADMINISTRATIVE	.59	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	2,130,316 SQ. FT.				2,130,316 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					14.58	15.74	12.30	16.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	14.33	15.71	10.95	16.90				
MISCELLANEOUS	8	.22	.02	.01	.38				
TOTAL INCOME	25	14.40	15.71	10.95	17.12				
EXPENSE									
CLEANING	25	.83	.81	.74	.99	.83	.81	.74	.99
REPAIR-MAINT	25	.71	.66	.46	.98	.71	.66	.46	.98
UTILITIES	22	1.87	1.80	1.49	2.45	1.87	1.80	1.49	2.45
RDS/GRNDS/SEC	27	.50	.51	.30	.64	.50	.51	.30	.64
ADMINISTRATIVE	27	.58	.56	.43	.71	.58	.56	.43	.71
TOTAL OPER EXP	19	4.88	4.75	3.70	5.33	4.88	4.75	3.70	5.33
FIXED EXPENSES	26	1.44	1.53	.99	1.64	1.44	1.53	.99	1.64
TOTAL OPER + FIX	17	6.31	6.31	4.96	6.97	6.31	6.31	4.96	6.97
LEASING EXP	13	3.73	.28	.10	3.18				
TOTAL PAYROLL	22	.56	.55	.28	.81				
TOTAL CONTRACT	26	.97	1.00	.71	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	64681	26
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	17
AVG % OFFICE OCCUPANCY	99.7	26
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.50	19
RENTABLE/GROSS SQFT	.96	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**24**
PAYROLL	.39	2
CONTRACT	.68	23
SUP/MAT/MISC	.08	20
TRASH REMOVAL	.07	23
REPR/MAINT TOTAL	**.71**	**25**
PAYROLL	.32	21
ELEVATOR	.06	22
HVAC	.17	25
ELECTRICAL	.04	21
STRUCT/ROOF	.06	12
PLUMBING	.02	18
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.13	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**21**
ELECTRICAL	1.72	21
GAS	.08	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	22
RDS/GNDS/SEC TOTAL	**.60**	**27**
RDS/GNDS TOTAL	.34	26
RDS/GNDS PAYRL	.28	5
RDS/GNDS CONTR	.22	25
RDS/GNDS OTHER	.07	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	14
SEC PAYROLL		
SEC CONTRACTS	.31	13
SEC OTHER	.08	7
ADMIN TOTAL	**.58**	**27**
PAYROLL	.30	10
MGMT FEES	.43	25
PROF FEES	.13	7
GEN OFC EXP	.07	9
OTHER ADM EXP	.02	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.44**	**26**
REAL ESTATE TAX	1.32	26
BUILDING INS	.14	24
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.73**	**13**
ADV/PROMOTION	.03	6
COMMISSIONS	.05	5
PROF FEES	.83	8
TENANT ALTS	5.80	5
BUY-OUTS		
OTHER LEASING	1.58	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.56**	**22**
CLEANING	.39	2
REPAIR/MAINT	.32	21
RDS/GROUNDS	.28	5
SECURITY		
ADMINISTRATIVE	.30	10
TOTAL CONTRACTS	**.97**	**28**
CLEANING	.68	23
REPAIR/MAINT	.31	25
RDS/GROUNDS	.22	25
SECURITY	.31	13
ADMINISTRATIVE	.47	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	4,802,471 SQ. FT.				4,752,617 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					15.88	16.81	14.03	19.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	14.12	16.68	9.22	19.11				
MISCELLANEOUS	10	1.25	.31	.16	1.15				
TOTAL INCOME	20	14.74	16.70	12.31	19.36				
EXPENSE									
CLEANING	26	1.03	.90	.73	1.15	1.03	.90	.73	1.15
REPAIR-MAINT	26	1.49	.78	.58	2.02	1.49	.78	.58	2.02
UTILITIES	25	2.29	1.89	1.55	2.87	2.29	1.89	1.55	2.87
RDS/GRNDS/SEC	27	.45	.26	.18	.68	.45	.29	.18	.68
ADMINISTRATIVE	26	.66	.67	.49	.92	.66	.67	.49	.92
TOTAL OPER EXP	25	7.31	5.00	4.38	7.23	7.40	5.00	4.50	7.23
FIXED EXPENSES	27	1.70	1.55	1.13	2.08	1.72	1.55	1.13	2.08
TOTAL OPER + FIX	24	9.04	6.74	6.11	9.52	9.16	6.74	6.20	9.52
LEASING EXP	10	1.38	.77	.22	1.23				
TOTAL PAYROLL	24	1.02	.51	.27	1.25				
TOTAL CONTRACT	28	1.22	1.08	.73	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	154327	27
AVG SQFT/RETAIL TENANT	—	
AVG SQFT/OFFICE WORKER	268	21
AVG % OFFICE OCCUPANCY	97.8	28
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.41	14
RENTABLE/GROSS SQFT	.96	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**26**
PAYROLL	1.19	3
CONTRACT	.77	26
SUP/MAT/MISC	.09	18
TRASH REMOVAL	.08	24
REPR/MAINT TOTAL	**1.49**	**26**
PAYROLL	.56	20
ELEVATOR	.09	23
HVAC	.27	24
ELECTRICAL	.30	23
STRUCT/ROOF	.04	14
PLUMBING	.04	20
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.41	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.29**	**25**
ELECTRICAL	2.09	25
GAS	.14	9
FUEL OIL	.08	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	25
RDS/GNDS/SEC TOTAL	**.45**	**27**
RDS/GNDS TOTAL	.20	25
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	24
RDS/GNDS OTHER	.04	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	24
SEC PAYROLL	.45	3
SEC CONTRACTS	.24	22
SEC OTHER	.06	6
ADMIN TOTAL	**.66**	**26**
PAYROLL	.30	18
MGMT FEES	.47	20
PROF FEES	.07	14
GEN OFC EXP	.06	15
OTHER ADM EXP	.03	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.70**	**27**
REAL ESTATE TAX	1.58	27
BUILDING INS	.13	21
PERS PROP TAX	.43	4
OTHER TAX	.15	4
LEASING EXPENSES	**1.38**	**10**
ADV/PROMOTION	.03	5
COMMISSIONS	.03	2
PROF FEES	.38	5
TENANT ALTS	1.71	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.02**	**24**
CLEANING	1.19	3
REPAIR/MAINT	.56	20
RDS/GROUNDS		
SECURITY	.45	3
ADMINISTRATIVE	.30	18
TOTAL CONTRACTS	**1.22**	**28**
CLEANING	.77	26
REPAIR/MAINT	.70	25
RDS/GROUNDS	.19	24
SECURITY	.24	22
ADMINISTRATIVE	.45	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,351,910 SQ. FT.				3,348,918 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					16.04	14.92	14.41	17.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	16.04	14.92	14.41	17.99				
MISCELLANEOUS									
TOTAL INCOME	7	16.04	14.92	14.41	17.99				
EXPENSE									
CLEANING	8	.94	.96	.89	1.05	.94	.96	.89	1.05
REPAIR-MAINT	8	1.83	1.54	1.13	2.00	1.84	1.55	1.13	2.00
UTILITIES	8	2.02	2.15	1.50	2.40	2.02	2.15	1.51	2.40
RDS/GRNDS/SEC	7	.66	.45	.44	.92	.67	.45	.44	.92
ADMINISTRATIVE	8	.75	.75	.49	.94	.76	.75	.49	.94
TOTAL OPER EXP	8	6.41	5.83	4.79	6.52	6.41	5.86	4.79	6.52
FIXED EXPENSES	8	2.38	2.31	1.01	3.30	2.38	2.32	1.01	3.30
TOTAL OPER + FIX	8	8.78	8.65	6.54	10.59	8.79	8.68	6.54	10.59
LEASING EXP									
TOTAL PAYROLL	8	1.95	1.27	.89	2.97				
TOTAL CONTRACT	7	1.02	1.28	.67	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	417303	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	7
AVG % OFFICE OCCUPANCY	99.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.13	3
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	8
PAYROLL	.44	5
CONTRACT	.64	7
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.83	8
PAYROLL	.95	8
ELEVATOR	.11	6
HVAC	.22	8
ELECTRICAL	.11	6
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.38	

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	7
ELECTRICAL	1.70	7
GAS	.05	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	.66	7
RDS/GNDS TOTAL	.31	6
RDS/GNDS PAYRL	.25	2
RDS/GNDS CONTR	.24	5
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	5
SEC PAYROLL	.53	4
SEC CONTRACTS	.31	2
SEC OTHER	.04	2
ADMIN TOTAL	.75	8
PAYROLL	.35	8
MGMT FEES	.36	4
PROF FEES		
GEN OFC EXP	.08	8
OTHER ADM EXP	.21	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.38	8
REAL ESTATE TAX	2.01	8
BUILDING INS	.14	7
PERS PROP TAX	.32	2
OTHER TAX	.64	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.95	8
CLEANING	.44	5
REPAIR/MAINT	.86	8
RDS/GROUNDS	.25	2
SECURITY	.53	4
ADMINISTRATIVE	.35	8
TOTAL CONTRACTS	1.02	7
CLEANING	.64	7
REPAIR/MAINT	.59	8
RDS/GROUNDS	.24	5
SECURITY	.31	2
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,740,391 SQ. FT.				4,643,191 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					13.99	13.70		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.99	13.70						
MISCELLANEOUS									
TOTAL INCOME	3	13.99	13.70						
EXPENSE									
CLEANING	5	1.06	1.18	.68	1.44	1.06	1.18	.68	1.44
REPAIR-MAINT	5	1.74	1.94	1.27	2.16	1.74	1.94	1.27	2.16
UTILITIES	5	1.90	1.52	1.49	2.87	1.90	1.52	1.49	2.87
RDS/GRNDS/SEC	5	1.00	1.17	.37	1.66	1.02	1.26	.37	1.66
ADMINISTRATIVE	5	.51	.55	.32	.59	.52	.55	.32	.61
TOTAL OPER EXP	5	6.21	6.40	4.39	8.44	6.34	6.87	4.39	8.44
FIXED EXPENSES	4	2.15	1.90	1.73	2.91	2.21	1.90	1.79	2.91
TOTAL OPER + FIX	4	8.00	7.13	6.30	10.20	8.20	7.42	6.30	10.49
LEASING EXP									
TOTAL PAYROLL	5	1.75	.89	.47	3.38				
TOTAL CONTRACT	5	1.07	.92	.48	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	982746	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	4
AVG % OFFICE OCCUPANCY	99.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	5
PAYROLL		
CONTRACT	.76	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.74	5
PAYROLL	.85	4
ELEVATOR	.13	5
HVAC	.32	5
ELECTRICAL	.21	5
STRUCT/ROOF	.08	4
PLUMBING	.08	4
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.34	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	5
ELECTRICAL	1.72	5
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	1.00	5
RDS/GNDS TOTAL	.33	5
RDS/GNDS PAYRL	.32	3
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	5
SEC PAYROLL	.85	2
SEC CONTRACTS	.28	4
SEC OTHER	.09	2
ADMIN TOTAL	.51	5
PAYROLL	.26	5
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.07	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.15	4
REAL ESTATE TAX	1.74	4
BUILDING INS	.10	4
PERS PROP TAX	.57	2
OTHER TAX	.03	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.75	5
CLEANING		
REPAIR/MAINT	.85	4
RDS/GROUNDS	.32	3
SECURITY	.85	2
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	1.07	5
CLEANING	.76	5
REPAIR/MAINT	.82	5
RDS/GROUNDS	.09	4
SECURITY	.28	4
ADMINISTRATIVE	.46	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	449 BLDS	33,730,427 SQ. FT.				33,451,335 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	408					13.57	13.04	9.29	15.98	
RETAIL AREA	26	19.52	13.37	10.31	21.15					
OTHER AREA	4	4.10	7.01	3.33	11.83					
TOTAL RENT	410	13.41	12.94	9.25	15.94					
MISCELLANEOUS	225	.33	.12	.03	.37					
TOTAL INCOME	410	13.59	13.06	9.47	16.15					
EXPENSE										
CLEANING	420	.78	.72	.59	.87	.78	.73	.59	.87	
REPAIR-MAINT	409	.80	.62	.46	.81	.80	.62	.46	.82	
UTILITIES	398	1.61	1.48	1.19	1.82	1.61	1.48	1.20	1.83	
RDS/GRNDS/SEC	434	.42	.34	.22	.48	.42	.34	.22	.48	
ADMINISTRATIVE	437	.72	.68	.47	.89	.73	.68	.48	.91	
TOTAL OPER EXP	373	4.62	4.04	3.44	4.73	4.66	4.08	3.46	4.77	
FIXED EXPENSES	434	1.82	1.56	1.06	2.00	1.83	1.57	1.06	2.03	
TOTAL OPER + FIX	380	6.54	5.62	4.80	6.72	6.60	5.71	4.85	6.81	
LEASING EXP	296	1.63	.57	.15	1.84					
TOTAL PAYROLL	342	.58	.35	.20	.55					
TOTAL CONTRACT	417	.94	.86	.67	1.08					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6762	412
AVG SQFT/RETAIL TENANT	2370	21
AVG SQFT/OFFICE WORKER	281	311
AVG % OFFICE OCCUPANCY	87.7	429
AVG % RETAIL OCCUPANCY	84.8	23
AVG $ RATE YR-END RENT	15.56	364
RENTABLE/GROSS SQFT	.94	305

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**399**	**UTILITIES TOTAL**	**1.62**	**377**	SECURITY TOTAL	.19	313	**FIXED EXP TOTAL**	**1.80**	**420**	**TOTAL PAYROLL**	**.58**	**342**
PAYROLL	.24	34	ELECTRICAL	1.49	376	SEC PAYROLL	.28	27	REAL ESTATE TAX	1.62	420	CLEANING	.24	34
CONTRACT	.63	394	GAS	.13	166	SEC CONTRACTS	.16	257	BUILDING INS	.14	407	REPAIR/MAINT	.33	278
SUP/MAT/MISC	.07	310	FUEL OIL	.04	5	SEC OTHER	.03	77	PERS PROP TAX	.17	43	RDS/GROUNDS	.17	33
TRASH REMOVAL	.07	373	PURCH STEAM			**ADMIN TOTAL**	**.73**	**419**	OTHER TAX	.22	49	SECURITY	.28	27
REPR/MAINT TOTAL	**.81**	**391**	PURCH CH WTR	.20	9	PAYROLL	.27	177				ADMINISTRATIVE	.27	177
PAYROLL	.33	278	COAL			MGMT FEES	.48	393	**LEASING EXPENSES**	**1.63**	**296**			
ELEVATOR	.07	347	WATER/SEWER	.08	363	PROF FEES	.10	231	ADV/PROMOTION	.08	185	**TOTAL CONTRACTS**	**.94**	**417**
HVAC	.15	381				GEN OFC EXP	.06	252	COMMISSIONS	.16	69	CLEANING	.63	394
ELECTRICAL	.05	332	**RDS/GNDS/SEC**	**.42**	**417**	OTHER ADM EXP	.07	223	PROF FEES	.51	200	REPAIR/MAINT	.34	386
STRUCT/ROOF	.08	206	**TOTAL**						TENANT ALTS	1.72	178	RDS/GROUNDS	.23	357
PLUMBING	.02	300	RDS/GNDS PAYRL	.17	33				BUY-OUTS	.32	9	SECURITY	.16	257
FIRE/LIFE SFTY	.04	214	RDS/GNDS CONTR	.23	357				OTHER LEASING	.24	51	ADMINISTRATIVE	.52	403
OTHER MAINT/SUP	.21	379	RDS/GNDS OTHER	.07	243									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	260 BLDS	40,490,905 SQ. FT.				39,412,184 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	245					15.16	13.74	9.89	18.33	
RETAIL AREA	46	11.90	13.58	5.17	18.56					
OTHER AREA	20	4.79	4.43	2.57	6.31					
TOTAL RENT	246	15.07	13.57	9.94	18.14					
MISCELLANEOUS	185	.66	.14	.04	.42					
TOTAL INCOME	246	15.58	14.28	10.29	18.70					
EXPENSE										
CLEANING	256	.79	.73	.59	.92	.80	.73	.60	.95	
REPAIR-MAINT	255	.87	.74	.56	.95	.88	.74	.57	.96	
UTILITIES	254	1.52	1.49	1.19	1.75	1.54	1.50	1.21	1.80	
RDS/GRNDS/SEC	257	.44	.32	.21	.46	.45	.33	.21	.48	
ADMINISTRATIVE	258	.87	.84	.58	1.07	.90	.84	.59	1.10	
TOTAL OPER EXP	247	4.52	4.24	3.60	4.95	4.65	4.32	3.67	5.06	
FIXED EXPENSES	254	1.90	1.60	1.18	2.19	1.95	1.61	1.18	2.27	
TOTAL OPER + FIX	241	6.44	5.86	5.03	7.04	6.62	6.04	5.06	7.19	
LEASING EXP	198	1.69	.58	.17	1.79					
TOTAL PAYROLL	233	.71	.53	.38	.72					
TOTAL CONTRACT	251	.98	.90	.69	1.19					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8373	234
AVG SQFT/RETAIL TENANT	3082	44
AVG SQFT/OFFICE WORKER	268	189
AVG % OFFICE OCCUPANCY	87.8	246
AVG % RETAIL OCCUPANCY	84.0	49
AVG $ RATE YR-END RENT	17.87	220
RENTABLE/GROSS SQFT	.94	194

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**249**	**UTILITIES TOTAL**	**1.52**	**247**	SECURITY TOTAL	.27	234	**FIXED EXP TOTAL**	**1.91**	**247**	**TOTAL PAYROLL**	**.71**	**233**
PAYROLL	.28	35	ELECTRICAL	1.40	246	SEC PAYROLL	.37	29	REAL ESTATE TAX	1.72	247	CLEANING	.28	35
CONTRACT	.66	243	GAS	.11	95	SEC CONTRACTS	.21	211	BUILDING INS	.15	246	REPAIR/MAINT	.40	198
SUP/MAT/MISC	.06	197	FUEL OIL	.03	24	SEC OTHER	.04	72	PERS PROP TAX	.18	52	RDS/GROUNDS	.13	19
TRASH REMOVAL	.06	223	PURCH STEAM	.38	4	**ADMIN TOTAL**	**.87**	**251**	OTHER TAX	.09	38	SECURITY	.37	29
REPR/MAINT TOTAL	**.86**	**248**	PURCH CH WTR	.15	9	PAYROLL	.31	173				ADMINISTRATIVE	.31	173
PAYROLL	.40	198	COAL			MGMT FEES	.51	235	**LEASING EXPENSES**	**1.69**	**198**			
ELEVATOR	.10	245	WATER/SEWER	.07	238	PROF FEES	.11	169	ADV/PROMOTION	.07	138	**TOTAL CONTRACTS**	**.98**	**251**
HVAC	.14	241				GEN OFC EXP	.08	184	COMMISSIONS	.08	66	CLEANING	.66	243
ELECTRICAL	.07	217	**RDS/GNDS/SEC**	**.44**	**250**	OTHER ADM EXP	.06	178	PROF FEES	.41	153	REPAIR/MAINT	.35	246
STRUCT/ROOF	.04	131	**TOTAL**						TENANT ALTS	1.63	140	RDS/GROUNDS	.16	213
PLUMBING	.01	202	RDS/GNDS PAYRL	.13	19				BUY-OUTS	.42	10	SECURITY	.21	211
FIRE/LIFE SFTY	.03	162	RDS/GNDS CONTR	.16	213				OTHER LEASING	.30	57	ADMINISTRATIVE	.56	243
OTHER MAINT/SUP	.19	237	RDS/GNDS OTHER	.06	152									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	236 BLDS	60,599,573 SQ. FT.				58,630,978 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	225					16.51	15.29	10.92	20.86
RETAIL AREA	84	14.73	13.95	7.40	22.48				
OTHER AREA	27	6.16	7.20	3.74	10.28				
TOTAL RENT	228	16.34	15.36	10.92	20.85				
MISCELLANEOUS	174	.56	.17	.03	.58				
TOTAL INCOME	228	16.75	15.60	11.23	21.16				
EXPENSE									
CLEANING	234	.80	.73	.62	.95	.82	.74	.62	.97
REPAIR-MAINT	233	.93	.84	.66	1.07	.95	.85	.70	1.11
UTILITIES	233	1.45	1.43	1.22	1.66	1.47	1.44	1.23	1.69
RDS/GRNDS/SEC	234	.42	.39	.28	.50	.43	.40	.29	.52
ADMINISTRATIVE	235	.94	.89	.65	1.17	.97	.92	.67	1.19
TOTAL OPER EXP	230	4.56	4.36	3.85	5.07	4.71	4.48	3.90	5.26
FIXED EXPENSES	232	2.12	1.70	1.27	2.48	2.19	1.72	1.31	2.57
TOTAL OPER + FIX	226	6.68	6.17	5.26	7.37	6.90	6.37	5.35	7.92
LEASING EXP	196	1.39	.66	.26	1.83				
TOTAL PAYROLL	224	.72	.58	.37	.88				
TOTAL CONTRACT	224	.93	.92	.73	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8913	214
AVG SQFT/RETAIL TENANT	2837	90
AVG SQFT/OFFICE WORKER	281	161
AVG % OFFICE OCCUPANCY	87.3	220
AVG % RETAIL OCCUPANCY	82.5	92
AVG $ RATE YR-END RENT	18.97	213
RENTABLE/GROSS SQFT	.92	192

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**224**
PAYROLL	.38	54
CONTRACT	.63	219
SUP/MAT/MISC	.06	183
TRASH REMOVAL	.05	203
REPR/MAINT TOTAL	**.93**	**224**
PAYROLL	.36	198
ELEVATOR	.18	223
HVAC	.14	222
ELECTRICAL	.05	205
STRUCT/ROOF	.06	109
PLUMBING	.02	194
FIRE/LIFE SFTY	.03	145
OTHER MAINT/SUP	.19	215

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**224**
ELECTRICAL	1.29	222
GAS	.10	66
FUEL OIL	.01	30
PURCH STEAM	.30	13
PURCH CH WTR	.47	17
COAL		
WATER/SEWER	.07	209
RDS/GNDS/SEC TOTAL	**.42**	**225**
RDS/GNDS TOTAL	.13	204
RDS/GNDS PAYRL	.07	22
RDS/GNDS CONTR	.10	177
RDS/GNDS OTHER	.05	131

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	220
SEC PAYROLL	.30	47
SEC CONTRACTS	.26	192
SEC OTHER	.03	85
ADMIN TOTAL	**.93**	**226**
PAYROLL	.29	176
MGMT FEES	.57	205
PROF FEES	.09	169
GEN OFC EXP	.09	199
OTHER ADM EXP	.08	163

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.09**	**222**
REAL ESTATE TAX	1.88	222
BUILDING INS	.16	222
PERS PROP TAX	.08	74
OTHER TAX	.11	71
LEASING EXPENSES	**1.39**	**196**
ADV/PROMOTION	.07	151
COMMISSIONS	.11	79
PROF FEES	.39	147
TENANT ALTS	1.16	142
BUY-OUTS	.36	13
OTHER LEASING	.27	75

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**224**
CLEANING	.38	54
REPAIR/MAINT	.36	198
RDS/GROUNDS	.07	22
SECURITY	.30	47
ADMINISTRATIVE	.29	176
TOTAL CONTRACTS	**.93**	**224**
CLEANING	.63	219
REPAIR/MAINT	.43	224
RDS/GROUNDS	.10	177
SECURITY	.26	192
ADMINISTRATIVE	.60	215

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS	44,940,864 SQ. FT.				43,636,030 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	95					16.75	15.79	12.02	20.12
RETAIL AREA	54	16.67	15.23	10.04	24.46				
OTHER AREA	10	4.38	3.30	.97	9.73				
TOTAL RENT	95	16.71	14.82	12.02	20.16				
MISCELLANEOUS	83	.52	.28	.09	.75				
TOTAL INCOME	96	17.07	15.17	12.57	20.63				
EXPENSE									
CLEANING	102	.88	.79	.61	1.07	.90	.81	.62	1.07
REPAIR-MAINT	102	.99	.97	.76	1.12	1.01	.98	.78	1.15
UTILITIES	101	1.45	1.42	1.10	1.68	1.47	1.43	1.10	1.72
RDS/GRNDS/SEC	99	.43	.39	.30	.54	.44	.40	.31	.55
ADMINISTRATIVE	101	.89	.83	.59	1.11	.91	.87	.63	1.14
TOTAL OPER EXP	101	4.66	4.41	3.98	5.46	4.79	4.53	4.11	5.53
FIXED EXPENSES	100	2.60	1.93	1.52	3.11	2.68	1.98	1.55	3.16
TOTAL OPER + FIX	99	7.26	6.30	5.40	8.40	7.46	6.50	5.73	8.68
LEASING EXP	71	2.76	1.32	.29	2.40				
TOTAL PAYROLL	95	.81	.71	.53	.99				
TOTAL CONTRACT	94	.94	.87	.70	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12655	96
AVG SQFT/RETAIL TENANT	2219	57
AVG SQFT/OFFICE WORKER	271	88
AVG % OFFICE OCCUPANCY	85.4	102
AVG % RETAIL OCCUPANCY	85.1	60
AVG $ RATE YR-END RENT	21.52	87
RENTABLE/GROSS SQFT	.91	84

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**95**
PAYROLL	.35	25
CONTRACT	.68	94
SUP/MAT/MISC	.06	88
TRASH REMOVAL	.05	90
REPR/MAINT TOTAL	**.99**	**95**
PAYROLL	.40	85
ELEVATOR	.22	95
HVAC	.12	94
ELECTRICAL	.05	91
STRUCT/ROOF	.04	42
PLUMBING	.02	85
FIRE/LIFE SFTY	.04	65
OTHER MAINT/SUP	.19	91

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**95**
ELECTRICAL	1.34	94
GAS	.09	32
FUEL OIL		
PURCH STEAM	.19	10
PURCH CH WTR	.69	3
COAL		
WATER/SEWER	.06	93
RDS/GNDS/SEC TOTAL	**.43**	**93**
RDS/GNDS TOTAL	.11	84
RDS/GNDS PAYRL	.08	11
RDS/GNDS CONTR	.09	68
RDS/GNDS OTHER	.05	54

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	93
SEC PAYROLL	.26	33
SEC CONTRACTS	.25	73
SEC OTHER	.04	43
ADMIN TOTAL	**.87**	**94**
PAYROLL	.27	90
MGMT FEES	.45	82
PROF FEES	.07	64
GEN OFC EXP	.11	86
OTHER ADM EXP	.08	76

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.48**	**94**
REAL ESTATE TAX	2.24	94
BUILDING INS	.18	93
PERS PROP TAX	.02	21
OTHER TAX	.17	28
LEASING EXPENSES	**2.76**	**71**
ADV/PROMOTION	.09	57
COMMISSIONS	.07	30
PROF FEES	.77	64
TENANT ALTS	2.30	54
BUY-OUTS	1.36	12
OTHER LEASING	.15	32

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**95**
CLEANING	.35	25
REPAIR/MAINT	.40	85
RDS/GROUNDS	.08	11
SECURITY	.26	33
ADMINISTRATIVE	.27	90
TOTAL CONTRACTS	**.94**	**94**
CLEANING	.68	94
REPAIR/MAINT	.45	95
RDS/GROUNDS	.09	68
SECURITY	.25	73
ADMINISTRATIVE	.49	86

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	17,313,908 SQ. FT.				16,796,262 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					20.34	16.92	12.19	26.10
RETAIL AREA	17	19.23	14.67	10.84	23.64				
OTHER AREA									
TOTAL RENT	27	20.32	16.72	12.28	25.87				
MISCELLANEOUS	24	.87	.31	.07	.57				
TOTAL INCOME	27	21.10	16.82	12.59	26.06				
EXPENSE									
CLEANING	29	.98	.84	.65	1.17	1.01	.85	.66	1.22
REPAIR-MAINT	29	1.11	1.03	.75	1.54	1.14	1.03	.78	1.54
UTILITIES	29	1.53	1.40	1.06	1.83	1.56	1.43	1.08	1.83
RDS/GRNDS/SEC	29	.49	.43	.27	.57	.51	.45	.27	.59
ADMINISTRATIVE	29	.94	.88	.62	1.23	.96	.89	.67	1.24
TOTAL OPER EXP	29	5.05	4.73	3.78	5.90	5.20	4.86	3.99	6.10
FIXED EXPENSES	28	3.04	2.15	1.46	4.40	3.14	2.32	1.48	4.55
TOTAL OPER+FIX	28	8.14	7.02	5.64	10.12	8.40	7.55	5.84	10.37
LEASING EXP	19	2.43	1.36	.60	3.41				
TOTAL PAYROLL	28	.74	.70	.55	.87				
TOTAL CONTRACT	28	1.19	1.02	.66	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21471	28
AVG SQFT/RETAIL TENANT	2763	20
AVG SQFT/OFFICE WORKER	281	25
AVG % OFFICE OCCUPANCY	87.2	29
AVG % RETAIL OCCUPANCY	76.2	21
AVG $ RATE YR-END RENT	22.03	24
RENTABLE/GROSS SQFT	.87	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	28
PAYROLL	.23	5
CONTRACT	.82	28
SUP/MAT/MISC	.07	25
TRASH REMOVAL	.08	26
REPR/MAINT TOTAL	1.11	29
PAYROLL	.41	25
ELEVATOR	.29	29
HVAC	.16	29
ELECTRICAL	.05	28
STRUCT/ROOF	.03	17
PLUMBING	.01	26
FIRE/LIFE SFTY	.05	22
OTHER MAINT/SUP	.23	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	28
ELECTRICAL	1.35	28
GAS	.07	7
FUEL OIL		
PURCH STEAM	.20	8
PURCH CH WTR	.68	3
COAL		
WATER/SEWER	.05	25
RDS/GNDS/SEC TOTAL	.49	28
RDS/GNDS TOTAL	.09	25
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	24
RDS/GNDS OTHER	.02	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	28
SEC PAYROLL	.23	12
SEC CONTRACTS	.33	25
SEC OTHER	.02	14
ADMIN TOTAL	.94	28
PAYROLL	.25	26
MGMT FEES	.48	27
PROF FEES	.11	21
GEN OFC EXP	.11	25
OTHER ADM EXP	.07	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.04	28
REAL ESTATE TAX	2.82	28
BUILDING INS	.18	28
PERS PROP TAX	.03	7
OTHER TAX	.16	8
LEASING EXPENSES	2.43	19
ADV/PROMOTION	.09	15
COMMISSIONS	.03	10
PROF FEES	.71	16
TENANT ALTS	1.61	16
BUY-OUTS	.40	4
OTHER LEASING	.61	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	28
CLEANING	.23	5
REPAIR/MAINT	.41	25
RDS/GROUNDS		
SECURITY	.23	12
ADMINISTRATIVE	.25	26
TOTAL CONTRACTS	1.15	28
CLEANING	.82	28
REPAIR/MAINT	.55	29
RDS/GROUNDS	.09	24
SECURITY	.33	25
ADMINISTRATIVE	.54	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	28,299,163 SQ. FT.				27,374,201 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					22.08	23.61	17.11	29.05
RETAIL AREA	20	19.48	18.91	10.73	28.10				
OTHER AREA	3	5.79	7.80						
TOTAL RENT	27	22.17	23.81	17.24	29.93				
MISCELLANEOUS	23	.46	.30	.05	.59				
TOTAL INCOME	27	22.57	24.31	17.25	30.00				
EXPENSE									
CLEANING	28	1.06	1.05	.80	1.20	1.09	1.08	.82	1.22
REPAIR-MAINT	30	1.06	.98	.76	1.32	1.08	.99	.78	1.32
UTILITIES	30	1.42	1.42	1.12	1.71	1.44	1.42	1.12	1.76
RDS/GRNDS/SEC	30	.42	.41	.29	.50	.44	.43	.30	.52
ADMINISTRATIVE	30	.86	.79	.55	1.19	.88	.80	.56	1.24
TOTAL OPER EXP	28	4.94	4.93	4.04	5.74	5.09	5.04	4.18	5.78
FIXED EXPENSES	30	3.43	3.08	1.67	5.95	3.55	3.13	1.70	6.07
TOTAL OPER+FIX	28	8.60	8.65	5.85	11.74	8.86	8.79	6.00	12.46
LEASING EXP	23	2.76	.90	.36	2.79				
TOTAL PAYROLL	30	.74	.66	.40	1.04				
TOTAL CONTRACT	30	1.06	1.14	.80	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25972	24
AVG SQFT/RETAIL TENANT	2289	20
AVG SQFT/OFFICE WORKER	304	24
AVG % OFFICE OCCUPANCY	89.4	28
AVG % RETAIL OCCUPANCY	85.1	22
AVG $ RATE YR-END RENT	23.55	26
RENTABLE/GROSS SQFT	.89	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	27
PAYROLL	.52	6
CONTRACT	.85	27
SUP/MAT/MISC	.08	26
TRASH REMOVAL	.05	27
REPR/MAINT TOTAL	1.06	30
PAYROLL	.44	25
ELEVATOR	.24	30
HVAC	.18	30
ELECTRICAL	.04	29
STRUCT/ROOF	.05	17
PLUMBING	.02	24
FIRE/LIFE SFTY	.03	24
OTHER MAINT/SUP	.19	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	30
ELECTRICAL	1.30	30
GAS	.05	10
FUEL OIL	.02	5
PURCH STEAM	.16	4
PURCH CH WTR		
COAL		
WATER/SEWER	.08	29
RDS/GNDS/SEC TOTAL	.42	30
RDS/GNDS TOTAL	.06	27
RDS/GNDS PAYRL	.04	5
RDS/GNDS CONTR	.04	23
RDS/GNDS OTHER	.02	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	30
SEC PAYROLL	.23	10
SEC CONTRACTS	.29	28
SEC OTHER	.03	20
ADMIN TOTAL	.86	30
PAYROLL	.23	28
MGMT FEES	.52	28
PROF FEES	.07	21
GEN OFC EXP	.07	25
OTHER ADM EXP	.08	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.43	30
REAL ESTATE TAX	3.19	30
BUILDING INS	.20	29
PERS PROP TAX	.08	8
OTHER TAX	.11	10
LEASING EXPENSES	2.76	23
ADV/PROMOTION	.08	17
COMMISSIONS	.07	13
PROF FEES	.54	16
TENANT ALTS	2.59	19
BUY-OUTS	.28	5
OTHER LEASING	.12	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	30
CLEANING	.52	6
REPAIR/MAINT	.44	25
RDS/GROUNDS	.04	5
SECURITY	.23	10
ADMINISTRATIVE	.23	28
TOTAL CONTRACTS	1.06	30
CLEANING	.85	27
REPAIR/MAINT	.52	30
RDS/GROUNDS	.04	23
SECURITY	.29	28
ADMINISTRATIVE	.54	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	16 BLDS	19,829,823 SQ. FT.				19,312,815 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	15					17.67	18.10	11.15	24.67	
RETAIL AREA	13	18.69	8.52	7.00	14.48					
OTHER AREA	4	8.78	8.32	5.63	10.21					
TOTAL RENT	15	18.13	18.03	11.87	25.01					
MISCELLANEOUS	12	.30	.20	.03	.49					
TOTAL INCOME	15	18.37	18.57	11.97	25.02					
EXPENSE										
CLEANING	16	.80	.70	.54	.97	.81	.72	.55	.99	
REPAIR-MAINT	15	1.01	.93	.84	1.21	1.03	.95	.84	1.25	
UTILITIES	16	1.20	1.22	1.03	1.48	1.21	1.22	1.03	1.48	
RDS/GRNDS/SEC	16	.38	.36	.28	.47	.39	.37	.28	.48	
ADMINISTRATIVE	16	.87	.90	.73	1.17	.89	.92	.77	1.21	
TOTAL OPER EXP	15	4.26	4.55	3.49	4.92	4.38	4.62	3.59	5.00	
FIXED EXPENSES	16	3.21	2.47	2.21	4.04	3.29	2.48	2.27	4.19	
TOTAL OPER+FIX	15	7.55	7.06	6.04	8.74	7.76	7.18	6.13	9.03	
LEASING EXP	14	2.71	1.88	.30	4.37					
TOTAL PAYROLL	16	.72	.59	.44	.90					
TOTAL CONTRACT	16	.86	.87	.65	1.12					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22202	16
AVG SQFT/RETAIL TENANT	3047	13
AVG SQFT/OFFICE WORKER	322	14
AVG % OFFICE OCCUPANCY	84.6	16
AVG % RETAIL OCCUPANCY	78.5	13
AVG $ RATE YR-END RENT	22.72	15
RENTABLE/GROSS SQFT	.90	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	16	**UTILITIES TOTAL**	1.20	16	SECURITY TOTAL	.32	16	**FIXED EXP TOTAL**	3.21	16	**TOTAL PAYROLL**	.72	16
PAYROLL	.44	5	ELECTRICAL	1.11	16	SEC PAYROLL	.27	5	REAL ESTATE TAX	3.05	16	CLEANING	.44	5
CONTRACT	.58	16	GAS	.06	4	SEC CONTRACTS	.25	14	BUILDING INS	.14	16	REPAIR/MAINT	.36	13
SUP/MAT/MISC	.07	14	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	16	PURCH STEAM	.09	2				OTHER TAX	.06	6	SECURITY	.27	5
REPR/MAINT TOTAL	1.02	14	PURCH CH WTR			**ADMIN TOTAL**	.87	16				ADMINISTRATIVE	.34	15
PAYROLL	.36	13	COAL			PAYROLL	.24	15	**LEASING EXPENSES**	2.71	14			
ELEVATOR	.28	14	WATER/SEWER	.07	16	MGMT FEES	.45	13	ADV/PROMOTION	.07	10	**TOTAL CONTRACTS**	.86	16
HVAC	.12	14				PROF FEES	.14	12	COMMISSIONS	.06	7	CLEANING	.58	16
ELECTRICAL	.04	14	**RDS/GNDS/SEC**	.38	16	GEN OFC EXP	.17	13	PROF FEES	.58	11	REPAIR/MAINT	.49	14
STRUCT/ROOF	.04	8	**TOTAL**			OTHER ADM EXP	.05	14	TENANT ALTS	2.53	10	RDS/GROUNDS	.07	12
PLUMBING	.01	13	RDS/GNDS TOTAL	.08	12				BUY-OUTS	.98	2	SECURITY	.25	14
FIRE/LIFE SFTY	.03	9	RDS/GNDS PAYRL						OTHER LEASING	.43	9	ADMINISTRATIVE	.53	14
OTHER MAINT/SUP	.25	12	RDS/GNDS CONTR	.07	12									
			RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	199 BLDS	12,8[illegible],358 SQ. FT.				12,696,887 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	184					10.33	10.45	8.03	13.09	
RETAIL AREA	7	17.92	15.26	10.78	19.17					
OTHER AREA										
TOTAL RENT	185	10.27	10.44	8.00	13.23					
MISCELLANEOUS	111	.40	.11	.02	.39					
TOTAL INCOME	185	10.53	10.51	8.19	13.54					
EXPENSE										
CLEANING	190	.78	.74	.59	.88	.78	.74	.59	.88	
REPAIR-MAINT	190	.88	.73	.54	1.02	.88	.73	.54	1.02	
UTILITIES	191	1.83	1.72	1.44	2.11	1.84	1.72	1.44	2.12	
RDS/GRNDS/SEC	190	.40	.32	.22	.52	.40	.32	.22	.52	
ADMINISTRATIVE	194	.74	.62	.46	.94	.75	.62	.46	.95	
TOTAL OPER EXP	181	4.69	4.38	3.75	5.13	4.75	4.39	3.75	5.16	
FIXED EXPENSES	195	1.40	1.28	.94	1.68	1.42	1.29	.94	1.72	
TOTAL OPER+FIX	178	6.07	5.87	4.84	7.07	6.16	5.88	4.85	7.19	
LEASING EXP	158	1.34	.49	.18	1.69					
TOTAL PAYROLL	139	.71	.45	.27	.80					
TOTAL CONTRACT	191	.95	.85	.66	1.08					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4376	188
AVG SQFT/RETAIL TENANT	3651	8
AVG SQFT/OFFICE WORKER	255	138
AVG % OFFICE OCCUPANCY	86.9	195
AVG % RETAIL OCCUPANCY	94.9	8
AVG $ RATE YR-END RENT	13.48	178
RENTABLE/GROSS SQFT	.94	123

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	186	**UTILITIES TOTAL**	1.83	184	SECURITY TOTAL	.20	141	**FIXED EXP TOTAL**	1.38	191	**TOTAL PAYROLL**	.71	139
PAYROLL	.21	19	ELECTRICAL	1.69	181	SEC PAYROLL	.47	7	REAL ESTATE TAX	1.23	192	CLEANING	.21	19
CONTRACT	.66	181	GAS	.13	73	SEC CONTRACTS	.17	125	BUILDING INS	.13	186	REPAIR/MAINT	.39	116
SUP/MAT/MISC	.09	143	FUEL OIL	.06	4	SEC OTHER	.03	33	PERS PROP TAX	.23	17	RDS/GROUNDS	.07	13
TRASH REMOVAL	.06	160	PURCH STEAM						OTHER TAX	.16	24	SECURITY	.47	7
			PURCH CH WTR	.06	4	**ADMIN TOTAL**	.75	191				ADMINISTRATIVE	.44	80
REPR/MAINT TOTAL	.88	185	COAL			PAYROLL	.44	80	**LEASING EXPENSES**	1.34	158			
PAYROLL	.39	116	WATER/SEWER	.08	171	MGMT FEES	.44	176	ADV/PROMOTION	.06	92	**TOTAL CONTRACTS**	.95	191
ELEVATOR	.06	132				PROF FEES	.09	100	COMMISSIONS	.09	42	CLEANING	.66	181
HVAC	.22	179	**RDS/GNDS/SEC**	.39	187	GEN OFC EXP	.07	122	PROF FEES	.37	113	REPAIR/MAINT	.39	183
ELECTRICAL	.07	150	**TOTAL**			OTHER ADM EXP	.05	87	TENANT ALTS	1.20	114	RDS/GROUNDS	.19	186
STRUCT/ROOF	.09	95	RDS/GNDS TOTAL	.23	179				BUY-OUTS	.17	2	SECURITY	.17	125
PLUMBING	.02	137	RDS/GNDS PAYRL	.07	13				OTHER LEASING	.17	27	ADMINISTRATIVE	.47	184
FIRE/LIFE SFTY	.03	82	RDS/GNDS CONTR	.19	166									
OTHER MAINT/SUP	.24	179	RDS/GNDS OTHER	.08	89									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS	13,501,535 SQ. FT.				13,254,036 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	93					11.45	11.06	8.01	14.75
RETAIL AREA	16	13.17	12.76	9.72	17.83				
OTHER AREA	5	6.17	5.50	1.28	9.16				
TOTAL RENT	94	11.70	11.14	8.08	14.96				
MISCELLANEOUS	66	.66	.09	.02	.42				
TOTAL INCOME	95	12.17	11.46	8.44	15.44				
EXPENSE									
CLEANING	104	.89	.75	.61	.93	.90	.75	.61	.95
REPAIR-MAINT	104	1.05	.83	.66	1.15	1.06	.84	.66	1.24
UTILITIES	105	2.02	1.74	1.41	2.12	2.04	1.74	1.41	2.14
RDS/GRNDS/SEC	104	.54	.33	.19	.56	.55	.33	.20	.57
ADMINISTRATIVE	105	.82	.81	.51	1.14	.84	.81	.51	1.15
TOTAL OPER EXP	100	5.21	4.69	4.02	5.77	5.31	4.69	4.10	5.89
FIXED EXPENSES	103	1.76	1.47	1.02	2.04	1.79	1.47	1.02	2.07
TOTAL OPER+FIX	97	6.83	6.38	5.22	7.57	6.75	6.50	5.25	7.76
LEASING EXP	88	1.39	.72	.17	1.88				
TOTAL PAYROLL	101	.83	.63	.37	.94				
TOTAL CONTRACT	100	1.03	.88	.66	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4504	93
AVG SQFT/RETAIL TENANT	2716	17
AVG SQFT/OFFICE WORKER	237	79
AVG % OFFICE OCCUPANCY	87.1	99
AVG % RETAIL OCCUPANCY	92.5	17
AVG $ RATE YR-END RENT	15.03	90
RENTABLE/GROSS SQFT	.91	79

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**101**
PAYROLL	.38	25
CONTRACT	.71	96
SUP/MAT/MISC	.09	80
TRASH REMOVAL	.07	81
REPR/MAINT TOTAL	**1.03**	**101**
PAYROLL	.40	85
ELEVATOR	.12	98
HVAC	.23	96
ELECTRICAL	.08	91
STRUCT/ROOF	.07	50
PLUMBING	.03	88
FIRE/LIFE SFTY	.04	54
OTHER MAINT/SUP	.24	95

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**99**
ELECTRICAL	1.77	98
GAS	.12	55
FUEL OIL	.20	9
PURCH STEAM	.52	2
PURCH CH WTR	.27	5
COAL		
WATER/SEWER	.11	92
RDS/GNDS/SEC TOTAL	**.53**	**102**
RDS/GNDS TOTAL	.20	92
RDS/GNDS PAYRL	.22	16
RDS/GNDS CONTR	.14	78
RDS/GNDS OTHER	.07	58

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	92
SEC PAYROLL	.48	17
SEC CONTRACTS	.28	81
SEC OTHER	.03	26
ADMIN TOTAL	**.82**	**102**
PAYROLL	.38	69
MGMT FEES	.46	88
PROF FEES	.07	70
GEN OFC EXP	.13	79
OTHER ADM EXP	.10	62

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.77**	**100**
REAL ESTATE TAX	1.56	100
BUILDING INS	.19	98
PERS PROP TAX	.01	16
OTHER TAX	.12	22
LEASING EXPENSES	**1.39**	**88**
ADV/PROMOTION	.06	57
COMMISSIONS	.13	27
PROF FEES	.35	70
TENANT ALTS	1.43	66
BUY-OUTS	.11	3
OTHER LEASING	.09	21

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**101**
CLEANING	.38	25
REPAIR/MAINT	.40	85
RDS/GROUNDS	.22	16
SECURITY	.48	17
ADMINISTRATIVE	.38	69
TOTAL CONTRACTS	**1.03**	**100**
CLEANING	.71	96
REPAIR/MAINT	.50	100
RDS/GROUNDS	.14	78
SECURITY	.28	81
ADMINISTRATIVE	.45	97

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS	21,941,830 SQ. FT.				21,143,145 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	86					14.94	13.90	10.24	18.11
RETAIL AREA	44	17.48	15.89	11.68	22.69				
OTHER AREA	19	3.60	5.20	2.80	10.63				
TOTAL RENT	96	14.97	13.56	10.18	18.02				
MISCELLANEOUS	70	.24	.07	.03	.19				
TOTAL INCOME	98	15.16	13.69	10.34	18.05				
EXPENSE									
CLEANING	107	.94	.90	.64	1.10	.97	.90	.64	1.13
REPAIR-MAINT	107	1.17	.98	.78	1.36	1.19	1.04	.78	1.39
UTILITIES	107	1.87	1.79	1.46	2.09	1.89	1.81	1.48	2.12
RDS/GRNDS/SEC	105	.45	.34	.25	.52	.47	.35	.27	.53
ADMINISTRATIVE	107	.88	.85	.59	1.13	.92	.87	.62	1.16
TOTAL OPER EXP	106	5.36	4.98	4.21	6.00	5.56	5.28	4.45	6.08
FIXED EXPENSES	104	2.07	1.57	1.11	2.38	2.15	1.57	1.16	2.47
TOTAL OPER+FIX	103	7.43	6.86	5.65	8.21	7.71	7.06	5.81	8.48
LEASING EXP	87	1.21	.71	.16	1.48				
TOTAL PAYROLL	104	.88	.67	.45	1.06				
TOTAL CONTRACT	104	1.04	.98	.76	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5888	96
AVG SQFT/RETAIL TENANT	2418	43
AVG SQFT/OFFICE WORKER	227	76
AVG % OFFICE OCCUPANCY	88.2	99
AVG % RETAIL OCCUPANCY	94.4	43
AVG $ RATE YR-END RENT	18.70	96
RENTABLE/GROSS SQFT	.91	82

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**105**
PAYROLL	.45	23
CONTRACT	.73	103
SUP/MAT/MISC	.08	89
TRASH REMOVAL	.06	100
REPR/MAINT TOTAL	**1.16**	**106**
PAYROLL	.48	90
ELEVATOR	.19	106
HVAC	.17	103
ELECTRICAL	.06	95
STRUCT/ROOF	.14	53
PLUMBING	.04	91
FIRE/LIFE SFTY	.04	68
OTHER MAINT/SUP	.22	101

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**106**
ELECTRICAL	1.67	106
GAS	.11	55
FUEL OIL	.03	13
PURCH STEAM	.36	10
PURCH CH WTR	.47	6
COAL		
WATER/SEWER	.08	103
RDS/GNDS/SEC TOTAL	**.45**	**104**
RDS/GNDS TOTAL	.13	94
RDS/GNDS PAYRL	.17	10
RDS/GNDS CONTR	.08	77
RDS/GNDS OTHER	.07	52

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	99
SEC PAYROLL	.35	19
SEC CONTRACTS	.31	85
SEC OTHER	.02	30
ADMIN TOTAL	**.88**	**106**
PAYROLL	.36	80
MGMT FEES	.49	91
PROF FEES	.10	81
GEN OFC EXP	.07	91
OTHER ADM EXP	.05	76

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.07**	**103**
REAL ESTATE TAX	1.81	103
BUILDING INS	.20	101
PERS PROP TAX	.02	25
OTHER TAX	.16	38
LEASING EXPENSES	**1.21**	**87**
ADV/PROMOTION	.05	59
COMMISSIONS	.07	27
PROF FEES	.38	68
TENANT ALTS	.88	66
BUY-OUTS	.53	2
OTHER LEASING	.39	37

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**104**
CLEANING	.45	23
REPAIR/MAINT	.48	90
RDS/GROUNDS	.17	10
SECURITY	.35	19
ADMINISTRATIVE	.36	80
TOTAL CONTRACTS	**1.04**	**104**
CLEANING	.73	103
REPAIR/MAINT	.53	106
RDS/GROUNDS	.08	77
SECURITY	.31	85
ADMINISTRATIVE	.54	98

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	80 BLDS	24,358,529 SQ. FT.				23,463,737 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	55					14.27	13.26	10.74	16.53
RETAIL AREA	35	11.37	11.65	7.48	18.26				
OTHER AREA	13	5.71	4.81	1.98	12.39				
TOTAL RENT	56	14.22	13.42	10.78	16.91				
MISCELLANEOUS	49	.48	.14	.04	.83				
TOTAL INCOME	56	14.65	13.53	11.18	17.22				
EXPENSE									
CLEANING	60	.98	.85	.63	1.14	1.00	.89	.65	1.16
REPAIR-MAINT	60	1.30	1.13	1.00	1.48	1.33	1.21	1.00	1.51
UTILITIES	60	2.11	2.06	1.55	2.57	2.14	2.06	1.58	2.59
RDS/GRNDS/SEC	60	.42	.39	.28	.50	.41	.42	.30	.52
ADMINISTRATIVE	60	.68	.71	.46	.91	.71	.74	.50	.94
TOTAL OPER EXP	60	5.50	5.61	4.29	6.17	5.71	5.78	4.36	6.67
FIXED EXPENSES	59	1.94	1.78	1.25	2.34	2.01	1.88	1.27	2.37
TOTAL OPER+FIX	59	7.43	7.40	5.85	8.38	7.71	7.61	5.94	8.84
LEASING EXP	47	1.16	.43	.17	1.41				
TOTAL PAYROLL	55	.96	.70	.57	1.23				
TOTAL CONTRACT	57	1.01	.93	.58	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11246	58
AVG SQFT/RETAIL TENANT	2413	40
AVG SQFT/OFFICE WORKER	263	48
AVG % OFFICE OCCUPANCY	89.6	60
AVG % RETAIL OCCUPANCY	91.2	41
AVG $ RATE YR-END RENT	18.23	57
RENTABLE/GROSS SQFT	.90	46

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**57**	**UTILITIES TOTAL**	**2.12**	**56**	SECURITY TOTAL	.34	57	**FIXED EXP TOTAL**	**1.90**	**56**	**TOTAL PAYROLL**	**.96**	**55**
PAYROLL	.41	18	ELECTRICAL	1.86	56	SEC PAYROLL	.25	23	REAL ESTATE TAX	1.70	56	CLEANING	.41	18
CONTRACT	.73	57	GAS	.14	24	SEC CONTRACTS	.27	47	BUILDING INS	.17	55	REPAIR/MAINT	.49	53
SUP/MAT/MISC	.06	49	FUEL OIL	.03	8	SEC OTHER	.03	26	PERS PROP TAX	.02	14	RDS/GROUNDS	.05	4
TRASH REMOVAL	.06	47	PURCH STEAM	.30	17	**ADMIN TOTAL**	**.69**	**56**	OTHER TAX	.10	19	SECURITY	.25	23
REPR/MAINT TOTAL	**1.29**	**57**	PURCH CH WTR	.07	4	PAYROLL	.26	45				ADMINISTRATIVE	.26	15
PAYROLL	.49	53	COAL			MGMT FEES	.39	43	**LEASING EXPENSES**	**1.16**	**47**			
ELEVATOR	.22	55	WATER/SEWER	.09	52	PROF FEES	.08	40	ADV/PROMOTION	.07	32	**TOTAL CONTRACTS**	**1.01**	**57**
HVAC	.19	52	**RDS/GNDS/SEC TOTAL**	**.40**	**57**	GEN OFC EXP	.08	47	COMMISSIONS	.06	18	CLEANING	.73	57
ELECTRICAL	.09	50	RDS/GNDS TOTAL	.08	45	OTHER ADM EXP	.07	46	PROF FEES	.26	35	REPAIR/MAINT	.54	56
STRUCT/ROOF	.05	24	RDS/GNDS PAYRL	.05	4				TENANT ALTS	1.18	32	RDS/GROUNDS	.05	38
PLUMBING	.03	45	RDS/GNDS CONTR	.05	38				BUY-OUTS	.16	3	SECURITY	.27	47
FIRE/LIFE SFTY	.04	30	RDS/GNDS OTHER	.04	24				OTHER LEASING	.09	8	ADMINISTRATIVE	.41	49

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	19,549,044 SQ. FT.				18,725,995 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					16.66	16.52	9.38	19.76
RETAIL AREA	21	21.04	18.25	11.74	31.82				
OTHER AREA	7	12.44	7.50	6.19	11.79				
TOTAL RENT	32	17.04	17.39	9.38	19.86				
MISCELLANEOUS	27	1.42	.38	.13	1.31				
TOTAL INCOME	32	18.26	18.17	9.46	21.16				
EXPENSE									
CLEANING	32	1.29	1.37	.81	1.64	1.33	1.37	.83	1.68
REPAIR-MAINT	33	1.45	1.22	1.08	1.61	1.49	1.26	1.12	1.63
UTILITIES	33	2.13	2.22	1.58	2.49	2.16	2.23	1.58	2.52
RDS/GRNDS/SEC	32	.40	.35	.25	.53	.42	.36	.28	.55
ADMINISTRATIVE	33	.76	.73	.50	.99	.80	.76	.53	1.01
TOTAL OPER EXP	32	6.19	5.94	4.94	6.66	6.47	6.04	5.10	7.11
FIXED EXPENSES	31	3.10	2.71	1.43	4.73	3.23	2.84	1.53	4.86
TOTAL OPER+FIX	30	9.34	9.23	6.00	11.81	9.76	9.64	6.64	12.02
LEASING EXP	28	1.67	.73	.19	2.14				
TOTAL PAYROLL	31	1.34	.91	.58	1.33				
TOTAL CONTRACT	31	1.18	1.19	.83	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14480	29
AVG SQFT/RETAIL TENANT	2323	21
AVG SQFT/OFFICE WORKER	245	23
AVG % OFFICE OCCUPANCY	88.4	32
AVG % RETAIL OCCUPANCY	86.7	21
AVG $ RATE YR-END RENT	20.40	27
RENTABLE/GROSS SQFT	.90	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**30**	**UTILITIES TOTAL**	**2.11**	**31**	SECURITY TOTAL	.34	30	**FIXED EXP TOTAL**	**3.07**	**29**	**TOTAL PAYROLL**	**1.34**	**31**
PAYROLL	.61	9	ELECTRICAL	1.78	31	SEC PAYROLL	.33	14	REAL ESTATE TAX	2.85	29	CLEANING	.61	9
CONTRACT	.96	30	GAS	.07	6	SEC CONTRACTS	.18	26	BUILDING INS	.18	28	REPAIR/MAINT	.66	29
SUP/MAT/MISC	.08	24	FUEL OIL	.07	4	SEC OTHER	.02	17	PERS PROP TAX	.01	10	RDS/GROUNDS		
TRASH REMOVAL	.09	27	PURCH STEAM	.40	14	**ADMIN TOTAL**	**.75**	**31**	OTHER TAX	.09	9	SECURITY	.33	14
REPR/MAINT TOTAL	**1.45**	**31**	PURCH CH WTR	.18	5	PAYROLL	.26	26				ADMINISTRATIVE	.26	26
PAYROLL	.66	29	COAL			MGMT FEES	.43	26	**LEASING EXPENSES**	**1.67**	**28**			
ELEVATOR	.26	31	WATER/SEWER	.09	28	PROF FEES	.07	24	ADV/PROMOTION	.12	24	**TOTAL CONTRACTS**	**1.18**	**31**
HVAC	.19	30	**RDS/GNDS/SEC TOTAL**	**.39**	**30**	GEN OFC EXP	.07	27	COMMISSIONS	.07	15	CLEANING	.96	30
ELECTRICAL	.06	30	RDS/GNDS TOTAL	.07	24	OTHER ADM EXP	.06	23	PROF FEES	.41	22	REPAIR/MAINT	.57	31
STRUCT/ROOF	.06	18	RDS/GNDS PAYRL						TENANT ALTS	1.33	23	RDS/GROUNDS	.07	21
PLUMBING	.02	26	RDS/GNDS CONTR	.07	21				BUY-OUTS	.51	3	SECURITY	.18	26
FIRE/LIFE SFTY	.03	19	RDS/GNDS OTHER	.01	10				OTHER LEASING	.09	8	ADMINISTRATIVE	.47	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	13,521,809 SQ. FT.				12,650,492 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					15.84	17.28	11.91	22.10
RETAIL AREA	12	15.20	14.84	4.64	22.77				
OTHER AREA	6	10.77	13.84	4.65	14.62				
TOTAL RENT	14	15.83	15.72	12.23	22.54				
MISCELLANEOUS	13	.72	.14	.02	.61				
TOTAL INCOME	14	16.52	16.36	14.92	22.61				
EXPENSE									
CLEANING	14	1.23	1.04	.73	1.68	1.28	1.05	.77	1.76
REPAIR-MAINT	14	1.57	1.40	1.00	2.07	1.63	1.47	1.02	2.22
UTILITIES	14	2.12	1.93	1.34	2.49	2.16	1.93	1.36	2.49
RDS/GRNDS/SEC	13	.41	.33	.26	.55	.44	.37	.27	.62
ADMINISTRATIVE	14	.90	.86	.66	1.27	.96	.87	.74	1.35
TOTAL OPER EXP	14	6.19	5.61	4.95	7.24	6.62	6.28	5.52	7.68
FIXED EXPENSES	12	3.23	1.78	1.35	5.75	3.45	1.85	1.47	5.87
TOTAL OPER + FIX	12	9.48	8.70	6.80	11.83	10.12	9.78	7.05	12.10
LEASING EXP	14	.78	.22	.06	.74				
TOTAL PAYROLL	12	1.05	.92	.45	1.36				
TOTAL CONTRACT	13	1.10	.88	.66	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27278	14
AVG SQFT/RETAIL TENANT	2883	12
AVG SQFT/OFFICE WORKER	289	12
AVG % OFFICE OCCUPANCY	88.2	14
AVG % RETAIL OCCUPANCY	90.0	12
AVG $ RATE YR-END RENT	22.88	12
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**12**
PAYROLL	.64	3
CONTRACT	.94	12
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.10	11
REPR/MAINT TOTAL	**1.61**	**12**
PAYROLL	.73	8
ELEVATOR	.27	12
HVAC	.34	11
ELECTRICAL	.10	12
STRUCT/ROOF	.09	8
PLUMBING	.03	9
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.34	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.12**	**14**
ELECTRICAL	1.78	14
GAS	.09	9
FUEL OIL		
PURCH STEAM	.54	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	13
RDS/GNDS/SEC TOTAL	**.41**	**12**
RDS/GNDS TOTAL	.08	10
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR	.03	10
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	12
SEC PAYROLL	.20	5
SEC CONTRACTS	.24	11
SEC OTHER	.04	6
ADMIN TOTAL	**.87**	**13**
PAYROLL	.31	12
MGMT FEES	.40	11
PROF FEES	.07	10
GEN OFC EXP	.16	11
OTHER ADM EXP	.10	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.23**	**12**
REAL ESTATE TAX	3.01	12
BUILDING INS	.21	14
PERS PROP TAX	.01	5
OTHER TAX	.03	3
LEASING EXPENSES	**.79**	**14**
ADV/PROMOTION	.13	9
COMMISSIONS	.02	7
PROF FEES	.13	9
TENANT ALTS	.74	7
BUY-OUTS		
OTHER LEASING	.30	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**12**
CLEANING	.64	3
REPAIR/MAINT	.73	8
RDS/GROUNDS	.12	2
SECURITY	.20	5
ADMINISTRATIVE	.31	12
TOTAL CONTRACTS	**1.10**	**13**
CLEANING	.94	12
REPAIR/MAINT	.78	12
RDS/GROUNDS	.03	10
SECURITY	.24	11
ADMINISTRATIVE	.46	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	16,503,780 SQ. FT.				15,240,441 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.84	14.09	11.45	20.97
RETAIL AREA	6	17.36	17.98	10.91	22.96				
OTHER AREA	3	8.88	5.79						
TOTAL RENT	10	17.55	14.99	11.92	20.79				
MISCELLANEOUS	10	.42	.35	.19	.62				
TOTAL INCOME	10	17.97	15.18	12.58	21.20				
EXPENSE									
CLEANING	10	1.26	.83	.75	1.66	1.31	.89	.77	1.66
REPAIR-MAINT	10	1.49	1.42	1.06	1.82	1.56	1.50	1.11	1.92
UTILITIES	10	2.00	1.63	1.17	2.46	2.06	1.63	1.20	2.60
RDS/GRNDS/SEC	10	.56	.41	.32	.58	.61	.41	.32	.70
ADMINISTRATIVE	10	.83	.82	.64	.86	.90	.86	.64	.88
TOTAL OPER EXP	10	6.14	5.93	4.71	6.64	6.65	5.96	4.71	7.76
FIXED EXPENSES	10	4.83	1.99	1.78	7.12	5.23	2.06	1.78	7.97
TOTAL OPER + FIX	10	10.97	7.32	6.49	13.76	11.88	7.48	6.49	16.22
LEASING EXP	10	.36	.11	.10	.55				
TOTAL PAYROLL	10	1.00	.96	.70	1.05				
TOTAL CONTRACT	10	1.17	.81	.54	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29568	9
AVG SQFT/RETAIL TENANT	5406	5
AVG SQFT/OFFICE WORKER	281	7
AVG % OFFICE OCCUPANCY	93.1	10
AVG % RETAIL OCCUPANCY	94.2	7
AVG $ RATE YR-END RENT	25.32	9
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**10**
PAYROLL	.21	5
CONTRACT	.99	10
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.08	9
REPR/MAINT TOTAL	**1.48**	**10**
PAYROLL	.46	8
ELEVATOR	.34	10
HVAC	.24	10
ELECTRICAL	.10	10
STRUCT/ROOF	.18	4
PLUMBING	.03	9
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.00**	**10**
ELECTRICAL	1.65	10
GAS	.06	3
FUEL OIL		
PURCH STEAM	.54	4
PURCH CH WTR	.44	4
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	**.56**	**10**
RDS/GNDS TOTAL	.07	9
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	10
SEC PAYROLL	.50	6
SEC CONTRACTS	.22	6
SEC OTHER	.03	4
ADMIN TOTAL	**.82**	**10**
PAYROLL	.28	8
MGMT FEES	.48	8
PROF FEES	.13	7
GEN OFC EXP	.06	*
OTHER ADM EXP	.18	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.83**	**10**
REAL ESTATE TAX	4.62	10
BUILDING INS	.15	10
PERS PROP TAX	.01	3
OTHER TAX	.09	6
LEASING EXPENSES	**.36**	**10**
ADV/PROMOTION	.07	7
COMMISSIONS		
PROF FEES	.09	4
TENANT ALTS	.33	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.00**	**10**
CLEANING	.21	5
REPAIR/MAINT	.46	8
RDS/GROUNDS	.03	2
SECURITY	.50	6
ADMINISTRATIVE	.28	8
TOTAL CONTRACTS	**1.17**	**10**
CLEANING	.99	10
REPAIR/MAINT	.84	10
RDS/GROUNDS	.03	9
SECURITY	.22	6
ADMINISTRATIVE	.56	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	2,587,645 SQ. FT.				2,512,581 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					11.13	8.87	6.71	13.09
RETAIL AREA	2	16.13	13.14						
OTHER AREA									
TOTAL RENT	38	10.83	8.69	6.74	13.09				
MISCELLANEOUS	18	.36	.06	.02	.29				
TOTAL INCOME	38	11.06	8.85	6.74	13.09				
EXPENSE									
CLEANING	41	.86	.73	.57	.92	.88	.73	.58	.92
REPAIR-MAINT	43	1.20	.88	.59	1.14	1.22	.88	.59	1.15
UTILITIES	42	2.00	1.73	1.47	2.02	2.04	1.73	1.47	2.02
RDS/GRNDS/SEC	41	.43	.23	.13	.50	.44	.23	.13	.50
ADMINISTRATIVE	41	.66	.59	.40	.88	.68	.59	.40	.90
TOTAL OPER EXP	40	5.11	4.62	3.60	5.19	5.23	4.67	3.60	5.23
FIXED EXPENSES	41	1.53	1.33	.87	1.69	1.56	1.37	.87	1.75
TOTAL OPER + FIX	39	6.71	5.96	4.61	6.85	6.86	5.97	4.61	6.99
LEASING EXP	27	.37	.24	.08	.43				
TOTAL PAYROLL	35	.81	.59	.40	.96				
TOTAL CONTRACT	43	.95	.77	.53	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2591	38
AVG SQFT/RETAIL TENANT	5360	3
AVG SQFT/OFFICE WORKER	263	26
AVG % OFFICE OCCUPANCY	87.0	38
AVG % RETAIL OCCUPANCY	79.5	3
AVG $ RATE YR-END RENT	12.46	35
RENTABLE/GROSS SQFT	.91	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	40	**UTILITIES TOTAL**	2.00	42	SECURITY TOTAL	.33	26	**FIXED EXP TOTAL**	1.56	40	**TOTAL PAYROLL**	.81	35
PAYROLL	.50	6	ELECTRICAL	1.62	42	SEC PAYROLL	.24	6	REAL ESTATE TAX	1.42	40	CLEANING	.50	6
CONTRACT	.68	39	GAS	.23	36	SEC CONTRACTS	.29	23	BUILDING INS	.14	36	REPAIR/MAINT	.43	32
SUP/MAT/MISC	.07	25	FUEL OIL	.19	2	SEC OTHER	.04	3	PERS PROP TAX	.33	2	RDS/GROUNDS	.09	4
TRASH REMOVAL	.06	32	PURCH STEAM		2	**ADMIN TOTAL**	.66	41	OTHER TAX	.06	8	SECURITY	.24	6
REPR/MAINT TOTAL	1.20	43	PURCH CH WTR			PAYROLL	.36	16	**LEASING EXPENSES**	.37	27	ADMINISTRATIVE	.36	16
PAYROLL	.43	32	COAL			MGMT FEES	.48	35	ADV/PROMOTION	.02	14	**TOTAL CONTRACTS**	.95	43
ELEVATOR	.10	34	WATER/SEWER	.16	40	PROF FEES	.13	15	COMMISSIONS	.08	4	CLEANING	.68	39
HVAC	.26	40	**RDS/GNDS/SEC**	.41	41	GEN OFC EXP	.07	22	PROF FEES	.19	20	REPAIR/MAINT	.69	43
ELECTRICAL	.09	35	**TOTAL**			OTHER ADM EXP	.08	25	TENANT ALTS	.27	17	RDS/GROUNDS	.18	32
STRUCT/ROOF	.05	22	RDS/GNDS TOTAL	.18	39				BUY-OUTS			SECURITY	.29	23
PLUMBING	.07	31	RDS/GNDS PAYRL	.09	4				OTHER LEASING			ADMINISTRATIVE	.48	36
FIRE/LIFE SFTY	.02	17	RDS/GNDS CONTR	.18	32									
OTHER MAINT/SUP	.17	41	RDS/GNDS OTHER	.04	23									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	5,698,611 SQ. FT.				5,556,467 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					15.20	11.97	10.45	19.81
RETAIL AREA	17	18.58	15.00	12.40	27.94				
OTHER AREA	7	6.64	9.34	6.17	11.31				
TOTAL RENT	42	15.49	11.97	10.73	19.43				
MISCELLANEOUS	27	.46	.08	.02	.42				
TOTAL INCOME	42	15.86	12.17	10.96	19.61				
EXPENSE									
CLEANING	46	1.05	.94	.72	1.20	1.07	.98	.77	1.22
REPAIR-MAINT	46	1.25	1.13	.81	1.46	1.27	1.18	.85	1.47
UTILITIES	45	1.87	1.87	1.61	2.11	1.90	1.92	1.63	2.14
RDS/GRNDS/SEC	45	.47	.31	.13	.64	.48	.32	.13	.64
ADMINISTRATIVE	46	.83	.80	.51	1.05	.85	.80	.52	1.07
TOTAL OPER EXP	45	5.47	5.30	4.47	6.19	5.60	5.41	4.63	6.24
FIXED EXPENSES	44	2.39	1.56	1.01	3.08	2.45	1.61	1.03	3.18
TOTAL OPER + FIX	43	7.78	6.72	5.80	8.16	7.95	6.91	5.90	8.67
LEASING EXP	31	.87	.51	.19	1.21				
TOTAL PAYROLL	43	1.08	.75	.61	1.18				
TOTAL CONTRACT	45	1.13	1.07	.73	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4915	42
AVG SQFT/RETAIL TENANT	2635	14
AVG SQFT/OFFICE WORKER	246	32
AVG % OFFICE OCCUPANCY	91.9	44
AVG % RETAIL OCCUPANCY	95.6	16
AVG $ RATE YR-END RENT	23.84	37
RENTABLE/GROSS SQFT	.93	34

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	46	**UTILITIES TOTAL**	1.87	45	SECURITY TOTAL	.37	41	**FIXED EXP TOTAL**	2.39	44	**TOTAL PAYROLL**	1.08	43
PAYROLL	.58	13	ELECTRICAL	1.55	44	SEC PAYROLL	.20	11	REAL ESTATE TAX	2.13	44	CLEANING	.58	13
CONTRACT	.78	43	GAS	.14	31	SEC CONTRACTS	.32	37	BUILDING INS	.16	44	REPAIR/MAINT	.57	38
SUP/MAT/MISC	.07	36	FUEL OIL	.20	8	SEC OTHER	.09	6	PERS PROP TAX	.14	9	RDS/GROUNDS	.09	6
TRASH REMOVAL	.07	40	PURCH STEAM	.45	6	**ADMIN TOTAL**	.83	45	OTHER TAX	.25	19	SECURITY	.20	11
REPR/MAINT TOTAL	1.25	46	PURCH CH WTR			PAYROLL	.38	30	**LEASING EXPENSES**	.87	31	ADMINISTRATIVE	.38	30
PAYROLL	.57	38	COAL			MGMT FEES	.55	33	ADV/PROMOTION	.06	22	**TOTAL CONTRACTS**	1.13	45
ELEVATOR	.16	45	WATER/SEWER	.11	42	PROF FEES	.08	22	COMMISSIONS	.12	8	CLEANING	.78	43
HVAC	.21	44	**RDS/GNDS/SEC**	.47	45	GEN OFC EXP	.08	31	PROF FEES	.25	24	REPAIR/MAINT	.59	45
ELECTRICAL	.09	43	**TOTAL**			OTHER ADM EXP	.12	33	TENANT ALTS	.52	25	RDS/GROUNDS	.09	35
STRUCT/ROOF	.12	23	RDS/GNDS TOTAL	.12	41				BUY-OUTS			SECURITY	.32	37
PLUMBING	.04	39	RDS/GNDS PAYRL	.09	6				OTHER LEASING	.36	12	ADMINISTRATIVE	.54	36
FIRE/LIFE SFTY	.05	19	RDS/GNDS CONTR	.09	35									
OTHER MAINT/SUP	.22	44	RDS/GNDS OTHER	.03	20									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS		9,933,822 SQ. FT.			9,408,425 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						16.25	15.27	10.64	20.97
OFFICE AREA	46								
RETAIL AREA	28	21.56	20.13	11.35	25.69				
OTHER AREA	15	3.57	6.93	4.89	10.84				
TOTAL RENT	47	16.19	15.27	10.80	20.07				
MISCELLANEOUS	26	.27	.18	.04	.67				
TOTAL INCOME	47	16.93	15.35	11.22	21.15				
EXPENSE									
CLEANING	54	1.19	.98	.68	1.23	1.23	1.03	.70	1.29
REPAIR-MAINT	53	1.74	1.60	1.10	2.03	1.80	1.68	1.13	2.05
UTILITIES	50	2.15	1.93	1.52	2.44	2.19	1.96	1.60	2.44
RDS/GRNDS/SEC	53	.37	.27	.11	.61	.39	.28	.12	.65
ADMINISTRATIVE	53	.90	.89	.59	1.19	.95	.96	.64	1.24
TOTAL OPER EXP	49	6.48	6.04	4.71	6.96	6.84	6.50	4.83	7.63
FIXED EXPENSES	54	2.62	1.66	1.17	2.78	2.76	1.80	1.21	3.07
TOTAL OPER+FIX	49	9.19	8.14	6.33	10.54	9.69	8.52	6.36	11.50
LEASING EXP	46	2.75	.52	.09	1.66				
TOTAL PAYROLL	51	1.29	.90	.57	1.15				
TOTAL CONTRACT	54	1.14	1.00	.76	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5801	49
AVG SQFT/RETAIL TENANT	2705	30
AVG SQFT/OFFICE WORKER	254	33
AVG % OFFICE OCCUPANCY	89.5	52
AVG %. RETAIL OCCUPANCY	96.0	30
AVG $ RATE YR-END RENT	21.05	46
RENTABLE/GROSS SQFT	.92	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**54**
PAYROLL	1.10	9
CONTRACT	.94	52
SUP/MAT/MISC	.07	43
TRASH REMOVAL	.07	50
REPR/MAINT TOTAL	**1.74**	**51**
PAYROLL	.74	42
ELEVATOR	.22	51
HVAC	.27	49
ELECTRICAL	.11	47
STRUCT/ROOF	.21	31
PLUMBING	.03	44
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.45	51

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	**49**
ELECTRICAL	1.71	49
GAS	.22	37
FUEL OIL	.12	10
PURCH STEAM	.42	6
PURCH CH WTR	1.36	2
COAL		
WATER/SEWER	.11	48
RDS/GNDS/SEC TOTAL	**.37**	**53**
RDS/GNDS TOTAL	.10	44
RDS/GNDS PAYRL	.05	5
RDS/GNDS CONTR	.07	32
RDS/GNDS OTHER	.08	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	52
SEC PAYROLL	.44	7
SEC CONTRACTS	.25	46
SEC OTHER	.05	10
ADMIN TOTAL	**.90**	**53**
PAYROLL	.38	37
MGMT FEES	.72	39
PROF FEES	.12	37
GEN OFC EXP	.04	44
OTHER ADM EXP	.04	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.62**	**54**
REAL ESTATE TAX	2.22	54
BUILDING INS	.19	52
PERS PROP TAX	.15	22
OTHER TAX	.40	25
LEASING EXPENSES	**2.75**	**48**
ADV/PROMOTION	.04	32
COMMISSIONS	.58	11
PROF FEES	.22	35
TENANT ALTS	2.54	38
BUY-OUTS		
OTHER LEASING	1.07	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.29**	**51**
CLEANING	1.10	9
REPAIR/MAINT	.74	42
RDS/GROUNDS	.05	5
SECURITY	.44	7
ADMINISTRATIVE	.38	37
TOTAL CONTRACTS	**1.14**	**54**
CLEANING	.94	52
REPAIR/MAINT	.74	51
RDS/GROUNDS	.07	32
SECURITY	.25	46
ADMINISTRATIVE	.74	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS		17,626,453 SQ. FT.			16,962,475 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						14.64	14.12	9.71	17.94
OFFICE AREA	41								
RETAIL AREA	21	10.60	12.09	6.18	16.75				
OTHER AREA	8	9.75	10.00	4.56	14.94				
TOTAL RENT	41	14.51	14.15	9.66	17.04				
MISCELLANEOUS	30	.37	.22	.05	.56				
TOTAL INCOME	41	14.77	14.18	10.02	17.45				
EXPENSE									
CLEANING	45	1.19	1.00	.73	1.31	1.21	1.00	.75	1.35
REPAIR-MAINT	46	1.58	1.46	.96	2.09	1.60	1.51	.98	2.10
UTILITIES	46	2.13	1.83	1.51	2.62	2.16	1.83	1.53	2.67
RDS/GRNDS/SEC	43	.44	.47	.21	.57	.46	.50	.23	.59
ADMINISTRATIVE	46	.80	.89	.57	1.16	.83	.89	.59	1.23
TOTAL OPER EXP	44	6.02	5.75	4.55	7.04	6.24	6.10	4.90	7.39
FIXED EXPENSES	44	3.12	1.95	1.28	3.20	3.22	2.05	1.32	3.21
TOTAL OPER+FIX	42	8.62	8.15	6.28	10.28	8.94	8.50	6.70	10.50
LEASING EXP	34	1.50	.80	.22	2.04				
TOTAL PAYROLL	44	1.21	.98	.71	1.68				
TOTAL CONTRACT	45	1.09	.89	.53	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9928	42
AVG SQFT/RETAIL TENANT	2274	23
AVG SQFT/OFFICE WORKER	274	33
AVG % OFFICE OCCUPANCY	88.4	43
AVG % RETAIL OCCUPANCY	80.8	24
AVG $ RATE YR-END RENT	21.03	36
RENTABLE/GROSS SQFT	.89	33

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**44**
PAYROLL	.73	15
CONTRACT	.82	43
SUP/MAT/MISC	.07	40
TRASH REMOVAL	.08	42
REPR/MAINT TOTAL	**1.56**	**45**
PAYROLL	.60	38
ELEVATOR	.23	45
HVAC	.26	42
ELECTRICAL	.07	41
STRUCT/ROOF	.07	20
PLUMBING	.03	33
FIRE/LIFE SFTY	.03	28
OTHER MAINT/SUP	.34	44

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**44**
ELECTRICAL	1.54	44
GAS	.17	33
FUEL OIL	.02	4
PURCH STEAM	.50	11
PURCH CH WTR	.71	4
COAL		
WATER/SEWER	.08	43
RDS/GNDS/SEC TOTAL	**.44**	**42**
RDS/GNDS TOTAL	.09	34
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.05	32
RDS/GNDS OTHER	.04	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	40
SEC PAYROLL	.31	17
SEC CONTRACTS	.28	32
SEC OTHER	.02	15
ADMIN TOTAL	**.79**	**45**
PAYROLL	.32	40
MGMT FEES	.33	38
PROF FEES	.14	38
GEN OFC EXP	.09	41
OTHER ADM EXP	.06	32

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.12**	**43**
REAL ESTATE TAX	2.84	43
BUILDING INS	.21	44
PERS PROP TAX	.21	9
OTHER TAX	.09	16
LEASING EXPENSES	**1.50**	**34**
ADV/PROMOTION	.09	25
COMMISSIONS	.12	13
PROF FEES	.33	26
TENANT ALTS	1.50	24
BUY-OUTS	.11	2
OTHER LEASING	.17	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.21**	**44**
CLEANING	.73	15
REPAIR/MAINT	.60	38
RDS/GROUNDS	.09	4
SECURITY	.31	17
ADMINISTRATIVE	.32	40
TOTAL CONTRACTS	**1.09**	**46**
CLEANING	.82	43
REPAIR/MAINT	.63	45
RDS/GROUNDS	.05	32
SECURITY	.28	32
ADMINISTRATIVE	.39	44

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	5,939,805 SQ. FT.				5,754,356 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					17.07	16.72	11.46	21.44
RETAIL AREA	8	12.35	9.44	7.86	15.29				
OTHER AREA	3	5.96	5.80						
TOTAL RENT	11	16.93	16.49	11.78	21.12				
MISCELLANEOUS	8	.09	.07	.02	.47				
TOTAL INCOME	11	17.10	17.21	12.00	21.16				
EXPENSE									
CLEANING	11	1.42	1.04	.76	1.88	1.45	1.04	.80	1.91
REPAIR-MAINT	11	2.06	1.46	1.26	2.28	2.11	1.48	1.29	2.38
UTILITIES	11	2.03	1.76	1.65	2.20	2.04	1.76	1.65	2.24
RDS/GRNDS/SEC	11	.44	.45	.29	.49	.45	.46	.30	.50
ADMINISTRATIVE	10	.94	.93	.72	1.20	.98	.95	.75	1.24
TOTAL OPER EXP	11	6.79	6.55	4.93	7.72	7.01	6.82	5.04	7.88
FIXED EXPENSES	11	3.34	2.21	1.39	3.94	3.45	2.30	1.44	4.06
TOTAL OPER+FIX	11	10.13	8.76	6.01	11.66	10.45	9.12	6.21	11.99
LEASING EXP	9	2.29	1.48	.74	4.36				
TOTAL PAYROLL	10	1.24	1.00	.73	1.45				
TOTAL CONTRACT	9	1.15	.98	.69	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13959	11
AVG SQFT/RETAIL TENANT	3047	7
AVG SQFT/OFFICE WORKER	245	10
AVG % OFFICE OCCUPANCY	89.3	11
AVG % RETAIL OCCUPANCY	93.3	8
AVG $ RATE YR-END RENT	24.57	10
RENTABLE/GROSS SQFT	.86	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.39**	**10**	**UTILITIES TOTAL**	**2.07**	**10**	SECURITY TOTAL	.34	8	**FIXED EXP TOTAL**	**3.38**	**10**	**TOTAL PAYROLL**	**1.24**	**10**
PAYROLL	1.36	3	ELECTRICAL	1.58	10	SEC PAYROLL	.33	5	REAL ESTATE TAX	3.11	10	CLEANING	1.36	3
CONTRACT	.94	9	GAS	.22	5	SEC CONTRACTS	.29	5	BUILDING INS	.30	9	REPAIR/MAINT	.58	9
SUP/MAT/MISC	.10	10	FUEL OIL	.13	3	SEC OTHER	.04	4	PERS PROP TAX	.01	5	RDS/GROUNDS		
TRASH REMOVAL	.06	9	PURCH STEAM	.58	3	**ADMIN TOTAL**	**.95**	**9**	OTHER TAX	.04	2	SECURITY	.33	5
REPR/MAINT TOTAL	**1.97**	**9**	PURCH CH WTR			PAYROLL	.28	8				ADMINISTRATIVE	.28	8
PAYROLL	.58	9	COAL			MGMT FEES	.46	9	**LEASING EXPENSES**	**2.29**	**9**			
ELEVATOR	.34	9	WATER/SEWER	.11	10	PROF FEES	.14	7	ADV/PROMOTION	.08	7	**TOTAL CONTRACTS**	**1.15**	**9**
HVAC	.43	9	**RDS/GNDS/SEC**	**.41**	**9**	GEN OFC EXP	.08	9	COMMISSIONS	.09	7	CLEANING	.94	9
ELECTRICAL	.10	8	**TOTAL**			OTHER ADM EXP	.05	7	PROF FEES	.75	9	REPAIR/MAINT	1.10	9
STRUCT/ROOF	.34	4	RDS/GNDS TOTAL	.06	8				TENANT ALTS	1.65	8	RDS/GROUNDS	.06	7
PLUMBING	.04	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	5
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.06	7				OTHER LEASING	.13	3	ADMINISTRATIVE	.56	9
OTHER MAINT/SUP	.28	9	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,106,209 SQ. FT.				2,906,763 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.35	12.80	10.31	17.00
RETAIL AREA	3	15.18	12.25						
OTHER AREA	2	5.88	5.61						
TOTAL RENT	4	13.19	12.50	10.16	17.13				
MISCELLANEOUS	3	.08	.10						
TOTAL INCOME	4	13.24	12.60	10.21	17.20				
EXPENSE									
CLEANING	4	.98	.99	.85	1.14	1.00	1.02	.85	1.19
REPAIR-MAINT	3	1.96	1.57			1.96	1.57		
UTILITIES	4	2.29	1.95	1.45	2.78	2.29	1.95	1.45	2.78
RDS/GRNDS/SEC	4	.64	.52	.38	.87	.68	.55	.39	.94
ADMINISTRATIVE	4	1.17	.75	.49	1.95	1.25	.78	.53	2.08
TOTAL OPER EXP	3	6.31	5.35			6.70	5.48		
FIXED EXPENSES	4	2.31	1.98	1.65	3.36	2.46	2.05	1.79	3.62
TOTAL OPER+FIX	3	8.87	9.46			9.43	10.22		
LEASING EXP	3	1.86	2.69						
TOTAL PAYROLL	4	1.20	1.22	.83	1.44				
TOTAL CONTRACT	4	.97	1.06	.66	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20013	4
AVG SQFT/RETAIL TENANT	6221	3
AVG SQFT/OFFICE WORKER	348	4
AVG % OFFICE OCCUPANCY	84.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.52	3
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**4**	**UTILITIES TOTAL**	**2.29**	**4**	SECURITY TOTAL	.46	4	**FIXED EXP TOTAL**	**2.31**	**4**	**TOTAL PAYROLL**	**1.20**	**4**
PAYROLL	.18	3	ELECTRICAL	1.91	4	SEC PAYROLL	.46	2	REAL ESTATE TAX	1.96	4	CLEANING	.18	3
CONTRACT	.71	4	GAS	.27	4	SEC CONTRACTS	.36	2	BUILDING INS	.32	3	REPAIR/MAINT	.58	2
SUP/MAT/MISC	.12	3	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM			**ADMIN TOTAL**	**1.17**	**4**	OTHER TAX	.01	2	SECURITY	.46	2
REPR/MAINT TOTAL	**1.96**	**3**	PURCH CH WTR			PAYROLL	.27	4				ADMINISTRATIVE	.27	4
PAYROLL	.58	2	COAL			MGMT FEES	.27	3	**LEASING EXPENSES**	**1.86**	**3**			
ELEVATOR	.35	3	WATER/SEWER	.15	3	PROF FEES	.29	3	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	**.97**	**4**
HVAC	.38	3	**RDS/GNDS/SEC**	**.64**	**4**	GEN OFC EXP	.16	4	COMMISSIONS	.02	2	CLEANING	.71	4
ELECTRICAL	.05	3	**TOTAL**			OTHER ADM EXP	.38	4	PROF FEES	.46	2	REPAIR/MAINT	.69	3
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.22	3				TENANT ALTS	2.08	2	RDS/GROUNDS	.14	3
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS	.14	2	SECURITY	.36	2
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.14	3				OTHER LEASING			ADMINISTRATIVE	.56	3
OTHER MAINT/SUP	.66	3	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,605,912 SQ. FT.				4,567,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					22.49	21.88		
RETAIL AREA	2	2.37	11.15						
OTHER AREA									
TOTAL RENT	2	22.65	22.07						
MISCELLANEOUS	2	1.28	1.57						
TOTAL INCOME	2	23.93	23.64						
EXPENSE									
CLEANING	2	1.39	1.40			1.39	1.40		
REPAIR-MAINT	2	2.63	2.70			2.64	2.70		
UTILITIES	2	2.10	2.16			2.10	2.16		
RDS/GRNDS/SEC	3	.14	.09			.15	.09		
ADMINISTRATIVE	3	.83	1.06			.84	1.06		
TOTAL OPER EXP	2	7.85	7.95			7.86	7.96		
FIXED EXPENSES	3	3.79	1.50			3.83	1.50		
TOTAL OPER+FIX	2	14.54	13.75			14.58	13.79		
LEASING EXP	3	.13	.02						
TOTAL PAYROLL	3	.73	1.20						
TOTAL CONTRACT	3	.91	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18204	3
AVG SQFT/RETAIL TENANT	7204	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	34.63	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	2
PAYROLL		
CONTRACT	1.27	2
SUP/MAT/MISC		
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	2.63	2
PAYROLL	1.05	2
ELEVATOR	.42	2
HVAC	.19	2
ELECTRICAL	.09	2
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.79	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	2
ELECTRICAL	1.64	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.14	3
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL		
SEC CONTRACTS	.14	3
SEC OTHER		
ADMIN TOTAL	.83	3
PAYROLL	.13	3
MGMT FEES		
PROF FEES	.12	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.65	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.79	3
REAL ESTATE TAX	3.25	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX	.58	2
LEASING EXPENSES	.13	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.03	3
TENANT ALTS	.16	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	3
CLEANING		
REPAIR/MAINT	1.05	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	.91	3
CLEANING	1.27	2
REPAIR/MAINT	.79	2
RDS/GROUNDS		
SECURITY	.14	3
ADMINISTRATIVE	.05	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,844,816 SQ. FT.				1,841,944 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					13.11	10.14	9.47	14.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	13.09	10.14	9.47	14.15				
MISCELLANEOUS	8	.35	.15	.09	.26				
TOTAL INCOME	16	13.14	10.68	9.58	14.20				
EXPENSE									
CLEANING	17	1.14	.99	.69	1.27	1.14	.99	.69	1.27
REPAIR-MAINT	17	2.24	1.03	.82	1.33	2.24	1.03	.82	1.33
UTILITIES	16	2.32	1.39	1.24	1.89	2.32	1.43	1.24	1.89
RDS/GRNDS/SEC	16	1.01	.12	.05	.49	1.01	.12	.05	.49
ADMINISTRATIVE	16	.63	.51	.21	.72	.63	.51	.21	.72
TOTAL OPER EXP	16	7.62	4.10	3.43	5.14	7.63	4.10	3.43	5.42
FIXED EXPENSES	17	2.09	.94	.74	1.32	2.09	.94	.74	1.32
TOTAL OPER+FIX	16	9.72	5.14	4.37	6.21	9.73	5.25	4.37	6.24
LEASING EXP	9	.93	.69	.12	1.67				
TOTAL PAYROLL	13	2.84	.68	.30	1.17				
TOTAL CONTRACT	17	.76	.90	.58	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13451	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	15
AVG % OFFICE OCCUPANCY	94.4	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.65	13
RENTABLE/GROSS SQFT	.84	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	17
PAYROLL	.72	3
CONTRACT	.50	17
SUP/MAT/MISC	.07	15
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	2.24	17
PAYROLL	1.17	12
ELEVATOR	.11	14
HVAC	.15	16
ELECTRICAL	.17	15
STRUCT/ROOF	.03	9
PLUMBING	.07	13
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.64	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	16
ELECTRICAL	1.91	16
GAS	.27	10
FUEL OIL	.07	3
PURCH STEAM	.21	2
PURCH CH WTR		
COAL		
WATER/SEWER	.14	16
RDS/GNDS/SEC	1.01	16
TOTAL		
RDS/GNDS TOTAL	.25	15
RDS/GNDS PAYRL	.26	2
RDS/GNDS CONTR	.03	12
RDS/GNDS OTHER	.08	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.91	12
SEC PAYROLL	1.14	3
SEC CONTRACTS	.14	7
SEC OTHER	.09	6
ADMIN TOTAL	.63	16
PAYROLL	.33	6
MGMT FEES	.16	10
PROF FEES	.13	6
GEN OFC EXP	.03	6
OTHER ADM EXP	.32	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	17
REAL ESTATE TAX	1.72	17
BUILDING INS	.19	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.93	9
ADV/PROMOTION	.08	4
COMMISSIONS		
PROF FEES	.30	7
TENANT ALTS	.77	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.84	13
CLEANING	.72	3
REPAIR/MAINT	1.17	12
RDS/GROUNDS	.26	2
SECURITY	1.14	3
ADMINISTRATIVE	.33	6
TOTAL CONTRACTS	.76	17
CLEANING	.50	17
REPAIR/MAINT	.52	17
RDS/GROUNDS	.03	12
SECURITY	.14	7
ADMINISTRATIVE	.18	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	1,351,129 SQ. FT.				1,336,966 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					12.93	12.38	9.28	18.12	
RETAIL AREA	5	7.70	6.59	3.73	15.66					
OTHER AREA										
TOTAL RENT	9	12.94	12.38	8.72	18.35					
MISCELLANEOUS	5	.15	.04	.03	.44					
TOTAL INCOME	9	13.00	12.38	8.74	18.46					
EXPENSE										
CLEANING	8	.82	.81	.52	1.10	.83	.81	.52	1.10	
REPAIR-MAINT	9	1.37	1.01	.62	1.89	1.39	1.20	.62	1.89	
UTILITIES	9	1.86	1.71	1.31	2.55	1.88	1.69	1.33	2.55	
RDS/GRNDS/SEC	7	.60	.33	.16	.47	.60	.40	.16	.48	
ADMINISTRATIVE	9	.70	.71	.36	.83	.71	.71	.36	.90	
TOTAL OPER EXP	8	5.34	5.17	4.05	6.71	5.41	5.19	4.43	6.73	
FIXED EXPENSES	8	2.08	1.74	1.10	3.13	2.11	1.76	1.11	3.13	
TOTAL OPER + FIX	8	7.42	7.88	5.34	8.52	7.52	7.92	5.80	8.57	
LEASING EXP	6	.23	.18	.06	.35					
TOTAL PAYROLL	8	1.00	.86	.49	1.06					
TOTAL CONTRACT	8	1.06	.99	.74	1.20					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5474	10
AVG SQFT/RETAIL TENANT	1034	4
AVG SQFT/OFFICE WORKER	247	8
AVG % OFFICE OCCUPANCY	94.6	10
AVG % RETAIL OCCUPANCY	59.1	5
AVG $ RATE YR-END RENT	16.30	7
RENTABLE/GROSS SQFT	.85	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**8**	**UTILITIES TOTAL**	**1.93**	**8**	SECURITY TOTAL	.43	7	**FIXED EXP TOTAL**	**2.08**	**8**	**TOTAL PAYROLL**	**1.00**	**8**
PAYROLL			ELECTRICAL	1.66	8	SEC PAYROLL	.30	2	REAL ESTATE TAX	1.87	8	CLEANING		
CONTRACT	.74	8	GAS	.18	6	SEC CONTRACTS	.33	6	BUILDING INS	.09	8	REPAIR/MAINT	.53	7
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.17	2
TRASH REMOVAL	.06	7	PURCH STEAM			**ADMIN TOTAL**	**.73**	**8**	OTHER TAX			SECURITY	.30	2
REPR/MAINT TOTAL	**1.42**	**8**	PURCH CH WTR			PAYROLL	.45	5				ADMINISTRATIVE	.45	5
PAYROLL	.53	7	COAL			MGMT FEES	.43	4	**LEASING EXPENSES**	**.23**	**6**			
ELEVATOR	.18	8	WATER/SEWER	.11	6	PROF FEES	.01	3	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.06**	**8**
HVAC	.45	7	**RDS/GNDS/SEC**	**.60**	**7**	GEN OFC EXP	.28	5	COMMISSIONS			CLEANING	.74	8
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP	.05	3	PROF FEES	.10	2	REPAIR/MAINT	.75	8
STRUCT/ROOF	.09	4	RDS/GNDS TOTAL	.22	5				TENANT ALTS	.23	4	RDS/GROUNDS	.09	5
PLUMBING	.06	5	RDS/GNDS PAYRL	.17	2				BUY-OUTS			SECURITY	.33	6
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.09	5				OTHER LEASING			ADMINISTRATIVE	.24	6
OTHER MAINT/SUP	.22	8	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	4,777,004 SQ. FT.				4,420,238 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	16					13.37	14.19	9.18	16.79	
RETAIL AREA	11	15.56	11.13	7.01	23.11					
OTHER AREA	5	2.44	4.29	.95	7.97					
TOTAL RENT	16	12.90	12.85	8.95	16.90					
MISCELLANEOUS	11	.51	.25	.11	.42					
TOTAL INCOME	16	13.21	13.11	9.11	17.92					
EXPENSE										
CLEANING	21	1.34	1.00	.75	1.41	1.39	1.05	.79	1.44	
REPAIR-MAINT	21	1.82	1.54	1.05	2.03	1.89	1.54	1.07	2.03	
UTILITIES	22	2.15	1.64	1.40	1.89	2.21	1.64	1.42	2.02	
RDS/GRNDS/SEC	22	.46	.33	.11	.72	.49	.35	.14	.72	
ADMINISTRATIVE	21	.76	.69	.44	1.06	.83	.77	.45	1.19	
TOTAL OPER EXP	21	6.29	5.43	4.76	6.40	6.78	5.55	4.76	7.06	
FIXED EXPENSES	19	2.17	1.75	.98	3.05	2.36	1.87	1.05	3.43	
TOTAL OPER + FIX	18	8.14	7.29	6.05	8.64	8.79	7.87	6.48	9.99	
LEASING EXP	14	1.01	.40	.05	1.25					
TOTAL PAYROLL	20	1.79	1.30	.86	2.18					
TOTAL CONTRACT	20	1.22	1.06	.72	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6967	19
AVG SQFT/RETAIL TENANT	2959	12
AVG SQFT/OFFICE WORKER	227	17
AVG % OFFICE OCCUPANCY	92.1	21
AVG % RETAIL OCCUPANCY	97.1	12
AVG $ RATE YR-END RENT	15.85	14
RENTABLE/GROSS SQFT	.90	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**20**	**UTILITIES TOTAL**	**2.01**	**20**	SECURITY TOTAL	.47	19	**FIXED EXP TOTAL**	**2.15**	**18**	**TOTAL PAYROLL**	**1.79**	**20**
PAYROLL	.75	8	ELECTRICAL	1.70	19	SEC PAYROLL	.52	4	REAL ESTATE TAX	1.92	18	CLEANING	.75	8
CONTRACT	1.03	18	GAS	.13	14	SEC CONTRACTS	.36	16	BUILDING INS	.19	16	REPAIR/MAINT	.78	19
SUP/MAT/MISC	.08	19	FUEL OIL	.08	4	SEC OTHER	.08	9	PERS PROP TAX	.38	6	RDS/GROUNDS	.06	2
TRASH REMOVAL	.10	19	PURCH STEAM	.53	6	**ADMIN TOTAL**	**.76**	**20**	OTHER TAX	.08	7	SECURITY	.52	4
REPR/MAINT TOTAL	**1.81**	**20**	PURCH CH WTR			PAYROLL	.38	18				ADMINISTRATIVE	.38	18
PAYROLL	.78	19	COAL			MGMT FEES	.36	11	**LEASING EXPENSES**	**1.01**	**14**			
ELEVATOR	.21	19	WATER/SEWER	.09	21	PROF FEES	.13	13	ADV/PROMOTION	.02	7	**TOTAL CONTRACTS**	**1.22**	**20**
HVAC	.38	16	**RDS/GNDS/SEC**	**.47**	**21**	GEN OFC EXP	.05	18	COMMISSIONS	.07	3	CLEANING	1.03	18
ELECTRICAL	.18	16	**TOTAL**			OTHER ADM EXP	.10	13	PROF FEES	.15	7	REPAIR/MAINT	.88	20
STRUCT/ROOF	.15	10	RDS/GNDS TOTAL	.05	14				TENANT ALTS	1.19	10	RDS/GROUNDS	.03	8
PLUMBING	.07	15	RDS/GNDS PAYRL	.06	2				BUY-OUTS			SECURITY	.56	16
FIRE/LIFE SFTY	.04	13	RDS/GNDS CONTR	.03	8				OTHER LEASING	.05	5	ADMINISTRATIVE	.39	15
OTHER MAINT/SUP	.20	18	RDS/GNDS OTHER	.03	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	3,558,886 SQ. FT.				3,457,007 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					12.70	13.38	8.63	14.96
RETAIL AREA	7	7.59	6.95	4.67	12.78				
OTHER AREA	5	2.62	5.36	.44	10.85				
TOTAL RENT	11	12.49	13.24	8.65	14.69				
MISCELLANEOUS	9	.26	.06	.04	.44				
TOTAL INCOME	11	12.72	13.40	8.92	14.71				
EXPENSE									
CLEANING	11	1.02	1.17	.57	1.33	1.03	1.17	.58	1.34
REPAIR-MAINT	11	1.45	1.25	1.02	1.72	1.46	1.25	1.05	1.75
UTILITIES	11	1.61	1.76	1.05	2.04	1.62	1.76	1.06	2.04
RDS/GRNDS/SEC	11	.66	.35	.25	.92	.68	.36	.26	.99
ADMINISTRATIVE	11	.88	.97	.52	1.06	.91	1.00	.52	1.13
TOTAL OPER EXP	11	5.62	6.27	4.13	6.60	5.79	6.40	4.17	6.91
FIXED EXPENSES	11	1.87	1.94	1.19	2.32	1.92	1.98	1.21	2.47
TOTAL OPER + FIX	11	7.49	7.97	5.83	8.64	7.71	8.11	5.95	9.25
LEASING EXP	9	1.88	.54	.27	2.70				
TOTAL PAYROLL	11	.99	.65	.58	1.08				
TOTAL CONTRACT	11	1.40	1.63	.71	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5203	11
AVG SQFT/RETAIL TENANT	1791	8
AVG SQFT/OFFICE WORKER	259	10
AVG % OFFICE OCCUPANCY	80.4	11
AVG % RETAIL OCCUPANCY	88.4	8
AVG $ RATE YR-END RENT	17.33	11
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	11	**UTILITIES TOTAL**	1.61	11	SECURITY TOTAL	.56	11	**FIXED EXP TOTAL**	1.87	11	**TOTAL PAYROLL**	.99	11
PAYROLL	.11	3	ELECTRICAL	1.09	11	SEC PAYROLL	.45	3	REAL ESTATE TAX	1.61	11	CLEANING	.11	3
CONTRACT	1.04	10	GAS	.13	6	SEC CONTRACTS	.45	10	BUILDING INS	.18	10	REPAIR/MAINT	.64	7
SUP/MAT/MISC	.05	6	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS	.19	3
TRASH REMOVAL	.04	8	PURCH STEAM	.44	6	**ADMIN TOTAL**	**.88**	11	OTHER TAX	.17	7	SECURITY	.45	3
REPR/MAINT TOTAL	1.45	11	PURCH CH WTR	.41	3	PAYROLL	.41	11				ADMINISTRATIVE	.41	11
PAYROLL	.64	7	COAL			MGMT FEES	.26	8	**LEASING EXPENSES**	**1.88**	9			
ELEVATOR	.23	11	WATER/SEWER	.08	11	PROF FEES	.11	7	ADV/PROMOTION	.06	9	**TOTAL CONTRACTS**	1.40	11
HVAC	.34	10	**RDS/GNDS/SEC TOTAL**	**.66**	11	GEN OFC EXP	.10	10	COMMISSIONS	.03	3	CLEANING	1.04	10
ELECTRICAL	.09	9	RDS/GNDS TOTAL	.14	7	OTHER ADM EXP	.14	10	PROF FEES	.60	7	REPAIR/MAINT	.75	11
STRUCT/ROOF	.06	6	RDS/GNDS PAYRL	.19	3				TENANT ALTS	1.60	7	RDS/GROUNDS	.07	5
PLUMBING	.03	6	RDS/GNDS CONTR	.07	5				BUY-OUTS			SECURITY	.45	10
FIRE/LIFE SFTY	.06	8	RDS/GNDS OTHER	.06	2				OTHER LEASING	.13	4	ADMINISTRATIVE	.33	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,983,842 SQ. FT.				1,966,742 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					29.24	29.48		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	30.01	30.10						
MISCELLANEOUS	2	.72	.88						
TOTAL INCOME	2	30.73	30.98						
EXPENSE									
CLEANING	3	2.29	2.21			2.31	2.26		
REPAIR-MAINT	3	1.62	1.55			1.63	1.59		
UTILITIES	3	2.24	2.74			2.26	2.74		
RDS/GRNDS/SEC	3	.39	.44			.39	.45		
ADMINISTRATIVE	3	.82	.87			.83	.89		
TOTAL OPER EXP	3	7.36	6.87			7.42	6.87		
FIXED EXPENSES	3	5.81	6.39			5.86	6.39		
TOTAL OPER + FIX	3	13.17	13.73			13.28	13.73		
LEASING EXP	3	.77	.10						
TOTAL PAYROLL	3	.94	.88						
TOTAL CONTRACT	3	2.40	2.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17269	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	143	2
AVG % OFFICE OCCUPANCY	96.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.75	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.29	3	**UTILITIES TOTAL**	2.24	3	SECURITY TOTAL	.37	3	**FIXED EXP TOTAL**	5.81	3	**TOTAL PAYROLL**	.94	3
PAYROLL			ELECTRICAL	1.81	3	SEC PAYROLL			REAL ESTATE TAX	5.64	3	CLEANING		
CONTRACT	2.01	3	GAS			SEC CONTRACTS	.47	2	BUILDING INS	.14	3	REPAIR/MAINT	.64	3
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.23	3	PURCH STEAM	.39	3	**ADMIN TOTAL**	**.82**	3	OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	1.62	3	PURCH CH WTR			PAYROLL	.23	3				ADMINISTRATIVE	.23	3
PAYROLL	.64	3	COAL			MGMT FEES	.31	3	**LEASING EXPENSES**	.77	3			
ELEVATOR	.27	3	WATER/SEWER	.03	2	PROF FEES	.22	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	2.40	3
HVAC	.26	3	**RDS/GNDS/SEC TOTAL**	**.39**	3	GEN OFC EXP	.04	3	COMMISSIONS	.06	2	CLEANING	2.01	3
ELECTRICAL	.09	3	RDS/GNDS TOTAL			OTHER ADM EXP	.02	3	PROF FEES	.32	2	REPAIR/MAINT	.75	3
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.05	3	RDS/GNDS CONTR						BUY-OUTS			SECURITY	.47	2
FIRE/LIFE SFTY	.10	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	5,298,919 SQ. FT.				4,775,465 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.30	12.34		
RETAIL AREA	2	13.24	25.17						
OTHER AREA									
TOTAL RENT	3	19.82	12.83						
MISCELLANEOUS	2	2.04	1.83						
TOTAL INCOME	3	21.37	12.83						
EXPENSE									
CLEANING	4	1.88	1.87	1.75	1.97	2.02	1.98	1.83	2.16
REPAIR-MAINT	4	1.74	1.73	1.44	1.96	1.88	1.84	1.50	2.15
UTILITIES	4	2.29	1.76	1.31	3.04	2.47	1.85	1.45	3.19
RDS/GRNDS/SEC	4	.55	.59	.48	.65	.61	.67	.54	.70
ADMINISTRATIVE	4	.55	.57	.33	.72	.61	.64	.35	.82
TOTAL OPER EXP	4	7.01	6.22	5.78	7.86	7.78	6.62	6.33	8.73
FIXED EXPENSES	4	5.53	5.13	2.99	7.12	6.14	5.85	3.33	7.97
TOTAL OPER+FIX	4	12.55	10.91	8.85	14.90	13.92	12.47	9.66	16.70
LEASING EXP	2	.07	.07						
TOTAL PAYROLL	4	1.33	.72	.26	2.07				
TOTAL CONTRACT	4	1.45	1.99	.89	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	125459	3
AVG SQFT/RETAIL TENANT	13881	3
AVG SQFT/OFFICE WORKER	210	2
AVG % OFFICE OCCUPANCY	90.7	4
AVG % RETAIL OCCUPANCY	91.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.88**	**4**
PAYROLL		
CONTRACT	1.16	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.16	4
REPR/MAINT TOTAL	**1.74**	**4**
PAYROLL	.69	2
ELEVATOR	.35	4
HVAC	.37	4
ELECTRICAL	.08	3
STRUCT/ROOF	.01	3
PLUMBING	.01	2
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.51	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.29**	**4**
ELECTRICAL	1.67	4
GAS		
FUEL OIL		
PURCH STEAM	.65	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.55**	**4**
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	4
SEC PAYROLL	.41	2
SEC CONTRACTS	.27	4
SEC OTHER	.01	2
ADMIN TOTAL	**.55**	**4**
PAYROLL	.23	3
MGMT FEES	.34	3
PROF FEES	.04	3
GEN OFC EXP	.06	3
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.53**	**4**
REAL ESTATE TAX	5.32	4
BUILDING INS	.17	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.07**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.33**	**4**
CLEANING		
REPAIR/MAINT	.69	2
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**1.45**	**4**
CLEANING	1.16	4
REPAIR/MAINT	.82	4
RDS/GROUNDS	.04	2
SECURITY	.27	4
ADMINISTRATIVE	.31	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	102,311 SQ. FT.				102,311 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.14	11.99	10.33	19.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	18.16	11.99	10.37	19.57				
MISCELLANEOUS	3	.10	.12						
TOTAL INCOME	4	18.21	12.06	10.53	19.58				
EXPENSE									
CLEANING	4	1.06	.95	.69	1.17	1.06	.95	.69	1.17
REPAIR-MAINT	4	1.26	1.18	.95	1.65	1.26	1.18	.95	1.65
UTILITIES	4	1.50	1.89	1.24	2.18	1.50	1.89	1.24	2.18
RDS/GRNDS/SEC	4	.20	.26	.12	.36	.20	.26	.12	.36
ADMINISTRATIVE	4	1.00	.91	.68	1.18	1.00	.91	.68	1.18
TOTAL OPER EXP	4	5.02	5.04	4.68	5.54	5.02	5.04	4.68	5.54
FIXED EXPENSES	4	2.25	1.39	1.06	2.49	2.25	1.39	1.06	2.49
TOTAL OPER+FIX	4	7.27	6.91	6.10	7.67	7.27	6.91	6.10	7.67
LEASING EXP	3	.67	.40						
TOTAL PAYROLL	4	.78	.63	.55	.93				
TOTAL CONTRACT	4	.88	.77	.69	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4454	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	3
AVG % OFFICE OCCUPANCY	92.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.46	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**4**
PAYROLL		
CONTRACT	.75	4
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.18	3
REPR/MAINT TOTAL	**1.26**	**4**
PAYROLL	.56	3
ELEVATOR	.09	3
HVAC	.34	4
ELECTRICAL	.07	4
STRUCT/ROOF	.08	3
PLUMBING	.06	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.22	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**4**
ELECTRICAL	1.17	4
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	**.20**	**4**
RDS/GNDS TOTAL	.15	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS	.10	2
SEC OTHER	.02	2
ADMIN TOTAL	**1.00**	**4**
PAYROLL		
MGMT FEES	.63	3
PROF FEES	.15	3
GEN OFC EXP	.02	2
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.25**	**4**
REAL ESTATE TAX	1.81	4
BUILDING INS	.44	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.67**	**3**
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.17	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**4**
CLEANING		
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.88**	**4**
CLEANING	.75	4
REPAIR/MAINT	.65	4
RDS/GROUNDS	.10	3
SECURITY	.10	2
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

40-49 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	307,887 SQ. FT.				290,857 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.43	7.41		
RETAIL AREA	2	7.18	6.08						
OTHER AREA									
TOTAL RENT	3	7.43	7.41						
MISCELLANEOUS	2	.73	.73						
TOTAL INCOME	3	7.91	7.41						
EXPENSE									
CLEANING	3	.78	.86			.83	.96		
REPAIR-MAINT	3	.80	.96			.84	1.05		
UTILITIES	3	1.30	1.30			1.38	1.30		
RDS/GRNDS/SEC	3	.23	.28			.25	.30		
ADMINISTRATIVE	3	.66	.44			.70	.49		
TOTAL OPER EXP	3	3.78	3.48			4.00	3.48		
FIXED EXPENSES	3	.75	.77			.80	.82		
TOTAL OPER+FIX	3	4.53	4.09			4.80	4.09		
LEASING EXP	2	1.16	1.15						
TOTAL PAYROLL	3	.60	.60						
TOTAL CONTRACT	3	.85	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1760	3
AVG SQFT/RETAIL TENANT	1354	2
AVG SQFT/OFFICE WORKER	325	3
AVG % OFFICE OCCUPANCY	69.0	3
AVG % RETAIL OCCUPANCY	71.5	2
AVG $ RATE YR-END RENT	10.18	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.64	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	.80	3
PAYROLL	.51	2
ELEVATOR	.17	3
HVAC	.11	3
ELECTRICAL	.06	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	3
ELECTRICAL	.80	3
GAS	.30	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	3
RDS/GNDS/SEC	.23	3
TOTAL		
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.26	3
MGMT FEES	.25	3
PROF FEES	.03	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.75	3
REAL ESTATE TAX	.60	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.16	2
ADV/PROMOTION	.11	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.91	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	3
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	.85	3
CLEANING	.64	3
REPAIR/MAINT	.37	3
RDS/GROUNDS	.02	2
SECURITY	.19	3
ADMINISTRATIVE	.27	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	265,579 SQ. FT.				253,368 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.66	10.25	7.07	14.01
RETAIL AREA	2	9.66	20.37						
OTHER AREA									
TOTAL RENT	8	11.53	10.25	7.07	13.73				
MISCELLANEOUS	3	.20	.07						
TOTAL INCOME	8	11.63	10.25	7.10	14.12				
EXPENSE									
CLEANING	8	1.44	1.23	.86	1.34	1.46	1.24	.90	1.34
REPAIR-MAINT	8	1.06	1.07	.74	1.35	1.08	1.13	.74	1.35
UTILITIES	8	1.81	1.58	1.40	2.29	1.83	1.58	1.40	2.29
RDS/GRNDS/SEC	7	.13	.13	.05	.23	.14	.13	.05	.23
ADMINISTRATIVE	6	.50	.61	.35	.80	.52	.65	.35	.87
TOTAL OPER EXP	8	4.86	4.70	3.67	5.44	5.09	5.28	3.67	5.71
FIXED EXPENSES	8	1.16	1.08	.64	1.52	1.22	1.14	.64	1.52
TOTAL OPER+FIX	8	6.02	6.06	4.17	6.86	6.31	6.67	4.17	7.38
LEASING EXP	5	.38	.43	.20	.61				
TOTAL PAYROLL	7	.90	.51	.33	.68				
TOTAL CONTRACT	7	.95	1.12	.80	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3663	8
AVG SQFT/RETAIL TENANT	1630	2
AVG SQFT/OFFICE WORKER	353	6
AVG % OFFICE OCCUPANCY	92.5	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.91	7
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.44	8
PAYROLL	1.68	2
CONTRACT	.82	7
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.06	8
PAYROLL	.45	5
ELEVATOR	.13	6
HVAC	.29	6
ELECTRICAL	.04	5
STRUCT/ROOF	.21	6
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.26	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	8
ELECTRICAL	1.57	8
GAS	.32	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC	.13	7
TOTAL		
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	7
SEC PAYROLL		
SEC CONTRACTS	.10	7
SEC OTHER		
ADMIN TOTAL	.50	6
PAYROLL		
MGMT FEES	.58	4
PROF FEES	.02	3
GEN OFC EXP		
OTHER ADM EXP	.17	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	8
REAL ESTATE TAX	.78	8
BUILDING INS	.26	7
PERS PROP TAX		
OTHER TAX	.37	3
LEASING EXPENSES	.38	5
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.29	4
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	7
CLEANING	1.68	2
REPAIR/MAINT	.45	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.95	7
CLEANING	.82	7
REPAIR/MAINT	.55	8
HDS/GROUNDS	.04	3
SECURITY	.10	7
ADMINISTRATIVE	.59	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	4,985,317 SQ. FT.				4,700,500 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					9.42	9.27	7.16	12.91
RETAIL AREA	14	22.02	15.79	10.28	34.32				
OTHER AREA	6	4.39	4.49	3.58	5.72				
TOTAL RENT	33	9.83	9.00	6.84	13.26				
MISCELLANEOUS	23	.34	.16	.02	.39				
TOTAL INCOME	33	10.06	9.31	7.32	13.27				
EXPENSE									
CLEANING	37	1.19	.89	.67	1.32	1.22	1.00	.70	1.51
REPAIR-MAINT	39	1.24	1.16	.71	1.58	1.28	1.16	.76	1.72
UTILITIES	38	1.82	1.50	.99	1.90	1.85	1.50	1.06	1.90
RDS/GRNDS/SEC	33	.62	.24	.07	.58	.66	.24	.08	.64
ADMINISTRATIVE	38	.75	.66	.41	1.02	.79	.69	.42	1.14
TOTAL OPER EXP	37	5.75	4.83	3.56	6.65	6.05	5.20	3.84	6.65
FIXED EXPENSES	39	2.53	1.06	.78	1.98	2.66	1.19	.78	2.03
TOTAL OPER+FIX	37	8.30	5.97	4.11	8.84	8.73	6.71	4.60	9.61
LEASING EXP	32	1.86	.37	.19	1.28				
TOTAL PAYROLL	36	1.82	.93	.67	1.40				
TOTAL CONTRACT	37	.60	.72	.43	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3356	34
AVG SQFT/RETAIL TENANT	1914	16
AVG SQFT/OFFICE WORKER	300	30
AVG % OFFICE OCCUPANCY	88.7	36
AVG % RETAIL OCCUPANCY	92.2	16
AVG $ RATE YR-END RENT	13.31	33
RENTABLE/GROSS SQFT	.83	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	37	**UTILITIES TOTAL**	1.82	38	SECURITY TOTAL	.53	28	**FIXED EXP TOTAL**	2.53	39	**TOTAL PAYROLL**	1.82	36
PAYROLL	1.01	13	ELECTRICAL	1.33	36	SEC PAYROLL	.47	10	REAL ESTATE TAX	1.75	39	CLEANING	1.01	13
CONTRACT	.43	33	GAS	.12	26	SEC CONTRACTS	.22	22	BUILDING INS	.17	37	REPAIR/MAINT	.71	29
SUP/MAT/MISC	.11	31	FUEL OIL	.12	6	SEC OTHER	.05	12	PERS PROP TAX	1.00	10	RDS/GROUNDS	.14	2
TRASH REMOVAL	.08	32	PURCH STEAM	.34	12	**ADMIN TOTAL**	.75	38	OTHER TAX	.04	10	SECURITY	.47	10
REPR/MAINT TOTAL	1.24	39	PURCH CH WTR			PAYROLL	.36	23				ADMINISTRATIVE	.36	23
PAYROLL	.71	29	COAL			MGMT FEES	.42	28	**LEASING EXPENSES**	1.86	32			
ELEVATOR	.11	38	WATER/SEWER	.08	38	PROF FEES	.13	21	ADV/PROMOTION	.07	16	**TOTAL CONTRACTS**	.60	37
HVAC	.17	34	**RDS/GNDS/SEC**	.62	33	GEN OFC EXP	.08	27	COMMISSIONS	.10	13	CLEANING	.43	33
ELECTRICAL	.08	33	**TOTAL**			OTHER ADM EXP	.27	23	PROF FEES	.26	21	REPAIR/MAINT	.51	39
STRUCT/ROOF	.10	18	RDS/GNDS TOTAL	.17	17				TENANT ALTS	2.45	21	RDS/GROUNDS	.05	7
PLUMBING	.11	32	RDS/GNDS PAYRL	.14	2				BUY-OUTS			SECURITY	.22	22
FIRE/LIFE SFTY	.02	22	RDS/GNDS CONTR	.05	7				OTHER LEASING	.37	7	ADMINISTRATIVE	.47	32
OTHER MAINT/SUP	.19	38	RDS/GNDS OTHER	.05	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS	17,554,883 SQ. FT.				16,168,146 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	91					11.81	10.29	6.68	14.35
RETAIL AREA	62	15.90	14.54	8.81	21.55				
OTHER AREA	20	2.20	1.60	.66	3.74				
TOTAL RENT	94	12.06	10.56	6.69	14.91				
MISCELLANEOUS	55	.40	.18	.06	.56				
TOTAL INCOME	94	12.31	10.99	7.15	14.99				
EXPENSE									
CLEANING	98	1.07	.95	.69	1.24	1.12	1.01	.72	1.33
REPAIR-MAINT	99	1.34	1.25	.90	1.64	1.40	1.31	.98	1.77
UTILITIES	97	1.53	1.47	1.12	1.81	1.58	1.55	1.17	1.83
RDS/GRNDS/SEC	90	.37	.36	.20	.52	.41	.38	.23	.58
ADMINISTRATIVE	95	.81	.66	.49	1.06	.89	.73	.56	1.28
TOTAL OPER EXP	94	5.11	4.85	4.19	5.96	5.56	5.37	4.48	6.30
FIXED EXPENSES	96	1.76	1.04	.70	2.24	1.91	1.11	.78	2.40
TOTAL OPER+FIX	90	6.92	6.47	4.91	7.89	7.50	6.96	5.28	8.65
LEASING EXP	72	1.05	.49	.14	1.60				
TOTAL PAYROLL	90	1.12	.95	.53	1.40				
TOTAL CONTRACT	89	.95	1.02	.58	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4238	97
AVG SQFT/RETAIL TENANT	2479	71
AVG SQFT/OFFICE WORKER	261	79
AVG % OFFICE OCCUPANCY	84.7	100
AVG % RETAIL OCCUPANCY	90.0	72
AVG $ RATE YR-END RENT	15.96	90
RENTABLE/GROSS SQFT	.86	69

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	90	**UTILITIES TOTAL**	1.52	89	SECURITY TOTAL	.35	81	**FIXED EXP TOTAL**	1.81	91	**TOTAL PAYROLL**	1.12	90
PAYROLL	.62	28	ELECTRICAL	1.15	88	SEC PAYROLL	.36	22	REAL ESTATE TAX	1.54	91	CLEANING	.62	28
CONTRACT	.74	84	GAS	.18	53	SEC CONTRACTS	.29	66	BUILDING INS	.20	90	REPAIR/MAINT	.59	75
SUP/MAT/MISC	.07	79	FUEL OIL	.11	11	SEC OTHER	.04	22	PERS PROP TAX	.27	21	RDS/GROUNDS	.05	3
TRASH REMOVAL	.07	77	PURCH STEAM	.38	31	**ADMIN TOTAL**	.81	87	OTHER TAX	.08	27	SECURITY	.36	22
REPR/MAINT TOTAL	1.90	92	PURCH CH WTR	.36	4	PAYROLL	.41	55				ADMINISTRATIVE	.41	55
PAYROLL	.59	75	COAL			MGMT FEES	.45	67	**LEASING EXPENSES**	1.05	72			
ELEVATOR	.23	88	WATER/SEWER	.08	85	PROF FEES	.10	49	ADV/PROMOTION	.04	38	**TOTAL CONTRACTS**	.95	89
HVAC	.24	81	**RDS/GNDS/SEC**	.37	83	GEN OFC EXP	.07	66	COMMISSIONS	.51	23	CLEANING	.74	84
ELECTRICAL	.09	82	**TOTAL**			OTHER ADM EXP	.07	53	PROF FEES	.19	48	REPAIR/MAINT	.67	89
STRUCT/ROOF	.13	46	RDS/GNDS TOTAL	.05	48				TENANT ALTS	1.06	53	RDS/GROUNDS	.08	27
PLUMBING	.05	80	RDS/GNDS PAYRL	.05	3				BUY-OUTS			SECURITY	.29	66
FIRE/LIFE SFTY	.03	47	RDS/GNDS CONTR	.08	27				OTHER LEASING	.03	16	ADMINISTRATIVE	.47	74
OTHER MAINT/SUP	.24	86	RDS/GNDS OTHER	.02	25									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	12,383,497 SQ. FT.				11,599,521 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					14.45	12.58	9.11	16.87
RETAIL AREA	23	16.43	16.45	10.89	29.39				
OTHER AREA	9	12.83	5.72	3.07	8.75				
TOTAL RENT	34	14.31	12.66	9.21	16.79				
MISCELLANEOUS	23	1.39	.72	.17	1.81				
TOTAL INCOME	35	15.16	12.71	10.04	17.20				
EXPENSE									
CLEANING	38	1.39	1.28	.80	1.80	1.42	1.31	.83	1.74
REPAIR-MAINT	38	1.51	1.51	1.09	1.78	1.55	1.53	1.09	1.91
UTILITIES	38	1.73	1.77	1.48	2.11	1.75	1.81	1.51	2.11
RDS/GRNDS/SEC	37	.33	.28	.21	.42	.35	.28	.22	.44
ADMINISTRATIVE	33	.81	.80	.49	1.09	.87	.87	.49	1.18
TOTAL OPER EXP	38	5.82	5.80	4.31	6.60	6.20	5.88	4.78	7.06
FIXED EXPENSES	38	2.35	1.79	.78	3.39	2.50	1.88	.81	3.65
TOTAL OPER + FIX	38	8.17	7.63	5.68	10.44	8.71	8.28	5.73	11.23
LEASING EXP	28	1.32	1.02	.23	2.19				
TOTAL PAYROLL	37	1.65	1.41	.72	2.25				
TOTAL CONTRACT	36	.80	.69	.19	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7255	36
AVG SQFT/RETAIL TENANT	1700	20
AVG SQFT/OFFICE WORKER	243	30
AVG % OFFICE OCCUPANCY	92.4	38
AVG % RETAIL OCCUPANCY	93.9	25
AVG $ RATE YR-END RENT	17.74	34
RENTABLE/GROSS SQFT	.88	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**36**	**UTILITIES TOTAL**	**1.72**	**37**	SECURITY TOTAL	.31	34	**FIXED EXP TOTAL**	**2.36**	**37**	**TOTAL PAYROLL**	**1.85**	**37**
PAYROLL	1.19	19	ELECTRICAL	1.37	36	SEC PAYROLL	.16	17	REAL ESTATE TAX	2.14	37	CLEANING	1.19	19
CONTRACT	.62	34	GAS	.18	28	SEC CONTRACTS	.27	26	BUILDING INS	.23	33	REPAIR/MAINT	.80	27
SUP/MAT/MISC	.06	31	FUEL OIL	.24	4	SEC OTHER	.03	10	PERS PROP TAX	.21	3	RDS/GROUNDS	.16	2
TRASH REMOVAL	.07	31	PURCH STEAM	.33	11	**ADMIN TOTAL**	**.81**	**31**	OTHER TAX	.04	8	SECURITY	.16	17
REPR/MAINT TOTAL	**1.43**	**34**	PURCH CH WTR	.42	2	PAYROLL	.41	27				ADMINISTRATIVE	.41	27
PAYROLL	.80	27	COAL			MGMT FEES	.46	19	**LEASING EXPENSES**	**1.32**	**28**			
ELEVATOR	.26	34	WATER/SEWER	.09	37	PROF FEES	.09	24	ADV/PROMOTION	.09	17	**TOTAL CONTRACTS**	**.80**	**36**
HVAC	.14	33	**RDS/GNDS/SEC TOTAL**	**.32**	**35**	GEN OFC EXP	.06	29	COMMISSIONS	.27	10	CLEANING	.62	34
ELECTRICAL	.09	32	RDS/GNDS TOTAL	.08	10	OTHER ADM EXP	.05	20	PROF FEES	.25	18	REPAIR/MAINT	.59	34
STRUCT/ROOF	.08	16	RDS/GNDS PAYRL	.16	2				TENANT ALTS	1.12	24	RDS/GROUNDS	.04	8
PLUMBING	.05	32	RDS/GNDS CONTR	.04	8				BUY-OUTS			SECURITY	.27	26
FIRE/LIFE SFTY	.03	23	RDS/GNDS OTHER	.01	3				OTHER LEASING	.02	7	ADMINISTRATIVE	.42	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,684,646 SQ. FT.				4,510,494 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					18.43	17.19	15.40	19.37
RETAIL AREA	7	22.22	19.64	9.57	32.86				
OTHER AREA	3	12.25	10.60						
TOTAL RENT	10	18.52	16.69	15.58	20.57				
MISCELLANEOUS	8	.90	.20	.05	.97				
TOTAL INCOME	10	19.22	17.31	16.44	20.58				
EXPENSE									
CLEANING	11	1.41	1.43	1.27	1.60	1.45	1.51	1.32	1.63
REPAIR-MAINT	11	1.93	1.93	1.71	2.11	1.99	1.93	1.74	2.12
UTILITIES	12	2.76	2.39	1.90	3.28	2.79	2.39	1.91	3.48
RDS/GRNDS/SEC	11	.33	.35	.28	.42	.35	.38	.29	.42
ADMINISTRATIVE	12	1.50	1.11	.76	1.82	1.55	1.12	.77	2.09
TOTAL OPER EXP	11	7.18	7.02	6.35	7.31	7.53	7.65	6.72	7.87
FIXED EXPENSES	12	4.09	3.56	2.57	5.09	4.25	3.67	2.71	5.65
TOTAL OPER + FIX	11	10.49	10.13	9.66	12.00	11.00	10.77	9.76	13.31
LEASING EXP	11	2.84	1.77	.72	4.21				
TOTAL PAYROLL	12	3.34	1.29	.92	1.81				
TOTAL CONTRACT	12	1.09	1.28	.92	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5753	12
AVG SQFT/RETAIL TENANT	4223	8
AVG SQFT/OFFICE WORKER	243	11
AVG % OFFICE OCCUPANCY	93.1	12
AVG % RETAIL OCCUPANCY	99.0	8
AVG $ RATE YR-END RENT	21.98	10
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**11**	**UTILITIES TOTAL**	**2.78**	**11**	SECURITY TOTAL	.29	11	**FIXED EXP TOTAL**	**4.09**	**12**	**TOTAL PAYROLL**	**3.34**	**12**
PAYROLL	.40	6	ELECTRICAL	2.23	11	SEC PAYROLL	.13	5	REAL ESTATE TAX	3.84	12	CLEANING	.40	6
CONTRACT	1.08	11	GAS	.23	9	SEC CONTRACTS	.22	11	BUILDING INS	.23	12	REPAIR/MAINT	.75	10
SUP/MAT/MISC	.06	11	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS	.06	2
TRASH REMOVAL	.05	9	PURCH STEAM	.70	3	**ADMIN TOTAL**	**1.50**	**12**	OTHER TAX	.03	4	SECURITY	.13	5
REPR/MAINT TOTAL	**1.93**	**11**	PURCH CH WTR			PAYROLL	.73	11				ADMINISTRATIVE	.73	11
PAYROLL	.75	10	COAL			MGMT FEES	.57	10	**LEASING EXPENSES**	**2.84**	**11**			
ELEVATOR	.36	11	WATER/SEWER	.09	11	PROF FEES	.16	11	ADV/PROMOTION	.02	5	**TOTAL CONTRACTS**	**1.09**	**12**
HVAC	.40	11	**RDS/GNDS/SEC TOTAL**	**.33**	**11**	GEN OFC EXP	.12	11	COMMISSIONS	.04	8	CLEANING	1.06	11
ELECTRICAL	.07	11	RDS/GNDS TOTAL	.06	7	OTHER ADM EXP	.12	11	PROF FEES	1.41	6	REPAIR/MAINT	1.01	11
STRUCT/ROOF	.16	8	RDS/GNDS PAYRL	.06	2				TENANT ALTS	2.11	10	RDS/GROUNDS	.02	5
PLUMBING	.05	10	RDS/GNDS CONTR	.02	5				BUY-OUTS			SECURITY	.22	11
FIRE/LIFE SFTY	.02	8	RDS/GNDS OTHER	.06	3				OTHER LEASING	.14	4	ADMINISTRATIVE	.58	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,257,411 SQ. FT.				3,159,017 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.05	17.88	12.68	22.35
RETAIL AREA	4	14.18	12.07	6.73	52.62				
OTHER AREA									
TOTAL RENT	4	20.01	18.18	12.89	22.21				
MISCELLANEOUS	4	.34	.31	.05	.69				
TOTAL INCOME	4	20.35	18.61	13.34	22.50				
EXPENSE									
CLEANING	4	1.55	1.57	1.08	1.68	1.59	1.61	1.08	1.74
REPAIR-MAINT	4	1.62	1.68	1.37	2.44	1.64	1.70	1.40	2.46
UTILITIES	4	2.00	1.74	1.63	2.17	2.03	1.74	1.64	2.21
RDS/GRNDS/SEC	4	.32	.35	.27	.41	.33	.36	.28	.42
ADMINISTRATIVE	4	.82	.83	.32	1.26	.85	.84	.33	1.29
TOTAL OPER EXP	4	6.30	6.27	6.07	6.56	6.50	6.48	6.32	6.69
FIXED EXPENSES	4	4.24	3.91	2.00	4.94	4.38	3.99	2.04	5.10
TOTAL OPER+FIX	4	10.55	10.47	8.35	11.21	10.88	10.67	8.56	11.58
LEASING EXP	3	1.65	1.70						
TOTAL PAYROLL	3	1.38	1.60						
TOTAL CONTRACT	3	1.46	1.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2796	4
AVG SQFT/RETAIL TENANT	2143	4
AVG SQFT/OFFICE WORKER	201	3
AVG % OFFICE OCCUPANCY	93.7	4
AVG % RETAIL OCCUPANCY	87.8	4
AVG $ RATE YR-END RENT	24.50	4
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.66**	**3**
PAYROLL		
CONTRACT	1.39	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.44**	**3**
PAYROLL	.89	2
ELEVATOR	.24	3
HVAC	.20	3
ELECTRICAL	.12	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.04**	**3**
ELECTRICAL	1.79	3
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.32**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL	.30	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.90**	**3**
PAYROLL	.41	3
MGMT FEES	.53	2
PROF FEES	.09	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.64**	**3**
REAL ESTATE TAX	4.32	3
BUILDING INS	.32	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.65**	**3**
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES	.41	2
TENANT ALTS	1.36	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.38**	**3**
CLEANING		
REPAIR/MAINT	.89	2
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	**1.46**	**3**
CLEANING	1.39	3
REPAIR/MAINT	.84	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1171 BLDS	252,504,844 SQ. FT.				245,996,265 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						16.81	13.79	10.14	18.32
OFFICE AREA	1098								
RETAIL AREA	260	18.32	13.99	8.46	22.25				
OTHER AREA	69	5.51	4.93	3.05	8.91				
TOTAL RENT	1095	16.79	13.74	10.09	18.18				
MISCELLANEOUS	737	.54	.16	.04	.48				
TOTAL INCOME	1096	17.18	14.04	10.41	18.67				
EXPENSE									
CLEANING	1130	.85	.73	.60	.93	.86	.74	.60	.94
REPAIR-MAINT	1118	.94	.74	.55	.96	.96	.75	.55	1.01
UTILITIES	1108	1.46	1.45	1.16	1.74	1.48	1.46	1.19	1.77
RDS/GRNDS/SEC	1137	.42	.25	.24	.49	.43	.26	.24	.50
ADMINISTRATIVE	1155	.88	.70	.56	1.06	.90	.79	.57	1.08
TOTAL OPER EXP	1066	4.62	4.24	3.63	4.97	4.74	4.31	3.88	5.09
FIXED EXPENSES	1142	2.43	1.65	1.21	2.29	2.49	1.66	1.23	2.33
TOTAL OPER + FIX	1040	7.10	5.94	5.07	7.22	7.29	6.08	5.12	7.41
LEASING EXP	864	2.01	.85	.19	1.87				
TOTAL PAYROLL	1002	.72	.51	.31	.75				
TOTAL CONTRACT	1099	.96	.88	.67	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10613	1030
AVG SQFT/RETAIL TENANT	2641	255
AVG SQFT/OFFICE WORKER	283	817
AVG % OFFICE OCCUPANCY	96.9	1118
AVG % RETAIL OCCUPANCY	82.6	260
AVG $ RATE YR-END RENT	19.85	956
RENTABLE/GROSS SQFT	.92	837

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**1075**
PAYROLL	.36	165
CONTRACT	.66	1058
SUP/MAT/MISC	.07	848
TRASH REMOVAL	.06	969
REPR/MAINT TOTAL	**.94**	**1068**
PAYROLL	.38	825
ELEVATOR	.18	1019
HVAC	.14	1047
ELECTRICAL	.05	922
STRUCT/ROOF	.05	534
PLUMBING	.02	849
FIRE/LIFE SFTY	.03	645
OTHER MAINT/SUP	.20	1029
UTILITIES TOTAL	**1.47**	**1064**
ELECTRICAL	1.33	1059
GAS	.09	385
FUEL OIL	.02	95
PURCH STEAM	.20	42
PURCH CH WTR	.45	42
COAL		
WATER/SEWER	.07	1020
RDS/GNDS/SEC TOTAL	**.42**	**1089**
RDS/GNDS TOTAL	.14	1015
RDS/GNDS PAYRL	.09	91
RDS/GNDS CONTR	.12	580
RDS/GNDS OTHER	.05	631
SECURITY TOTAL	.30	961
SEC PAYROLL	.27	163
SEC CONTRACTS	.25	804
SEC OTHER	.04	345
ADMIN TOTAL	**.88**	**1105**
PAYROLL	.27	719
MGMT FEES	.50	1022
PROF FEES	.09	720
GEN OFC EXP	.09	821
OTHER ADM EXP	.07	731
FIXED EXP TOTAL	**2.40**	**1105**
REAL ESTATE TAX	2.20	1105
BUILDING INS	.16	1089
PERS PROP TAX	.09	205
OTHER TAX	.12	213
LEASING EXPENSES	**2.01**	**854**
ADV/PROMOTION	.08	605
COMMISSIONS	.09	275
PROF FEES	.53	639
TENANT ALTS	1.84	562
BUY-OUTS	.66	55
OTHER LEASING	.28	250
TOTAL PAYROLL	**.72**	**1002**
CLEANING	.36	165
REPAIR/MAINT	.38	825
RDS/GROUNDS	.09	91
SECURITY	.27	163
ADMINISTRATIVE	.27	719
TOTAL CONTRACTS	**.96**	**1099**
CLEANING	.68	1058
REPAIR/MAINT	.43	1063
RDS/GROUNDS	.12	880
SECURITY	.25	804
ADMINISTRATIVE	.55	1057

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	183 BLDS	5,707,190 SQ. FT.				5,807,202 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME						12.57	12.21	9.00	15.60
OFFICE AREA	174								
RETAIL AREA	15	16.79	12.54	10.58	16.98				
OTHER AREA	2	1.81	2.77						
TOTAL RENT	173	12.57	11.89	8.98	15.52				
MISCELLANEOUS	62	.32	.13	.04	.46				
TOTAL INCOME	174	12.72	12.06	9.07	15.67				
EXPENSE									
CLEANING	171	.75	.69	.55	.92	.76	.71	.55	.92
REPAIR-MAINT	162	.73	.61	.44	.85	.74	.61	.45	.88
UTILITIES	157	1.56	1.54	1.15	1.89	1.57	1.54	1.15	1.92
RDS/GRNDS/SEC	169	.33	.31	.16	.46	.33	.32	.19	.47
ADMINISTRATIVE	180	.72	.67	.45	.87	.73	.67	.47	.89
TOTAL OPER EXP	140	4.15	4.06	3.39	4.78	4.24	4.16	3.47	4.96
FIXED EXPENSES	177	1.61	1.53	1.04	1.93	1.64	1.56	1.04	1.96
TOTAL OPER + FIX	137	5.84	5.61	4.73	6.81	5.97	5.72	4.77	6.83
LEASING EXP	122	.95	.41	.11	.92				
TOTAL PAYROLL	119	.41	.27	.17	.50				
TOTAL CONTRACT	168	.87	.86	.66	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3551	160
AVG SQFT/RETAIL TENANT	1757	12
AVG SQFT/OFFICE WORKER	248	121
AVG % OFFICE OCCUPANCY	95.8	175
AVG % RETAIL OCCUPANCY	95.8	12
AVG $ RATE YR-END RENT	14.61	142
RENTABLE/GROSS SQFT	.94	128

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**162**
PAYROLL	.34	8
CONTRACT	.64	159
SUP/MAT/MISC	.06	112
TRASH REMOVAL	.06	142
REPR/MAINT TOTAL	**.79**	**155**
PAYROLL	.30	88
ELEVATOR	.08	122
HVAC	.16	149
ELECTRICAL	.06	115
STRUCT/ROOF	.06	71
PLUMBING	.04	105
FIRE/LIFE SFTY	.03	66
OTHER MAINT/SUP	.20	147
UTILITIES TOTAL	**1.56**	**148**
ELECTRICAL	1.41	147
GAS	.16	79
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	144
RDS/GNDS/SEC TOTAL	**.33**	**162**
RDS/GNDS TOTAL	.28	153
RDS/GNDS PAYRL	.05	6
RDS/GNDS CONTR	.25	133
RDS/GNDS OTHER	.07	67
SECURITY TOTAL	.10	106
SEC PAYROLL	.06	4
SEC CONTRACTS	.11	88
SEC OTHER	.04	29
ADMIN TOTAL	**.72**	**172**
PAYROLL	.38	45
MGMT FEES	.54	152
PROF FEES	.13	97
GEN OFC EXP	.05	90
OTHER ADM EXP	.06	84
FIXED EXP TOTAL	**1.61**	**172**
REAL ESTATE TAX	1.43	172
BUILDING INS	.17	167
PERS PROP TAX	.04	10
OTHER TAX	.09	25
LEASING EXPENSES	**.85**	**122**
ADV/PROMOTION	.05	62
COMMISSIONS	.15	20
PROF FEES	.31	77
TENANT ALTS	1.19	67
BUY-OUTS		
OTHER LEASING	.34	17
TOTAL PAYROLL	**.41**	**119**
CLEANING	.34	8
REPAIR/MAINT	.30	88
RDS/GROUNDS	.05	6
SECURITY	.06	4
ADMINISTRATIVE	.38	45
TOTAL CONTRACTS	**.87**	**166**
CLEANING	.64	159
REPAIR/MAINT	.38	154
RDS/GROUNDS	.25	133
SECURITY	.11	88
ADMINISTRATIVE	.60	161

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	273 BLDS	20,246,867 SQ. FT.				20,063,208 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	259					13.33	12.93	9.49	16.47
RETAIL AREA	23	18.25	14.29	11.74	22.56				
OTHER AREA	4	6.24	7.71	5.52	11.83				
TOTAL RENT	260	13.34	12.98	9.49	16.30				
MISCELLANEOUS	165	.63	.12	.03	.41				
TOTAL INCOME	259	13.75	13.17	9.76	16.62				
EXPENSE									
CLEANING	262	.73	.72	.57	.86	.74	.72	.57	.87
REPAIR-MAINT	261	.66	.64	.47	.82	.66	.64	.47	.83
UTILITIES	257	1.52	1.46	1.21	1.76	1.54	1.48	1.23	1.80
RDS/GRNDS/SEC	265	.35	.31	.19	.44	.36	.31	.19	.44
ADMINISTRATIVE	269	.82	.74	.53	.99	.82	.74	.53	1.00
TOTAL OPER EXP	247	4.14	4.08	3.51	4.62	4.18	4.11	3.52	4.73
FIXED EXPENSES	269	1.69	1.51	1.01	2.05	1.71	1.51	1.01	2.10
TOTAL OPER+FIX	241	5.85	5.61	4.71	6.70	5.91	5.64	4.72	6.86
LEASING EXP	202	1.44	.56	.16	1.85				
TOTAL PAYROLL	219	.47	.40	.25	.60				
TOTAL CONTRACT	259	.87	.84	.61	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5461	240
AVG SQFT/RETAIL TENANT	2529	19
AVG SQFT/OFFICE WORKER	275	179
AVG % OFFICE OCCUPANCY	85.4	259
AVG % RETAIL OCCUPANCY	96.7	21
AVG $ RATE YR-END RENT	15.39	229
RENTABLE/GROSS SQFT	.94	178

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**252**	**UTILITIES TOTAL**	**1.52**	**249**	SECURITY TOTAL	.15	211	**FIXED EXP TOTAL**	**1.69**	**261**	**TOTAL PAYROLL**	**.47**	**219**
PAYROLL	.26	22	ELECTRICAL	1.41	248	SEC PAYROLL	.13	15	REAL ESTATE TAX	1.54	261	CLEANING	.26	22
CONTRACT	.61	248	GAS	.12	94	SEC CONTRACTS	.14	177	BUILDING INS	.14	255	REPAIR/MAINT	.28	184
SUP/MAT/MISC	.07	193	FUEL OIL	.27	7	SEC OTHER	.04	57	PERS PROP TAX	.06	30	RDS/GROUNDS	.15	19
TRASH REMOVAL	.06	220	PURCH STEAM	.27	2	**ADMIN TOTAL**	**.82**	**260**	OTHER TAX	.17	25	SECURITY	.13	15
REPR/MAINT TOTAL	**.88**	**252**	PURCH CH WTR	.06	5	PAYROLL	.29	127	**LEASING EXPENSES**	**1.44**	**202**	ADMINISTRATIVE	.29	127
PAYROLL	.28	184	COAL			MGMT FEES	.50	259	ADV/PROMOTION	.08	140	**TOTAL CONTRACTS**	**.87**	**259**
ELEVATOR	.07	240	WATER/SEWER	.07	242	PROF FEES	.11	150	COMMISSIONS	.15	54	CLEANING	.61	248
HVAC	.15	248	**RDS/GNDS/SEC**	**.35**	**255**	GEN OFC EXP	.08	183	PROF FEES	.45	150	REPAIR/MAINT	.30	250
ELECTRICAL	.04	215	**TOTAL**			OTHER ADM EXP	.08	157	TENANT ALTS	1.53	120	RDS/GROUNDS	.20	213
STRUCT/ROOF	.05	118	RDS/GNDS TOTAL	.24	240				BUY-OUTS	.38	10	SECURITY	.14	177
PLUMBING	.02	192	RDS/GNDS PAYRL	.15	19				OTHER LEASING	.20	46	ADMINISTRATIVE	.57	259
FIRE/LIFE SFTY	.03	143	RDS/GNDS CONTR	.20	213									
OTHER MAINT/SUP	.18	245	RDS/GNDS OTHER	.07	149									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	472 BLDS	94,988,906 SQ. FT.				83,368,032 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	432					15.54	14.06	9.96	19.12
RETAIL AREA	93	17.23	15.81	7.93	27.07				
OTHER AREA	27	8.01	4.56	2.84	7.58				
TOTAL RENT	438	15.48	13.89	9.92	19.32				
MISCELLANEOUS	311	.53	.15	.04	.44				
TOTAL INCOME	438	15.87	14.38	10.44	19.64				
EXPENSE									
CLEANING	456	.80	.72	.60	.89	.81	.73	.60	.90
REPAIR-MAINT	454	.86	.74	.57	.98	.87	.75	.57	.99
UTILITIES	454	1.48	1.45	1.19	1.70	1.49	1.45	1.21	1.71
RDS/GRNDS/SEC	462	.40	.36	.24	.49	.41	.36	.25	.50
ADMINISTRATIVE	464	.89	.83	.58	1.10	.91	.84	.59	1.14
TOTAL OPER EXP	443	4.55	4.23	3.64	4.96	4.65	4.28	3.67	5.08
FIXED EXPENSES	461	2.14	1.67	1.28	2.37	2.18	1.70	1.29	2.46
TOTAL OPER+FIX	434	6.73	5.95	5.13	7.17	6.87	6.08	5.21	7.25
LEASING EXP	353	1.76	.68	.21	1.90				
TOTAL PAYROLL	429	.65	.55	.36	.75				
TOTAL CONTRACT	437	.95	.90	.70	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7980	407
AVG SQFT/RETAIL TENANT	2490	96
AVG SQFT/OFFICE WORKER	276	323
AVG % OFFICE OCCUPANCY	85.8	448
AVG % RETAIL OCCUPANCY	84.7	103
AVG $ RATE YR-END RENT	18.20	381
RENTABLE/GROSS SQFT	.93	339

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**428**	**UTILITIES TOTAL**	**1.49**	**433**	SECURITY TOTAL	.26	413	**FIXED EXP TOTAL**	**2.10**	**441**	**TOTAL PAYROLL**	**.65**	**429**
PAYROLL	.32	80	ELECTRICAL	1.37	430	SEC PAYROLL	.25	66	REAL ESTATE TAX	1.91	441	CLEANING	.32	80
CONTRACT	.65	420	GAS	.13	136	SEC CONTRACTS	.24	342	BUILDING INS	.16	436	REPAIR/MAINT	.35	344
SUP/MAT/MISC	.06	331	FUEL OIL	.03	48	SEC OTHER	.05	144	PERS PROP TAX	.07	101	RDS/GROUNDS	.08	39
TRASH REMOVAL	.08	385	PURCH STEAM	.27	10	**ADMIN TOTAL**	**.90**	**436**	OTHER TAX	.11	92	SECURITY	.25	66
REPR/MAINT TOTAL	**.86**	**427**	PURCH CH WTR	.29	21	PAYROLL	.31	330	**LEASING EXPENSES**	**1.78**	**353**	ADMINISTRATIVE	.31	330
PAYROLL	.35	344	COAL			MGMT FEES	.51	407	ADV/PROMOTION	.08	267	**TOTAL CONTRACTS**	**.95**	**437**
ELEVATOR	.13	423	WATER/SEWER	.07	410	PROF FEES	.08	310	COMMISSIONS	.11	124	CLEANING	.65	420
HVAC	.14	418	**RDS/GNDS/SEC**	**.40**	**437**	GEN OFC EXP	.08	340	PROF FEES	.46	270	REPAIR/MAINT	.37	425
ELECTRICAL	.05	383	**TOTAL**			OTHER ADM EXP	.08	300	TENANT ALTS	1.75	243	RDS/GROUNDS	.14	348
STRUCT/ROOF	.05	209	RDS/GNDS TOTAL	.17	405				BUY-OUTS	.49	19	SECURITY	.24	342
PLUMBING	.01	346	RDS/GNDS PAYRL	.08	39				OTHER LEASING	.24	99	ADMINISTRATIVE	.55	422
FIRE/LIFE SFTY	.03	274	RDS/GNDS CONTR	.14	348									
OTHER MAINT/SUP	.21	413	RDS/GNDS OTHER	.06	270									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	164 BLDS	69,609,659 SQ. FT.				67,092,275 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	154					16.86	15.04	12.47	20.06
RETAIL AREA	61	14.82	13.65	7.40	20.07				
OTHER AREA	25	4.97	5.50	3.26	11.08				
TOTAL RENT	155	16.83	15.83	12.63	19.90				
MISCELLANEOUS	126	.47	.21	.05	.55				
TOTAL INCOME	156	17.16	16.01	12.83	20.32				
EXPENSE									
CLEANING	164	.85	.77	.61	1.01	.87	.78	.63	1.02
REPAIR-MAINT	163	1.00	.98	.71	1.19	1.02	.98	.75	1.20
UTILITIES	163	1.47	1.42	1.14	1.74	1.49	1.43	1.16	1.75
RDS/GRNDS/SEC	163	.45	.40	.29	.55	.47	.41	.31	.57
ADMINISTRATIVE	164	.93	.87	.63	1.13	.96	.90	.68	1.20
TOTAL OPER EXP	162	4.71	4.50	3.92	5.38	4.87	4.75	4.07	5.60
FIXED EXPENSES	159	2.36	1.83	1.41	2.80	2.45	1.85	1.47	2.76
TOTAL OPER+FIX	157	7.06	6.21	5.36	8.09	7.31	6.60	5.59	8.27
LEASING EXP	124	2.21	1.00	.27	2.12				
TOTAL PAYROLL	160	.80	.66	.48	1.01				
TOTAL CONTRACT	161	.96	.93	.68	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12753	152
AVG SQFT/RETAIL TENANT	2824	88
AVG SQFT/OFFICE WORKER	278	126
AVG % OFFICE OCCUPANCY	86.7	159
AVG % RETAIL OCCUPANCY	81.5	89
AVG $ RATE YR-END RENT	20.36	143
RENTABLE/GROSS SQFT	.91	132

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**161**	**UTILITIES TOTAL**	**1.46**	**160**	SECURITY TOTAL	.33	157	**FIXED EXP TOTAL**	**2.37**	**158**	**TOTAL PAYROLL**	**.80**	**160**
PAYROLL	.28	38	ELECTRICAL	1.32	160	SEC PAYROLL	.28	55	REAL ESTATE TAX	2.14	158	CLEANING	.28	38
CONTRACT	.68	160	GAS	.07	52	SEC CONTRACTS	.25	129	BUILDING INS	.17	160	REPAIR/MAINT	.41	146
SUP/MAT/MISC	.06	147	FUEL OIL	.01	26	SEC OTHER	.03	74	PERS PROP TAX	.10	52	RDS/GROUNDS	.09	18
TRASH REMOVAL	.05	151	PURCH STEAM	.20	15	**ADMIN TOTAL**	**.92**	**161**	OTHER TAX	.14	48	SECURITY	.28	55
REPR/MAINT TOTAL	**1.00**	**160**	PURCH CH WTR	.50	11	PAYROLL	.27	146	**LEASING EXPENSES**	**2.21**	**124**	ADMINISTRATIVE	.27	148
PAYROLL	.41	146	COAL			MGMT FEES	.51	141	ADV/PROMOTION	.08	99	**TOTAL CONTRACTS**	**.96**	**161**
ELEVATOR	.21	160	WATER/SEWER	.06	152	PROF FEES	.10	115	COMMISSIONS	.08	54	CLEANING	.68	160
HVAC	.13	158	**RDS/GNDS/SEC TOTAL**	**.45**	**160**	GEN OFC EXP	.10	146	PROF FEES	.63	101	REPAIR/MAINT	.45	160
ELECTRICAL	.05	156	RDS/GNDS TOTAL	.13	149	OTHER ADM EXP	.07	130	TENANT ALTS	1.56	94	RDS/GROUNDS	.10	125
STRUCT/ROOF	.04	93	RDS/GNDS PAYRL	.09	18				BUY-OUTS	.95	17	SECURITY	.25	129
PLUMBING	.02	144	RDS/GNDS CONTR	.10	125				OTHER LEASING	.39	59	ADMINISTRATIVE	.56	148
FIRE/LIFE SFTY	.04	107	RDS/GNDS OTHER	.05	95									
OTHER MAINT/SUP	.18	154												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	75 BLDS	70,865,538 SQ. FT.				68,778,675 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	66					19.62	18.72	14.40	25.60
RETAIL AREA	48	17.36	13.96	8.44	22.67				
OTHER AREA	11	6.16	7.60	3.13	9.21				
TOTAL RENT	66	19.64	18.74	14.19	25.55				
MISCELLANEOUS	52	.61	.36	.08	.90				
TOTAL INCOME	66	20.13	19.37	14.64	26.04				
EXPENSE									
CLEANING	73	.95	.92	.69	1.17	.97	.94	.71	1.18
REPAIR-MAINT	74	1.06	.96	.81	1.24	1.08	1.01	.82	1.27
UTILITIES	74	1.41	1.41	1.12	1.68	1.42	1.42	1.12	1.68
RDS/GRNDS/SEC	74	.45	.40	.29	.52	.46	.41	.30	.55
ADMINISTRATIVE	74	.83	.76	.55	1.11	.85	.78	.58	1.13
TOTAL OPER EXP	71	4.75	4.66	3.95	5.36	4.89	4.82	4.06	5.48
FIXED EXPENSES	72	3.04	2.31	1.80	4.03	3.14	2.34	1.88	4.35
TOTAL OPER+FIX	68	7.91	7.17	5.96	9.86	8.15	7.57	6.11	10.52
LEASING EXP	50	2.37	.92	.19	2.47				
TOTAL PAYROLL	71	.79	.62	.43	.95				
TOTAL CONTRACT	70	1.02	1.04	.80	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26387	68
AVG SQFT/RETAIL TENANT	2598	50
AVG SQFT/OFFICE WORKER	300	64
AVG % OFFICE OCCUPANCY	88.9	73
AVG % RETAIL OCCUPANCY	80.9	55
AVG $ RATE YR-END RENT	23.05	59
RENTABLE/GROSS SQFT	.[illegible]	59

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**68**	**UTILITIES TOTAL**	**1.42**	**71**	SECURITY TOTAL	.37	71	**FIXED EXP TOTAL**	**2.99**	**69**	**TOTAL PAYROLL**	**.79**	**71**
PAYROLL	.49	17	ELECTRICAL	1.28	71	SEC PAYROLL	.28	22	REAL ESTATE TAX	2.78	69	CLEANING	.49	17
CONTRACT	.73	67	GAS	.05	25	SEC CONTRACTS	.29	65	BUILDING INS	.18	67	REPAIR/MAINT	.42	59
SUP/MAT/MISC	.07	61	FUEL OIL	.01	13	SEC OTHER	.03	39	PERS PROP TAX	.15	10	RDS/GROUNDS	.09	7
TRASH REMOVAL	.05	67	PURCH STEAM	.19	13	**ADMIN TOTAL**	**.83**	**70**	OTHER TAX	.12	23	SECURITY	.28	22
REPR/MAINT TOTAL	**1.07**	**70**	PURCH CH WTR	.68	3	PAYROLL	.24	68	**LEASING EXPENSES**	**2.37**	**50**	ADMINISTRATIVE	.24	68
PAYROLL	.42	59	COAL			MGMT FEES	.48	59	ADV/PROMOTION	.07	36	**TOTAL CONTRACTS**	**1.02**	**70**
ELEVATOR	.25	70	WATER/SEWER	.07	69	PROF FEES	.09	45	COMMISSIONS	.06	23	CLEANING	.73	67
HVAC	.15	70	**RDS/GNDS/SEC TOTAL**	**.45**	**71**	GEN OFC EXP	.11	60	PROF FEES	.55	40	REPAIR/MAINT	.52	70
ELECTRICAL	.06	69	RDS/GNDS TOTAL	.09	64	OTHER ADM EXP	.06	58	TENANT ALTS	2.24	37	RDS/GROUNDS	.07	59
STRUCT/ROOF	.05	40	RDS/GNDS PAYRL	.09	7				BUY-OUTS	.44	7	SECURITY	.29	65
PLUMBING	.02	59	RDS/GNDS CONTR	.07	59				OTHER LEASING	.20	29	ADMINISTRATIVE	.51	63
FIRE/LIFE SFTY	.03	51	RDS/GNDS OTHER	.02	26									
OTHER MAINT/SUP	.21	66												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	537 BLDS	122,866,652 SQ. FT.				117,799,499 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	490					14.64	11.65	9.09	15.80	
RETAIL AREA	141	16.29	15.16	9.76	22.17					
OTHER AREA	54	6.32	5.87	2.60	11.74					
TOTAL RENT	494	14.88	11.88	8.97	16.06					
MISCELLANEOUS	348	.64	.11	.03	.43					
TOTAL INCOME	497	15.41	12.25	9.36	16.40					
EXPENSE										
CLEANING	523	1.06	.79	.62	1.03	1.09	.80	.63	1.06	
REPAIR-MAINT	525	1.28	.93	.66	1.30	1.31	.94	.66	1.33	
UTILITIES	527	2.02	1.80	1.45	2.22	2.05	1.81	1.46	2.24	
RDS/GRNDS/SEC	521	.45	.34	.23	.53	.47	.35	.23	.54	
ADMINISTRATIVE	529	.80	.73	.49	.99	.83	.75	.51	1.02	
TOTAL OPER EXP	509	5.64	4.81	4.00	5.89	5.89	4.89	4.06	6.06	
FIXED EXPENSES	520	2.61	1.48	1.04	2.10	2.72	1.52	1.05	2.15	
TOTAL OPER + FIX	495	8.24	6.40	5.34	7.92	8.60	6.54	5.44	8.18	
LEASING EXP	436	1.11	.55	.17	1.56					
TOTAL PAYROLL	457	.98	.65	.37	.99					
TOTAL CONTRACT	512	1.07	.90	.67	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8562	489
AVG SQFT/RETAIL TENANT	2777	146
AVG SQFT/OFFICE WORKER	254	384
AVG % OFFICE OCCUPANCY	89.0	516
AVG % RETAIL OCCUPANCY	91.6	149
AVG $ RATE YR-END RENT	19.26	471
RENTABLE/GROSS SQFT	.91	375

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**506**	**UTILITIES TOTAL**	**2.01**	**507**	SECURITY TOTAL	.35	443	**FIXED EXP TOTAL**	**2.60**	**507**	**TOTAL PAYROLL**	**.98**	**457**
PAYROLL	.40	102	ELECTRICAL	1.75	503	SEC PAYROLL	.36	91	REAL ESTATE TAX	2.38	508	CLEANING	.40	102
CONTRACT	.81	494	GAS	.11	226	SEC CONTRACTS	.24	381	BUILDING INS	.18	499	REPAIR/MAINT	.51	390
SUP/MAT/MISC	.08	406	FUEL OIL	.07	42	SEC OTHER	.03	146	PERS PROP TAX	.02	93	RDS/GROUNDS	.10	47
TRASH REMOVAL	.07	438	PURCH STEAM	.41	50	**ADMIN TOTAL**	**.79**	**514**	OTHER TAX	.11	122	SECURITY	.36	91
REPR/MAINT TOTAL	**1.28**	**508**	PURCH CH WTR	.34	29	PAYROLL	.31	324	**LEASING EXPENSES**	**1.11**	**436**	ADMINISTRATIVE	.31	324
PAYROLL	.51	390	COAL			MGMT FEES	.44	448	ADV/PROMOTION	.08	282	**TOTAL CONTRACTS**	**1.07**	**512**
ELEVATOR	.22	450	WATER/SEWER	.08	473	PROF FEES	.09	335	COMMISSIONS	.07	137	CLEANING	.81	494
HVAC	.22	487	**RDS/GNDS/SEC**	**.45**	**508**	GEN OFC EXP	.09	388	PROF FEES	.29	325	REPAIR/MAINT	.59	504
ELECTRICAL	.08	440	**TOTAL**			OTHER ADM EXP	.09	313	TENANT ALTS	.99	315	RDS/GROUNDS	.08	400
STRUCT/ROOF	.10	253	RDS/GNDS TOTAL	.12	459				BUY-OUTS	.24	15	SECURITY	.24	381
PLUMBING	.03	406	RDS/GNDS PAYRL	.10	47				OTHER LEASING	.22	110	ADMINISTRATIVE	.48	479
FIRE/LIFE SFTY	.04	267	RDS/GNDS CONTR	.08	400									
OTHER MAINT/SUP	.28	488	RDS/GNDS OTHER	.06	246									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	107 BLDS	2,817,012 SQ. FT.				2,804,710 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	101					12.00	10.86	8.33	13.19	
RETAIL AREA	3	14.08	13.30							
OTHER AREA										
TOTAL RENT	102	11.90	10.80	8.30	13.05					
MISCELLANEOUS	56	.36	.15	.02	.52					
TOTAL INCOME	102	12.11	11.25	8.38	13.44					
EXPENSE										
CLEANING	104	.79	.74	.61	.91	.79	.74	.61	.92	
REPAIR-MAINT	102	.85	.70	.51	1.00	.85	.70	.51	1.00	
UTILITIES	107	1.84	1.73	1.46	2.12	1.85	1.73	1.46	2.14	
RDS/GRNDS/SEC	100	.37	.30	.20	.54	.38	.30	.20	.54	
ADMINISTRATIVE	104	.72	.60	.44	.96	.73	.61	.44	.96	
TOTAL OPER EXP	100	4.58	4.36	3.68	5.12	4.60	4.36	3.68	5.12	
FIXED EXPENSES	104	1.50	1.36	.94	1.74	1.51	1.36	.94	1.74	
TOTAL OPER + FIX	98	6.07	5.88	4.63	7.23	6.10	5.88	4.63	7.25	
LEASING EXP	86	1.42	.44	.14	1.56					
TOTAL PAYROLL	86	.55	.45	.26	.68					
TOTAL CONTRACT	103	.91	.79	.64	1.13					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2373	101
AVG SQFT/RETAIL TENANT	2442	3
AVG SQFT/OFFICE WORKER	264	71
AVG % OFFICE OCCUPANCY	86.7	104
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	13.34	98
RENTABLE/GROSS SQFT	.93	61

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**102**	**UTILITIES TOTAL**	**1.83**	**104**	SECURITY TOTAL	.13	60	**FIXED EXP TOTAL**	**1.47**	**101**	**TOTAL PAYROLL**	**.55**	**96**
PAYROLL	.27	10	ELECTRICAL	1.66	102	SEC PAYROLL	.06	3	REAL ESTATE TAX	1.30	102	CLEANING	.27	10
CONTRACT	.65	96	GAS	.18	47	SEC CONTRACTS	.14	48	BUILDING INS	.16	97	REPAIR/MAINT	.34	55
SUP/MAT/MISC	.09	77	FUEL OIL	.16	3	SEC OTHER	.05	14	PERS PROP TAX	.99	7	RDS/GROUNDS	.10	5
TRASH REMOVAL	.09	88	PURCH STEAM			**ADMIN TOTAL**	**.72**	**102**	OTHER TAX	.14	16	SECURITY	.06	3
REPR/MAINT TOTAL	**.85**	**99**	PURCH CH WTR			PAYROLL	.38	34	**LEASING EXPENSES**	**1.42**	**86**	ADMINISTRATIVE	.38	34
PAYROLL	.34	55	COAL			MGMT FEES	.49	95	ADV/PROMOTION	.06	45	**TOTAL CONTRACTS**	**.91**	**103**
ELEVATOR	.10	60	WATER/SEWER	.09	96	PROF FEES	.08	51	COMMISSIONS	.10	19	CLEANING	.65	96
HVAC	.27	95	**RDS/GNDS/SEC**	**.38**	**98**	GEN OFC EXP	.06	65	PROF FEES	.51	57	REPAIR/MAINT	.48	98
ELECTRICAL	.07	80	**TOTAL**			OTHER ADM EXP	.07	43	TENANT ALTS	1.56	53	RDS/GROUNDS	.28	80
STRUCT/ROOF	.10	49	RDS/GNDS TOTAL	.31	92				BUY-OUTS			SECURITY	.14	48
PLUMBING	.03	71	RDS/GNDS PAYRL	.10	5				OTHER LEASING	.12	12	ADMINISTRATIVE	.52	100
FIRE/LIFE SFTY	.03	43	RDS/GNDS CONTR	.28	80									
OTHER MAINT/SUP	.18	96	RDS/GNDS OTHER	.15	44									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	128 BLDS	9,495,837 SQ. FT.				9,342,779 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	122					11.55	10.90	7.99	13.84
RETAIL AREA	15	17.91	16.09	11.78	19.70				
OTHER AREA	3	5.01	4.75						
TOTAL RENT	122	11.79	10.99	8.06	14.40				
MISCELLANEOUS	82	.43	.09	.02	.31				
TOTAL INCOME	123	12.12	11.20	8.21	15.00				
EXPENSE									
CLEANING	121	.81	.75	.58	.90	.82	.75	.58	.91
REPAIR-MAINT	124	.88	.80	.58	1.08	.89	.80	.58	1.08
UTILITIES	121	1.84	1.76	1.50	2.05	1.85	1.77	1.50	2.05
RDS/GRNDS/SEC	123	.36	.32	.24	.50	.38	.32	.25	.51
ADMINISTRATIVE	126	.89	.73	.50	1.05	.90	.73	.50	1.06
TOTAL OPER EXP	115	4.87	4.61	3.85	5.44	4.95	4.62	3.87	5.51
FIXED EXPENSES	126	1.63	1.45	.98	1.95	1.65	1.45	.99	2.04
TOTAL OPER + FIX	114	6.44	6.13	5.08	7.48	6.55	6.28	5.18	7.59
LEASING EXP	109	1.67	.71	.21	1.87				
TOTAL PAYROLL	110	.64	.52	.30	.89				
TOTAL CONTRACT	120	.90	.87	.67	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3398	116
AVG SQFT/RETAIL TENANT	3515	15
AVG SQFT/OFFICE WORKER	244	86
AVG % OFFICE OCCUPANCY	86.8	124
AVG % RETAIL OCCUPANCY	94.5	15
AVG $ RATE YR-END RENT	14.66	111
RENTABLE/GROSS SQFT	.93	86

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**118**
PAYROLL	.40	19
CONTRACT	.65	113
SUP/MAT/MISC	.07	87
TRASH REMOVAL	.06	99
REPR/MAINT TOTAL	**.87**	**121**
PAYROLL	.32	89
ELEVATOR	.10	108
HVAC	.20	117
ELECTRICAL	.05	102
STRUCT/ROOF	.09	64
PLUMBING	.03	98
FIRE/LIFE SFTY	.02	57
OTHER MAINT/SUP	.24	113

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**114**
ELECTRICAL	1.67	113
GAS	.14	48
FUEL OIL	.09	5
PURCH STEAM	.77	2
PURCH CH WTR	11	4
COAL		
WATER/SEWER	.08	107
RDS/GNDS/SEC TOTAL	**.37**	**121**
RDS/GNDS TOTAL	.23	113
RDS/GNDS PAYRL	.09	14
RDS/GNDS CONTR	.18	104
RDS/GNDS OTHER	.09	66

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	99
SEC PAYROLL	.27	9
SEC CONTRACTS	.16	90
SEC OTHER	.05	22
ADMIN TOTAL	**.88**	**124**
PAYROLL	.42	67
MGMT FEES	.47	116
PROF FEES	.10	85
GEN OFC EXP	.09	89
OTHER ADM EXP	.09	71

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.62**	**123**
REAL ESTATE TAX	1.44	123
BUILDING INS	.17	120
PERS PROP TAX	.08	18
OTHER TAX	.15	19
LEASING EXPENSES	**1.67**	**109**
ADV/PROMOTION	.07	71
COMMISSIONS	.10	33
PROF FEES	.42	89
TENANT ALTS	1.50	87
BUY-OUTS	.15	2
OTHER LEASING	.14	22

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**110**
CLEANING	.40	19
REPAIR/MAINT	.32	89
RDS/GROUNDS	.09	14
SECURITY	.27	9
ADMINISTRATIVE	.42	67
TOTAL CONTRACTS	**.90**	**120**
CLEANING	.65	113
REPAIR/MAINT	.40	121
RDS/GROUNDS	.18	104
SECURITY	.16	90
ADMINISTRATIVE	.51	123

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	180 BLDS	32,315,927 SQ. FT.				31,453,049 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	155					13.63	12.59	9.52	16.49
RETAIL AREA	52	17.65	15.34	10.97	24.27				
OTHER AREA	20	4.51	5.66	2.39	10.78				
TOTAL RENT	157	13.75	12.67	9.43	16.50				
MISCELLANEOUS	114	.48	.09	.03	.37				
TOTAL INCOME	158	14.09	13.03	9.60	16.67				
EXPENSE									
CLEANING	178	.87	.81	.61	1.04	.88	.81	.62	1.06
REPAIR-MAINT	178	1.09	.96	.69	1.33	1.11	.97	.70	1.35
UTILITIES	179	1.83	1.72	1.41	2.11	1.85	1.73	1.42	2.13
RDS/GRNDS/SEC	179	.44	.34	.23	.53	.46	.36	.23	.55
ADMINISTRATIVE	179	.85	.80	.53	1.04	.88	.81	.55	1.08
TOTAL OPER EXP	176	5.11	4.78	4.12	5.91	5.25	4.89	4.20	6.11
FIXED EXPENSES	174	1.83	1.55	1.05	2.10	1.88	1.55	1.11	2.17
TOTAL OPER + FIX	170	6.90	6.50	5.44	7.88	7.09	6.69	5.51	8.17
LEASING EXP	141	1.17	.61	.16	1.70				
TOTAL PAYROLL	170	.80	.67	.44	.99				
TOTAL CONTRACT	175	1.01	.96	.72	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5786	161
AVG SQFT/RETAIL TENANT	2189	57
AVG SQFT/OFFICE WORKER	236	136
AVG % OFFICE OCCUPANCY	87.8	171
AVG % RETAIL OCCUPANCY	93.2	58
AVG $ RATE YR-END RENT	17.72	154
RENTABLE/GROSS SQFT	.93	133

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**174**
PAYROLL	.31	33
CONTRACT	.70	172
SUP/MAT/MISC	.08	148
TRASH REMOVAL	.06	154
REPR/MAINT TOTAL	**1.09**	**174**
PAYROLL	.44	147
ELEVATOR	.16	168
HVAC	.18	167
ELECTRICAL	.06	150
STRUCT/ROOF	.11	83
PLUMBING	.03	142
FIRE/LIFE SFTY	.03	104
OTHER MAINT/SUP	.25	169

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**175**
ELECTRICAL	1.63	174
GAS	.09	85
FUEL OIL	.07	17
PURCH STEAM	.36	12
PURCH CH WTR	.40	10
COAL		
WATER/SEWER	.09	167
RDS/GNDS/SEC TOTAL	**.44**	**176**
RDS/GNDS TOTAL	.14	158
RDS/GNDS PAYRL	.12	17
RDS/GNDS CONTR	.11	135
RDS/GNDS OTHER	.07	90

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	172
SEC PAYROLL	.33	32
SEC CONTRACTS	.28	151
SEC OTHER	.02	54
ADMIN TOTAL	**.86**	**175**
PAYROLL	.37	128
MGMT FEES	.47	150
PROF FEES	.09	118
GEN OFC EXP	.09	140
OTHER ADM EXP	.06	116

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**172**
REAL ESTATE TAX	1.58	172
BUILDING INS	.19	173
PERS PROP TAX	.02	40
OTHER TAX	.18	52
LEASING EXPENSES	**1.17**	**141**
ADV/PROMOTION	.05	93
COMMISSIONS	.08	44
PROF FEES	.34	108
TENANT ALTS	1.05	100
BUY-OUTS	.20	7
OTHER LEASING	.36	46

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**170**
CLEANING	.31	33
REPAIR/MAINT	.44	147
RDS/GROUNDS	.12	17
SECURITY	.33	32
ADMINISTRATIVE	.37	128
TOTAL CONTRACTS	**1.01**	**175**
CLEANING	.70	172
REPAIR/MAINT	.48	171
RDS/GROUNDS	.11	135
SECURITY	.25	151
ADMINISTRATIVE	.49	163

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	78 BLDS	33,809,458 SQ. FT.				32,608,195 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	71					14.75	13.55	10.69	17.40
RETAIL AREA	41	16.52	15.02	7.48	22.77				
OTHER AREA	16	5.25	5.57	1.98	8.50				
TOTAL RENT	71	14.73	13.53	10.72	17.37				
MISCELLANEOUS	57	.51	.11	.04	.65				
TOTAL INCOME	72	15.17	13.87	10.79	17.88				
EXPENSE									
CLEANING	76	1.07	.95	.69	1.29	1.09	.98	.74	1.33
REPAIR-MAINT	77	1.26	1.15	.89	1.49	1.29	1.18	.90	1.53
UTILITIES	76	2.09	2.04	1.51	2.56	2.11	2.06	1.53	2.58
RDS/GRNDS/SEC	77	.45	.39	.25	.56	.46	.40	.26	.58
ADMINISTRATIVE	76	.70	.68	.46	.92	.73	.71	.51	.94
TOTAL OPER EXP	74	5.58	5.49	4.49	6.16	5.79	5.67	4.55	6.51
FIXED EXPENSES	75	2.35	1.76	1.19	2.75	2.44	1.84	1.22	2.97
TOTAL OPER+FIX	72	7.94	7.37	5.80	9.51	8.24	7.58	5.93	9.85
LEASING EXP	60	1.22	.42	.13	1.51				
TOTAL PAYROLL	70	1.01	.70	.55	1.30				
TOTAL CONTRACT	72	1.09	.99	.74	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11753	70
AVG SQFT/RETAIL TENANT	2372	42
AVG SQFT/OFFICE WORKER	250	57
AVG % OFFICE OCCUPANCY	89.7	75
AVG % RETAIL OCCUPANCY	91.0	42
AVG $ RATE YR-END RENT	17.96	70
RENTABLE/GROSS SQFT	.89	59

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	71	**UTILITIES TOTAL**	2.09	71	SECURITY TOTAL	.37	72	**FIXED EXP TOTAL**	2.32	71	**TOTAL PAYROLL**	1.01	70
PAYROLL	.44	25	ELECTRICAL	1.82	71	SEC PAYROLL	.37	24	REAL ESTATE TAX	2.10	71	CLEANING	.44	25
CONTRACT	.81	70	GAS	.16	31	SEC CONTRACTS	.27	60	BUILDING INS	.16	69	REPAIR/MAINT	.50	65
SUP/MAT/MISC	.07	60	FUEL OIL	.05	11	SEC OTHER	.03	32	PERS PROP TAX	.01	17	RDS/GROUNDS	.05	4
TRASH REMOVAL	.07	60	PURCH STEAM	.37	18				OTHER TAX	.15	24	SECURITY	.37	24
REPR/MAINT TOTAL	1.26	73	PURCH CH WTR	.13	8	**ADMIN TOTAL**	.70	71				ADMINISTRATIVE	.29	59
PAYROLL	.50	65	COAL			PAYROLL	.29	59	**LEASING EXPENSES**	1.22	60			
ELEVATOR	.22	73	WATER/SEWER	.08	66	MGMT FEES	.39	53	ADV/PROMOTION	.08	42	**TOTAL CONTRACTS**	1.09	72
HVAC	.19	69	**RDS/GNDS/SEC**	.44	73	PROF FEES	.08	50	COMMISSIONS	.09	23	CLEANING	.81	70
ELECTRICAL	.08	68	**TOTAL**			GEN OFC EXP	.07	60	PROF FEES	.29	43	REPAIR/MAINT	.55	73
STRUCT/ROOF	.07	34	RDS/GNDS TOTAL	.09	63	OTHER ADM EXP	.06	52	TENANT ALTS	1.15	47	RDS/GROUNDS	.08	51
PLUMBING	.03	59	RDS/GNDS PAYRL	.05	4				BUY-OUTS	.40	2	SECURITY	.27	60
FIRE/LIFE SFTY	.04	38	RDS/GNDS CONTR	.06	51				OTHER LEASING	.14	14	ADMINISTRATIVE	.42	59
OTHER MAINT/SUP	.26	72	RDS/GNDS OTHER	.05	30									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	44,338,530 SQ. FT.				41,500,879 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					16.18	17.28	9.23	20.24
RETAIL AREA	30	15.60	14.84	8.92	20.40				
OTHER AREA	15	9.84	7.92	4.30	14.47				
TOTAL RENT	41	16.59	16.16	9.17	20.59				
MISCELLANEOUS	38	.84	.21	.10	.70				
TOTAL INCOME	41	17.39	17.43	10.84	21.91				
EXPENSE									
CLEANING	43	1.26	1.01	.79	1.64	1.31	1.03	.83	1.70
REPAIR-MAINT	43	1.54	1.40	1.04	1.79	1.61	1.40	1.06	1.90
UTILITIES	43	2.15	2.22	1.46	2.61	2.20	2.24	1.46	2.64
RDS/GRNDS/SEC	41	.48	.35	.28	.54	.52	.36	.29	.61
ADMINISTRATIVE	43	.81	.82	.57	.91	.86	.82	.62	1.03
TOTAL OPER EXP	43	6.27	6.11	4.83	6.87	6.70	6.36	4.96	7.72
FIXED EXPENSES	40	3.67	1.90	1.35	5.54	3.92	1.95	1.47	5.59
TOTAL OPER+FIX	40	9.93	8.88	6.30	11.69	10.61	9.50	6.56	11.92
LEASING EXP	39	.86	.43	.12	1.10				
TOTAL PAYROLL	40	1.19	.92	.56	1.36				
TOTAL CONTRACT	41	1.14	.90	.66	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25642	40
AVG SQFT/RETAIL TENANT	3378	29
AVG SQFT/OFFICE WORKER	276	34
AVG % OFFICE OCCUPANCY	89.9	41
AVG % RETAIL OCCUPANCY	90.9	31
AVG $ RATE YR-END RENT	22.98	37
RENTABLE/GROSS SQFT	.91	36

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	40	**UTILITIES TOTAL**	2.15	42	SECURITY TOTAL	.41	39	**FIXED EXP TOTAL**	3.68	39	**TOTAL PAYROLL**	1.19	40
PAYROLL	.41	14	ELECTRICAL	1.80	42	SEC PAYROLL	.37	23	REAL ESTATE TAX	3.48	39	CLEANING	.41	14
CONTRACT	.95	40	GAS	.08	15	SEC CONTRACTS	.21	31	BUILDING INS	.18	39	REPAIR/MAINT	.64	33
SUP/MAT/MISC	.08	34	FUEL OIL	.07	6	SEC OTHER	.03	24	PERS PROP TAX	.01	11	RDS/GROUNDS	.10	7
TRASH REMOVAL	.09	37	PURCH STEAM	.44	18				OTHER TAX	.02	11	SECURITY	.37	23
REPR/MAINT TOTAL	1.55	40	PURCH CH WTR	.44	7	**ADMIN TOTAL**	.80	41				ADMINISTRATIVE	.27	36
PAYROLL	.64	33	COAL			PAYROLL	.27	36	**LEASING EXPENSES**	.86	39			
ELEVATOR	.28	40	WATER/SEWER	.08	36	MGMT FEES	.44	33	ADV/PROMOTION	.10	30	**TOTAL CONTRACTS**	1.14	41
HVAC	.27	38	**RDS/GNDS/SEC**	.48	39	PROF FEES	.09	30	COMMISSIONS	.04	17	CLEANING	.95	40
ELECTRICAL	.09	39	**TOTAL**			GEN OFC EXP	.10	33	PROF FEES	.21	27	REPAIR/MAINT	.75	40
STRUCT/ROOF	.12	22	RDS/GNDS TOTAL	.08	32	OTHER ADM EXP	.12	31	TENANT ALTS	.72	28	RDS/GROUNDS	.04	29
PLUMBING	.03	35	RDS/GNDS PAYRL	.10	7				BUY-OUTS	.23	4	SECURITY	.21	31
FIRE/LIFE SFTY	.05	25	RDS/GNDS CONTR	.04	29				OTHER LEASING	.19	15	ADMINISTRATIVE	.51	33
OTHER MAINT/SUP	.33	37	RDS/GNDS OTHER	.04	15									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	208 BLDS	43,105,251 SQ. FT.				47,695,333 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	184					15.60	13.13	9.66	18.59
RETAIL AREA	81	15.15	14.06	10.04	22.30				
OTHER AREA	36	8.89	6.70	5.28	11.31				
TOTAL RENT	186	15.53	13.09	9.59	18.31				
MISCELLANEOUS	114	.57	.13	.02	.51				
TOTAL INCOME	186	15.93	13.21	9.99	18.54				
EXPENSE									
CLEANING	203	1.19	.93	.67	1.22	1.21	.94	.67	1.24
REPAIR-MAINT	205	1.69	1.22	.86	1.84	1.72	1.27	.90	1.88
UTILITIES	200	2.10	1.82	1.52	2.30	2.12	1.86	1.55	2.34
RDS/GRNDS/SEC	201	.41	.32	.15	.55	.43	.33	.15	.58
ADMINISTRATIVE	204	.86	.81	.51	1.08	.89	.85	.53	1.13
TOTAL OPER EXP	194	6.22	5.35	4.45	6.54	6.45	5.48	4.57	6.82
FIXED EXPENSES	202	2.90	1.90	1.10	2.67	3.00	1.63	1.11	2.80
TOTAL OPER + FIX	189	9.11	7.18	5.89	9.46	9.45	7.40	5.96	10.20
LEASING EXP	154	1.63	.50	.15	1.33				
TOTAL PAYROLL	190	1.15	.89	.58	1.25				
TOTAL CONTRACT	204	1.08	.94	.61	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7824	190
AVG SQFT/RETAIL TENANT	2773	82
AVG SQFT/OFFICE WORKER	268	139
AVG % OFFICE OCCUPANCY	89.4	196
AVG % RETAIL OCCUPANCY	89.8	86
AVG $ RATE YR-END RENT	22.83	170
RENTABLE/GROSS SQFT	.90	139

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**200**
PAYROLL	.71	49
CONTRACT	.87	192
SUP/MAT/MISC	.08	158
TRASH REMOVAL	.07	179
REPR/MAINT TOTAL	**1.86**	**200**
PAYROLL	.64	163
ELEVATOR	.24	189
HVAC	.28	189
ELECTRICAL	.10	180
STRUCT/ROOF	.14	105
PLUMBING	.04	160
FIRE/LIFE SFTY	.03	96
OTHER MAINT/SUP	.38	195

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.03**	**196**
ELECTRICAL	1.62	195
GAS	.20	146
FUEL OIL	.11	27
PURCH STEAM	.54	29
PURCH CH WTR	.58	9
COAL		
WATER/SEWER	.10	187
RDS/GNDS/SEC TOTAL	**.41**	**198**
RDS/GNDS TOTAL	.10	172
RDS/GNDS PAYRL	.09	21
RDS/GNDS CONTR	.07	144
RDS/GNDS OTHER	.05	85

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	174
SEC PAYROLL	.29	49
SEC CONTRACTS	.27	148
SEC OTHER	.03	44
ADMIN TOTAL	**.96**	**201**
PAYROLL	.31	138
MGMT FEES	.45	159
PROF FEES	.13	125
GEN OFC EXP	.07	154
OTHER ADM EXP	.15	137

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.90**	**199**
REAL ESTATE TAX	2.57	199
BUILDING INS	.21	192
PERS PROP TAX	.16	48
OTHER TAX	.25	75
LEASING EXPENSES	**1.63**	**154**
ADV/PROMOTION	.07	105
COMMISSIONS	.17	48
PROF FEES	.32	122
TENANT ALTS	1.53	116
BUY-OUTS	.12	6
OTHER LEASING	.39	41

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.15**	**190**
CLEANING	.71	49
REPAIR/MAINT	.64	163
RDS/GROUNDS	.09	21
SECURITY	.29	49
ADMINISTRATIVE	.31	138
TOTAL CONTRACTS	**1.08**	**204**
CLEANING	.87	192
REPAIR/MAINT	.73	189
RDS/GROUNDS	.07	144
SECURITY	.27	148
ADMINISTRATIVE	.48	175

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	775,163 SQ. FT.				788,595 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					11.49	8.93	6.13	12.45
RETAIL AREA	3	9.57	8.57						
OTHER AREA									
TOTAL RENT	29	11.48	8.93	6.13	12.45				
MISCELLANEOUS	11	.25	.03	.02	.34				
TOTAL INCOME	29	11.59	8.93	6.13	12.47				
EXPENSE									
CLEANING	28	.77	.67	.57	.89	.78	.67	.57	.89
REPAIR-MAINT	30	.99	.90	.54	1.22	1.00	.90	.58	1.22
UTILITIES	28	2.00	1.74	1.46	2.29	2.01	1.76	1.46	2.29
RDS/GRNDS/SEC	28	.27	.18	.08	.38	.27	.18	.08	.37
ADMINISTRATIVE	28	.77	.59	.43	.85	.78	.59	.43	.85
TOTAL OPER EXP	27	4.78	4.68	3.62	5.50	4.82	4.68	3.62	5.50
FIXED EXPENSES	30	1.49	1.25	.78	1.60	1.50	1.25	.78	1.60
TOTAL OPER + FIX	27	6.25	6.06	4.61	7.08	6.33	6.06	4.61	7.15
LEASING EXP	21	.48	.24	.07	.44				
TOTAL PAYROLL	23	.56	.59	.30	.66				
TOTAL CONTRACT	30	.81	.73	.45	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1623	29
AVG SQFT/RETAIL TENANT	963	3
AVG SQFT/OFFICE WORKER	302	21
AVG % OFFICE OCCUPANCY	85.3	30
AVG % RETAIL OCCUPANCY	91.2	3
AVG $ RATE YR-END RENT	12.55	28
RENTABLE/GROSS SQFT	.88	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**28**
PAYROLL	.61	2
CONTRACT	.84	27
SUP/MAT/MISC	.07	21
TRASH REMOVAL	.06	21
REPR/MAINT TOTAL	**.99**	**30**
PAYROLL	.44	21
ELEVATOR	.14	21
HVAC	.24	27
ELECTRICAL	.04	23
STRUCT/ROOF	.05	18
PLUMBING	.03	21
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.22	29

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.00**	**28**
ELECTRICAL	1.63	28
GAS	.27	25
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	27
RDS/GNDS/SEC TOTAL	**.37**	**28**
RDS/GNDS TOTAL	.13	27
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	23
RDS/GNDS OTHER	.07	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	15
SEC PAYROLL		
SEC CONTRACTS	.24	14
SEC OTHER		
ADMIN TOTAL	**.77**	**28**
PAYROLL	.38	6
MGMT FEES	.54	28
PROF FEES	.08	10
GEN OFC EXP	.07	13
OTHER ADM EXP	.13	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**30**
REAL ESTATE TAX	1.26	30
BUILDING INS	.18	28
PERS PROP TAX	.33	2
OTHER TAX	.09	8
LEASING EXPENSES	**.48**	**21**
ADV/PROMOTION	.03	11
COMMISSIONS		
PROF FEES	.24	14
TENANT ALTS	.44	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.56**	**23**
CLEANING	.61	2
REPAIR/MAINT	.44	21
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	6
TOTAL CONTRACTS	**.81**	**30**
CLEANING	.64	27
REPAIR/MAINT	.43	30
RDS/GROUNDS	.10	23
SECURITY	.24	14
ADMINISTRATIVE	.57	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	3,141,415 SQ. FT.				3,090,901 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					13.13	11.21	8.35	18.37
RETAIL AREA	11	11.64	14.82	12.37	28.14				
OTHER AREA	4	4.22	8.82	4.02	12.13				
TOTAL RENT	38	13.65	11.52	9.07	18.57				
MISCELLANEOUS	24	.33	.03	.01	.07				
TOTAL INCOME	38	13.86	11.52	9.11	18.57				
EXPENSE									
CLEANING	42	1.01	.93	.65	1.19	1.02	.93	.65	1.19
REPAIR-MAINT	42	1.19	1.10	.84	1.44	1.20	1.10	.84	1.46
UTILITIES	41	1.82	1.77	1.52	2.05	1.84	1.78	1.52	2.09
RDS/GRNDS/SEC	41	.39	.26	.13	.47	.40	.26	.13	.52
ADMINISTRATIVE	42	.77	.80	.43	1.02	.79	.80	.46	1.02
TOTAL OPER EXP	41	5.19	4.97	4.36	6.11	5.28	5.02	4.36	6.12
FIXED EXPENSES	41	1.73	1.46	.90	2.22	1.76	1.46	.90	2.26
TOTAL OPER+FIX	40	6.94	6.38	5.40	8.16	7.06	6.43	5.40	8.20
LEASING EXP	26	.84	.52	.14	1.11				
TOTAL PAYROLL	39	.97	.85	.41	1.18				
TOTAL CONTRACT	41	1.00	.96	.62	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3081	35
AVG SQFT/RETAIL TENANT	1964	9
AVG SQFT/OFFICE WORKER	218	30
AVG % OFFICE OCCUPANCY	89.2	37
AVG % RETAIL OCCUPANCY	91.0	10
AVG $ RATE YR-END RENT	26.30	32
RENTABLE/GROSS SQFT	.91	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	42
PAYROLL	.58	13
CONTRACT	.76	39
SUP/MAT/MISC	.06	28
TRASH REMOVAL	.07	38
REPR/MAINT TOTAL	1.19	42
PAYROLL	.55	33
ELEVATOR	.17	42
HVAC	.25	41
ELECTRICAL	.06	40
STRUCT/ROOF	.08	20
PLUMBING	.04	36
FIRE/LIFE SFTY	.03	20
OTHER MAINT/SUP	.20	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	41
ELECTRICAL	1.48	40
GAS	.21	31
FUEL OIL	.24	7
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	39
RDS/GNDS/SEC	.39	41
TOTAL		
RDS/GNDS TOTAL	.10	38
RDS/GNDS PAYRL	.07	5
RDS/GNDS CONTR	.09	29
RDS/GNDS OTHER	.05	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	36
SEC PAYROLL	.24	11
SEC CONTRACTS	.28	32
SEC OTHER	.03	7
ADMIN TOTAL	.78	41
PAYROLL	.38	23
MGMT FEES	.52	34
PROF FEES	.11	19
GEN OFC EXP	.07	30
OTHER ADM EXP	.07	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.75	40
REAL ESTATE TAX	1.49	40
BUILDING INS	.18	39
PERS PROP TAX		
OTHER TAX	.22	16
LEASING EXPENSES	.84	26
ADV/PROMOTION	.05	20
COMMISSIONS	.13	8
PROF FEES	.30	21
TENANT ALTS	.39	21
BUY-OUTS		
OTHER LEASING	1.12	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	39
CLEANING	.58	13
REPAIR/MAINT	.55	33
RDS/GROUNDS	.07	5
SECURITY	.24	11
ADMINISTRATIVE	.38	23
TOTAL CONTRACTS	1.00	41
CLEANING	.76	39
REPAIR/MAINT	.55	42
RDS/GROUNDS	.09	29
SECURITY	.28	32
ADMINISTRATIVE	.57	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	83 BLDS	15,982,540 SQ. FT.				15,158,420 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	73					15.03	14.03	10.48	19.79
RETAIL AREA	38	18.85	18.84	11.35	23.69				
OTHER AREA	20	3.91	7.97	4.86	11.27				
TOTAL RENT	74	14.89	13.54	10.65	19.13				
MISCELLANEOUS	45	.89	.33	.09	.68				
TOTAL INCOME	74	15.45	13.98	10.78	19.74				
EXPENSE									
CLEANING	81	1.03	.94	.69	1.15	1.07	.96	.69	1.25
REPAIR-MAINT	83	1.69	1.46	1.05	2.03	1.74	1.53	1.08	2.06
UTILITIES	79	2.05	1.90	1.60	2.29	2.09	1.97	1.62	2.45
RDS/GRNDS/SEC	82	.42	.33	.19	.61	.44	.34	.19	.68
ADMINISTRATIVE	82	.91	.89	.61	1.14	.96	.94	.67	1.22
TOTAL OPER EXP	76	6.04	5.57	4.64	6.72	6.35	5.97	4.82	7.33
FIXED EXPENSES	78	2.26	1.57	1.15	2.76	2.38	1.72	1.17	2.92
TOTAL OPER+FIX	73	8.30	7.74	6.20	9.97	8.73	8.16	6.29	10.63
LEASING EXP	65	1.32	.51	.20	1.62				
TOTAL PAYROLL	79	1.13	.93	.65	1.23				
TOTAL CONTRACT	82	1.12	.99	.73	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6129	77
AVG SQFT/RETAIL TENANT	2695	40
AVG SQFT/OFFICE WORKER	244	50
AVG % OFFICE OCCUPANCY	89.4	79
AVG % RETAIL OCCUPANCY	92.6	42
AVG $ RATE YR-END RENT	18.59	68
RENTABLE/GROSS SQFT	.92	56

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	81
PAYROLL	.79	17
CONTRACT	.78	78
SUP/MAT/MISC	.07	65
TRASH REMOVAL	.06	74
REPR/MAINT TOTAL	1.69	81
PAYROLL	.64	68
ELEVATOR	.20	80
HVAC	.29	77
ELECTRICAL	.14	75
STRUCT/ROOF	.17	40
PLUMBING	.04	66
FIRE/LIFE SFTY	.04	35
OTHER MAINT/SUP	.36	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	78
ELECTRICAL	1.65	78
GAS	.16	55
FUEL OIL	.06	12
PURCH STEAM	.48	15
PURCH CH WTR	1.17	3
COAL		
WATER/SEWER	.12	75
RDS/GNDS/SEC	.42	81
TOTAL		
RDS/GNDS TOTAL	.11	68
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.09	56
RDS/GNDS OTHER	.06	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	79
SEC PAYROLL	.31	16
SEC CONTRACTS	.28	69
SEC OTHER	.05	16
ADMIN TOTAL	.91	82
PAYROLL	.39	65
MGMT FEES	.56	59
PROF FEES	.12	58
GEN OFC EXP	.07	69
OTHER ADM EXP	.06	56

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.26	78
REAL ESTATE TAX	1.91	78
BUILDING INS	.20	77
PERS PROP TAX	.14	28
OTHER TAX	.31	33
LEASING EXPENSES	1.32	65
ADV/PROMOTION	.05	47
COMMISSIONS	.41	19
PROF FEES	.25	55
TENANT ALTS	.59	53
BUY-OUTS		
OTHER LEASING	.61	24

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	79
CLEANING	.79	17
REPAIR/MAINT	.64	68
RDS/GROUNDS	.05	7
SECURITY	.31	18
ADMINISTRATIVE	.39	65
TOTAL CONTRACTS	1.12	82
CLEANING	.78	78
REPAIR/MAINT	.73	81
RDS/GROUNDS	.09	56
SECURITY	.28	68
ADMINISTRATIVE	.60	67

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	15,005,909 SQ. FT.				14,525,839 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					15.08	14.33	10.52	19.00
RETAIL AREA	19	12.85	10.05	7.10	14.06				
OTHER AREA	8	6.00	6.20	5.28	12.06				
TOTAL RENT	30	14.99	14.19	10.70	19.57				
MISCELLANEOUS	25	.38	.17	.05	.59				
TOTAL INCOME	30	15.30	14.24	10.82	19.64				
EXPENSE									
CLEANING	36	1.20	1.03	.78	1.34	1.22	1.04	.80	1.36
REPAIR-MAINT	35	1.50	1.19	.92	1.92	1.52	1.23	.95	1.92
UTILITIES	36	2.03	1.80	1.46	2.44	2.05	1.80	1.52	2.45
RDS/GRNDS/SEC	34	.47	.47	.28	.63	.46	.48	.30	.63
ADMINISTRATIVE	36	.80	.88	.50	1.02	.83	.88	.55	1.06
TOTAL OPER EXP	35	6.01	5.86	4.53	6.70	6.20	6.15	4.82	7.02
FIXED EXPENSES	36	3.06	2.04	1.38	4.64	3.16	2.17	1.44	5.05
TOTAL OPER+FIX	35	9.10	8.62	6.25	10.71	9.39	9.01	6.46	10.71
LEASING EXP	28	2.76	1.12	.16	3.60				
TOTAL PAYROLL	33	1.23	.92	.66	1.49				
TOTAL CONTRACT	34	1.16	1.06	.72	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8577	33
AVG SQFT/RETAIL TENANT	2638	21
AVG SQFT/OFFICE WORKER	291	25
AVG % OFFICE OCCUPANCY	87.6	34
AVG % RETAIL OCCUPANCY	79.4	21
AVG $ RATE YR-END RENT	21.92	28
RENTABLE/GROSS SQFT	.89	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**34**
PAYROLL	.56	11
CONTRACT	.92	33
SUP/MAT/MISC	.08	32
TRASH REMOVAL	.06	31
REPR/MAINT TOTAL	**1.47**	**33**
PAYROLL	.63	29
ELEVATOR	.24	32
HVAC	.24	30
ELECTRICAL	.09	28
STRUCT/ROOF	.11	17
PLUMBING	.03	24
FIRE/LIFE SFTY	.02	18
OTHER MAINT/SUP	.34	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.00**	**34**
ELECTRICAL	1.61	34
GAS	.23	26
FUEL OIL	.10	6
PURCH STEAM	.45	7
PURCH CH WTR	.51	3
COAL		
WATER/SEWER	.08	33
RDS/GNDS/SEC	**.45**	**32**
TOTAL		
RDS/GNDS TOTAL	.09	25
RDS/GNDS PAYRL	.17	4
RDS/GNDS CONTR	.05	23
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	31
SEC PAYROLL	.29	13
SEC CONTRACTS	.29	26
SEC OTHER	.04	12
ADMIN TOTAL	**.80**	**34**
PAYROLL	.33	29
MGMT FEES	.37	27
PROF FEES	.13	25
GEN OFC EXP	.08	28
OTHER ADM EXP	.08	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.07**	**34**
REAL ESTATE TAX	2.78	34
BUILDING INS	.22	33
PERS PROP TAX	.18	8
OTHER TAX	.10	12
LEASING EXPENSES	**2.76**	**28**
ADV/PROMOTION	.08	18
COMMISSIONS	.12	11
PROF FEES	.40	21
TENANT ALTS	3.16	21
BUY-OUTS		
OTHER LEASING	.10	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**33**
CLEANING	.56	11
REPAIR/MAINT	.63	29
RDS/GROUNDS	.17	4
SECURITY	.29	13
ADMINISTRATIVE	.33	29
TOTAL CONTRACTS	**1.16**	**34**
CLEANING	.92	33
REPAIR/MAINT	.64	32
RDS/GROUNDS	.05	23
SECURITY	.29	26
ADMINISTRATIVE	.44	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	14,575,797 SQ. FT.				14,129,150 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.73	17.30	14.24	19.76
RETAIL AREA	10	12.09	13.63	10.83	18.57				
OTHER AREA	3	10.03	6.46						
TOTAL RENT	14	17.60	17.20	13.74	20.52				
MISCELLANEOUS	9	.55	.11	.02	.45				
TOTAL INCOME	14	17.97	17.23	13.86	22.27				
EXPENSE									
CLEANING	15	1.41	1.28	.96	1.58	1.43	1.33	.97	1.58
REPAIR-MAINT	14	2.11	1.98	.97	2.62	2.14	1.98	1.04	2.63
UTILITIES	15	2.31	1.89	1.70	2.82	2.31	1.89	1.70	2.82
RDS/GRNDS/SEC	15	.37	.47	.31	.49	.38	.48	.32	.51
ADMINISTRATIVE	15	.88	.77	.55	1.13	.91	.80	.59	1.15
TOTAL OPER EXP	14	7.06	7.44	4.82	8.01	7.26	7.46	5.35	8.43
FIXED EXPENSES	16	3.71	2.74	1.52	5.59	3.83	2.74	1.84	5.67
TOTAL OPER+FIX	13	10.94	9.46	7.67	13.74	11.31	9.95	7.87	14.37
LEASING EXP	11	.98	.55	.10	1.83				
TOTAL PAYROLL	16	1.15	1.31	.83	1.47				
TOTAL CONTRACT	16	1.00	.92	.35	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25215	15
AVG SQFT/RETAIL TENANT	3808	9
AVG SQFT/OFFICE WORKER	286	12
AVG % OFFICE OCCUPANCY	91.6	15
AVG % RETAIL OCCUPANCY	97.9	10
AVG $ RATE YR-END RENT	27.92	13
RENTABLE/GROSS SQFT	.89	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**15**
PAYROLL	.82	6
CONTRACT	.95	15
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.08	15
REPR/MAINT TOTAL	**2.04**	**13**
PAYROLL	.69	12
ELEVATOR	.33	13
HVAC	.32	13
ELECTRICAL	.08	13
STRUCT/ROOF	.14	9
PLUMBING	.03	12
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.51	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.11**	**14**
ELECTRICAL	1.63	14
GAS	.20	8
FUEL OIL	.13	2
PURCH STEAM	.69	4
PURCH CH WTR	.43	3
COAL		
WATER/SEWER	.11	12
RDS/GNDS/SEC	**.37**	**15**
TOTAL		
RDS/GNDS TOTAL	.09	13
RDS/GNDS PAYRL	.05	4
RDS/GNDS CONTR	.06	12
RDS/GNDS OTHER	.04	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	13
SEC PAYROLL	.28	8
SEC CONTRACTS	.20	8
SEC OTHER	.02	9
ADMIN TOTAL	**.88**	**15**
PAYROLL	.21	15
MGMT FEES	.35	10
PROF FEES	.15	13
GEN OFC EXP	.06	14
OTHER ADM EXP	.35	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.71**	**16**
REAL ESTATE TAX	3.36	16
BUILDING INS	.22	14
PERS PROP TAX	.18	4
OTHER TAX	.31	6
LEASING EXPENSES	**.96**	**11**
ADV/PROMOTION	.07	9
COMMISSIONS	.07	7
PROF FEES	.34	10
TENANT ALTS	.78	8
BUY-OUTS	.09	3
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.15**	**16**
CLEANING	.82	6
REPAIR/MAINT	.89	12
RDS/GROUNDS	.05	4
SECURITY	.28	8
ADMINISTRATIVE	.21	15
TOTAL CONTRACTS	**1.00**	**16**
CLEANING	.95	15
REPAIR/MAINT	.89	13
RDS/GROUNDS	.06	12
SECURITY	.20	8
ADMINISTRATIVE	.32	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	69 BLDS	19,049,026 SQ. FT.				18,027,105 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	58					14.68	12.13	9.53	15.58
RETAIL AREA	27	13.71	8.90	5.05	21.08				
OTHER AREA	12	2.83	4.39	.95	7.31				
TOTAL RENT	59	16.11	12.38	9.47	15.25				
MISCELLANEOUS	38	.68	.16	.05	.51				
TOTAL INCOME	59	16.70	13.06	9.58	15.31				
EXPENSE									
CLEANING	65	1.49	1.05	.73	1.41	1.54	1.09	.73	1.43
REPAIR-MAINT	67	1.72	1.31	.94	1.87	1.78	1.33	.96	1.89
UTILITIES	67	2.10	1.56	1.30	2.10	2.16	1.63	1.32	2.10
RDS/GRNDS/SEC	65	.57	.35	.12	.71	.61	.36	.13	.71
ADMINISTRATIVE	66	.73	.69	.44	.97	.77	.71	.47	1.05
TOTAL OPER EXP	64	6.60	5.43	3.99	6.54	6.97	5.59	4.33	6.96
FIXED EXPENSES	64	3.53	1.41	.92	3.00	3.73	1.43	.94	3.25
TOTAL OPER+FIX	61	10.09	7.46	5.14	9.23	10.66	7.65	5.37	10.15
LEASING EXP	44	.93	.30	.10	1.42				
TOTAL PAYROLL	61	1.46	.83	.59	1.48				
TOTAL CONTRACT	65	1.41	.99	.65	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9728	63
AVG SQFT/RETAIL TENANT	4660	30
AVG SQFT/OFFICE WORKER	214	55
AVG % OFFICE OCCUPANCY	90.4	68
AVG % RETAIL OCCUPANCY	91.9	32
AVG $ RATE YR-END RENT	18.26	49
RENTABLE/GROSS SQFT	.90	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.50**	**64**
PAYROLL	.85	16
CONTRACT	1.12	61
SUP/MAT/MISC	.06	54
TRASH REMOVAL	.12	57
REPR/MAINT TOTAL	**1.72**	**65**
PAYROLL	.75	51
ELEVATOR	.25	61
HVAC	.33	60
ELECTRICAL	.12	53
STRUCT/ROOF	.06	34
PLUMBING	.05	45
FIRE/LIFE SFTY	.05	40
OTHER MAINT/SUP	.36	63

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.07**	**64**
ELECTRICAL	1.60	63
GAS	.18	38
FUEL OIL	.06	9
PURCH STEAM	.53	20
PURCH CH WTR	.36	5
COAL		
WATER/SEWER	.08	63
RDS/GNDS/SEC	**.58**	**64**
TOTAL		
RDS/GNDS TOTAL	.09	47
RDS/GNDS PAYRL	.19	9
RDS/GNDS CONTR	.05	34
RDS/GNDS OTHER	.04	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	57
SEC PAYROLL	.49	15
SEC CONTRACTS	.37	46
SEC OTHER	.04	26
ADMIN TOTAL	**.73**	**64**
PAYROLL	.33	48
MGMT FEES	.33	41
PROF FEES	.11	36
GEN OFC EXP	.07	47
OTHER ADM EXP	.10	43

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.54**	**63**
REAL ESTATE TAX	3.29	63
BUILDING INS	.17	59
PERS PROP TAX	.39	9
OTHER TAX	.12	20
LEASING EXPENSES	**.93**	**44**
ADV/PROMOTION	.05	30
COMMISSIONS	.05	10
PROF FEES	.30	27
TENANT ALTS	1.07	28
BUY-OUTS	.09	2
OTHER LEASING	.14	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.46**	**61**
CLEANING	.85	16
REPAIR/MAINT	.75	51
RDS/GROUNDS	.19	9
SECURITY	.49	15
ADMINISTRATIVE	.33	48
TOTAL CONTRACTS	**1.41**	**65**
CLEANING	1.12	61
REPAIR/MAINT	.78	65
RDS/GROUNDS	.05	34
SECURITY	.37	46
ADMINISTRATIVE	.36	50

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	308,052 SQ. FT.				298,314 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					9.95	10.05	9.30	12.66
RETAIL AREA	2	3.21	3.37						
OTHER AREA									
TOTAL RENT	13	9.73	9.54	9.05	12.53				
MISCELLANEOUS	8	.54	.15	.09	.26				
TOTAL INCOME	13	10.05	10.33	9.24	13.92				
EXPENSE									
CLEANING	12	.86	.93	.69	1.20	.89	.93	.69	1.24
REPAIR-MAINT	13	1.04	1.02	.87	1.18	1.07	1.03	.87	1.24
UTILITIES	12	1.43	1.28	1.16	1.60	1.48	1.31	1.16	1.70
RDS/GRNDS/SEC	13	.19	.06	.03	.44	.20	.06	.03	.44
ADMINISTRATIVE	12	.66	.64	.51	.85	.68	.64	.51	.91
TOTAL OPER EXP	11	4.15	3.95	3.60	4.63	4.30	4.41	3.80	4.90
FIXED EXPENSES	13	.93	.90	.60	1.27	.96	.94	.63	1.27
TOTAL OPER+FIX	11	5.16	5.16	4.46	5.62	5.35	5.37	4.74	5.74
LEASING EXP	11	.63	.69	.13	1.42				
TOTAL PAYROLL	9	.45	.35	.29	.77				
TOTAL CONTRACT	13	.80	.90	.58	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1814	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	175	10
AVG % OFFICE OCCUPANCY	84.8	13
AVG % RETAIL OCCUPANCY	52.8	2
AVG $ RATE YR-END RENT	11.01	10
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**12**
PAYROLL		
CONTRACT	.72	12
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.08	11
REPR/MAINT TOTAL	**1.04**	**13**
PAYROLL	.44	8
ELEVATOR	.06	10
HVAC	.27	12
ELECTRICAL	.12	10
STRUCT/ROOF	.06	5
PLUMBING	.04	9
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.27	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**12**
ELECTRICAL	1.16	12
GAS	.24	9
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	12
RDS/GNDS/SEC	**.19**	**13**
TOTAL		
RDS/GNDS TOTAL	.15	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	10
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	9
SEC PAYROLL		
SEC CONTRACTS	.06	6
SEC OTHER	.02	3
ADMIN TOTAL	**.86**	**12**
PAYROLL		
MGMT FEES	.52	11
PROF FEES	.10	8
GEN OFC EXP	.11	5
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.93**	**13**
REAL ESTATE TAX	.79	13
BUILDING INS	.14	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.83**	**11**
ADV/PROMOTION	.09	6
COMMISSIONS		
PROF FEES	.23	9
TENANT ALTS	.72	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.45**	**9**
CLEANING		
REPAIR/MAINT	.44	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.80**	**13**
CLEANING	.72	12
REPAIR/MAINT	.47	13
RDS/GROUNDS	.14	10
SECURITY	.06	6
ADMINISTRATIVE	.54	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	589,187 SQ. FT.				588,219 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.47	13.98	11.41	20.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.60	13.98	11.41	21.13				
MISCELLANEOUS	4	.23	.12	.05	.47				
TOTAL INCOME	6	15.77	14.02	11.56	21.27				
EXPENSE									
CLEANING	7	1.20	1.14	1.02	1.36	1.20	1.14	1.02	1.36
REPAIR-MAINT	8	1.67	.95	.47	2.59	1.67	.95	.47	2.59
UTILITIES	8	2.20	1.78	1.35	2.99	2.19	1.77	1.35	2.99
RDS/GRNDS/SEC	7	.24	.10	.06	.16	.24	.10	.06	.16
ADMINISTRATIVE	7	.45	.41	.21	.61	.45	.41	.21	.61
TOTAL OPER EXP	7	6.00	4.64	4.32	7.85	6.01	4.64	4.35	7.85
FIXED EXPENSES	7	2.58	1.23	1.05	3.89	2.59	1.23	1.05	3.91
TOTAL OPER+FIX	7	8.58	8.29	5.38	10.34	8.60	8.38	5.38	10.34
LEASING EXP	5	1.09	.06	.03	2.63				
TOTAL PAYROLL	7	1.47	1.15	.85	1.80				
TOTAL CONTRACT	7	1.09	1.12	.94	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2672	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	8
AVG % OFFICE OCCUPANCY	96.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.02	7
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	7	**UTILITIES TOTAL**	2.36	7	SECURITY TOTAL	.23	6	**FIXED EXP TOTAL**	2.58	7	**TOTAL PAYROLL**	1.47	7
PAYROLL			ELECTRICAL	2.12	7	SEC PAYROLL	.29	3	REAL ESTATE TAX	2.18	7	CLEANING		
CONTRACT	1.03	7	GAS	.23	3	SEC CONTRACTS	.16	3	BUILDING INS	.22	7	REPAIR/MAINT	1.22	6
SUP/MAT/MISC	.08	5	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.11	6	PURCH STEAM	.21	2	**ADMIN TOTAL**	.48	6	OTHER TAX	.23	2	SECURITY	.29	3
REPR/MAINT TOTAL	1.80	7	PURCH CH WTR			PAYROLL	.40	4				ADMINISTRATIVE	.40	4
PAYROLL	1.22	6	COAL			MGMT FEES	.56	2	**LEASING EXPENSES**	1.09	5			
ELEVATOR	.24	7	WATER/SEWER	.09	7	PROF FEES			ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	1.09	7
HVAC	.18	6	**RDS/GNDS/SEC**	.24	7	GEN OFC EXP	.03	3	COMMISSIONS			CLEANING	1.03	7
ELECTRICAL	.04	6	**TOTAL**			OTHER ADM EXP	.03	2	PROF FEES			REPAIR/MAINT	.53	7
STRUCT/ROOF	.04	6	RDS/GNDS TOTAL	.06	6				TENANT ALTS	2.94	2	RDS/GROUNDS	.00	2
PLUMBING	.01	5	RDS/GNDS PAYRL	.06	3				BUY-OUTS			SECURITY	.18	3
FIRE/LIFE SFTY	.05	6	RDS/GNDS CONTR	.00	2				OTHER LEASING	.02	2	ADMINISTRATIVE	.36	3
OTHER MAINT/SUP	.19	7	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	5,113,641 SQ. FT.				4,862,932 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.45	10.55	7.66	16.12
RETAIL AREA	14	15.89	11.10	6.59	26.49
OTHER AREA	6	2.44	4.29	.95	7.97
TOTAL RENT	22	13.42	10.71	7.81	16.44
MISCELLANEOUS	14	.42	.21	.03	.35
TOTAL INCOME	22	13.69	10.73	7.83	17.65
EXPENSE					
CLEANING	26	1.02	.79	.56	1.08	1.05	.83	.56	1.17
REPAIR-MAINT	26	1.47	1.35	.83	1.84	1.50	1.36	.93	1.84
UTILITIES	27	1.81	1.56	1.35	1.85	1.83	1.56	1.35	1.87
RDS/GRNDS/SEC	26	.47	.33	.18	.72	.49	.35	.19	.72
ADMINISTRATIVE	27	.79	.69	.42	1.06	.83	.76	.43	1.19
TOTAL OPER EXP	26	5.26	5.19	3.80	5.90	5.54	5.27	4.09	6.13
FIXED EXPENSES	24	2.28	1.29	.76	2.88	2.40	1.34	.80	3.25
TOTAL OPER+FIX	23	7.14	6.48	4.49	8.01	7.49	6.75	4.87	8.98
LEASING EXP	13	1.05	.32	.10	.99				
TOTAL PAYROLL	25	1.83	.97	.69	1.87				
TOTAL CONTRACT	25	1.10	.82	.62	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5968	26
AVG SQFT/RETAIL TENANT	2637	16
AVG SQFT/OFFICE WORKER	239	23
AVG % OFFICE OCCUPANCY	87.7	27
AVG % RETAIL OCCUPANCY	95.2	15
AVG $ RATE YR-END RENT	16.63	20
RENTABLE/GROSS SQFT	.90	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.83	25	**UTILITIES TOTAL**	1.83	25	SECURITY TOTAL	.48	23	**FIXED EXP TOTAL**	2.27	23	**TOTAL PAYROLL**	1.83	25
PAYROLL	.64	9	ELECTRICAL	1.32	24	SEC PAYROLL	.15	3	REAL ESTATE TAX	1.94	23	CLEANING	.64	9
CONTRACT	.73	23	GAS	.20	20	SEC CONTRACTS	.46	22	BUILDING INS	.19	20	REPAIR/MAINT	.78	23
SUP/MAT/MISC	.07	21	FUEL OIL	.09	5	SEC OTHER	.04	9	PERS PROP TAX	.39	6	RDS/GROUNDS	.05	2
TRASH REMOVAL	.06	21	PURCH STEAM	.30	5	**ADMIN TOTAL**	.78	26	OTHER TAX	.26	9	SECURITY	.15	3
REPR/MAINT TOTAL	1.45	25	PURCH CH WTR			PAYROLL	.37	24				ADMINISTRATIVE	.37	24
PAYROLL	.78	23	COAL			MGMT FEES	.47	13	**LEASING EXPENSES**	1.66	15			
ELEVATOR	.19	24	WATER/SEWER	.09	26	PROF FEES	.14	14	ADV/PROMOTION	.02	9	**TOTAL CONTRACTS**	1.10	25
HVAC	.21	22	**RDS/GNDS/SEC**	.48	25	GEN OFC EXP	.06	20	COMMISSIONS	.09	3	CLEANING	.73	23
ELECTRICAL	.07	18	**TOTAL**			OTHER ADM EXP	.09	17	PROF FEES	.16	9	REPAIR/MAINT	.53	25
STRUCT/ROOF	.16	10	RDS/GNDS TOTAL	.06	14				TENANT ALTS	1.09	10	RDS/GROUNDS	.04	10
PLUMBING	.03	17	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.48	22
FIRE/LIFE SFTY	.02	13	RDS/GNDS CONTR	.04	10				OTHER LEASING	.06	3	ADMINISTRATIVE	.44	19
OTHER MAINT/SUP	.21	23	RDS/GNDS OTHER	.05	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,478,809 SQ. FT.				5,258,836 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					14.64	14.16	11.74	15.38
RETAIL AREA	8	10.04	6.80	4.18	13.30				
OTHER AREA	5	2.62	5.36	.44	10.85				
TOTAL RENT	13	14.18	13.51	11.41	15.44				
MISCELLANEOUS	9	.50	.16	.05	.88				
TOTAL INCOME	13	14.52	13.56	11.94	15.82				
EXPENSE									
CLEANING	13	1.40	1.33	.84	1.41	1.43	1.33	.90	1.44
REPAIR-MAINT	13	1.94	1.54	1.20	2.31	1.98	1.56	1.22	2.48
UTILITIES	13	2.14	2.05	1.42	2.51	2.18	2.05	1.43	2.68
RDS/GRNDS/SEC	12	.67	.71	.32	1.01	.70	.74	.33	1.06
ADMINISTRATIVE	13	.95	.97	.68	1.20	.99	1.05	.71	1.25
TOTAL OPER EXP	13	7.34	6.56	5.80	8.36	7.54	6.89	5.93	8.86
FIXED EXPENSES	13	2.20	2.00	1.19	2.66	2.29	2.10	1.23	2.74
TOTAL OPER + FIX	13	9.44	8.56	7.81	10.66	9.83	8.95	8.02	10.95
LEASING EXP	11	1.67	.98	.23	2.70				
TOTAL PAYROLL	13	1.29	1.05	.58	1.45				
TOTAL CONTRACT	13	1.64	1.67	1.06	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10614	12
AVG SQFT/RETAIL TENANT	2011	9
AVG SQFT/OFFICE WORKER	229	12
AVG % OFFICE OCCUPANCY	90.1	13
AVG % RETAIL OCCUPANCY	96.5	9
AVG $ RATE YR-END RENT	19.54	9
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**13**
PAYROLL	.10	4
CONTRACT	1.32	12
SUP/MAT/MISC	.06	12
TRASH REMOVAL	.10	12
REPR/MAINT TOTAL	**1.94**	**13**
PAYROLL	.73	9
ELEVATOR	.22	13
HVAC	.48	13
ELECTRICAL	.19	13
STRUCT/ROOF	.07	8
PLUMBING	.07	10
FIRE/LIFE SFTY	.06	11
OTHER MAINT/SUP	.34	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	**13**
ELECTRICAL	1.59	13
GAS	.06	5
FUEL OIL	.04	2
PURCH STEAM	.48	8
PURCH CH WTR	.51	4
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	**.67**	**12**
RDS/GNDS TOTAL	.12	10
RDS/GNDS PAYRL	.21	3
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	12
SEC PAYROLL	.60	4
SEC CONTRACTS	.41	10
SEC OTHER	.05	6
ADMIN TOTAL	**.95**	**13**
PAYROLL	.41	13
MGMT FEES	.24	10
PROF FEES	.16	8
GEN OFC EXP	.11	13
OTHER ADM EXP	.22	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.20**	**13**
REAL ESTATE TAX	2.04	13
BUILDING INS	.15	12
PERS PROP TAX		
OTHER TAX	.04	6
LEASING EXPENSES	**1.67**	**11**
ADV/PROMOTION	.06	9
COMMISSIONS	.05	5
PROF FEES	.60	7
TENANT ALTS	1.40	9
BUY-OUTS	.09	2
OTHER LEASING	.17	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.29**	**13**
CLEANING	.10	4
REPAIR/MAINT	.73	9
RDS/GROUNDS	.21	3
SECURITY	.60	4
ADMINISTRATIVE	.41	13
TOTAL CONTRACTS	**1.64**	**13**
CLEANING	1.32	12
REPAIR/MAINT	1.06	13
RDS/GROUNDS	.06	8
SECURITY	.41	10
ADMINISTRATIVE	.36	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	7,559,357 SQ. FT.				7,018,803 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.36	13.78	12.34	21.61
RETAIL AREA	2	13.24	25.17						
OTHER AREA									
TOTAL RENT	5	20.52	14.75	12.12	29.86				
MISCELLANEOUS	3	1.66	.36						
TOTAL INCOME	5	21.66	14.75	12.30	31.63				
EXPENSE									
CLEANING	7	1.88	1.91	1.75	2.09	1.99	2.13	1.83	2.16
REPAIR-MAINT	7	1.74	1.57	1.44	1.96	1.84	1.59	1.50	2.15
UTILITIES	7	2.28	1.99	1.35	2.78	2.40	1.99	1.46	2.78
RDS/GRNDS/SEC	7	.61	.58	.41	.65	.66	.65	.44	.70
ADMINISTRATIVE	7	.55	.44	.39	.72	.59	.49	.39	.62
TOTAL OPER EXP	7	7.07	6.29	6.20	7.69	7.62	6.87	6.38	7.70
FIXED EXPENSES	7	5.39	4.43	3.92	6.60	5.81	4.60	4.22	6.98
TOTAL OPER + FIX	7	12.46	12.43	10.01	13.11	13.42	12.43	10.94	13.86
LEASING EXP	4	.07	.07	.03	.10				
TOTAL PAYROLL	7	1.51	.88	.59	2.07				
TOTAL CONTRACT	7	1.48	2.14	.90	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48306	6
AVG SQFT/RETAIL TENANT	11789	4
AVG SQFT/OFFICE WORKER	186	4
AVG % OFFICE OCCUPANCY	92.2	7
AVG % RETAIL OCCUPANCY	91.4	5
AVG $ RATE YR-END RENT	19.34	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.88**	**7**
PAYROLL	1.56	2
CONTRACT	1.20	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.16	7
REPR/MAINT TOTAL	**1.74**	**7**
PAYROLL	.72	5
ELEVATOR	.51	7
HVAC	.31	7
ELECTRICAL	.08	6
STRUCT/ROOF	.01	5
PLUMBING	.03	4
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.46	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.28**	**7**
ELECTRICAL	1.76	7
GAS		
FUEL OIL		
PURCH STEAM	.57	5
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	**.61**	**7**
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	7
SEC PAYROLL	.50	4
SEC CONTRACTS	.29	5
SEC OTHER	.02	4
ADMIN TOTAL	**.55**	**7**
PAYROLL	.23	6
MGMT FEES	.30	5
PROF FEES	.06	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.39**	**7**
REAL ESTATE TAX	5.14	7
BUILDING INS	.16	7
PERS PROP TAX		
OTHER TAX	.08	3
LEASING EXPENSES	**.07**	**4**
ADV/PROMOTION	.05	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.51**	**7**
CLEANING	1.56	2
REPAIR/MAINT	.72	5
RDS/GROUNDS		
SECURITY	.50	4
ADMINISTRATIVE	.23	6
TOTAL CONTRACTS	**1.49**	**7**
CLEANING	1.20	7
REPAIR/MAINT	.74	7
RDS/GROUNDS	.04	4
SECURITY	.29	5
ADMINISTRATIVE	.32	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	848,116 SQ. FT.				732,709 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	9					10.37	9.67	7.72	12.35	
RETAIL AREA	2	7.18	6.08							
OTHER AREA										
TOTAL RENT	9	9.99	9.39	7.66	11.99					
MISCELLANEOUS	6	.51	.19	.12	.27					
TOTAL INCOME	9	10.33	9.70	7.86	12.06					
EXPENSE										
CLEANING	9	.96	.86	.60	1.14	1.00	.96	.67	1.14	
REPAIR-MAINT	10	1.24	1.01	.80	1.31	1.29	1.05	.80	1.31	
UTILITIES	10	1.74	1.48	.84	2.13	1.80	1.58	.84	2.13	
RDS/GRNDS/SEC	10	.40	.30	.16	.37	.46	.32	.16	.37	
ADMINISTRATIVE	10	.54	.61	.44	.93	.63	.72	.47	.95	
TOTAL OPER EXP	9	4.89	5.03	3.27	5.67	5.66	5.03	3.70	5.85	
FIXED EXPENSES	10	1.62	1.06	.78	1.55	1.87	1.11	.89	1.69	
TOTAL OPER + FIX	9	6.51	6.08	3.97	7.67	7.54	6.25	4.50	7.67	
LEASING EXP	7	.86	.23	.16	.89					
TOTAL PAYROLL	9	1.12	.62	.41	1.16					
TOTAL CONTRACT	10	.75	.71	.64	.81					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4277	9
AVG SQFT/RETAIL TENANT	1865	3
AVG SQFT/OFFICE WORKER	255	8
AVG % OFFICE OCCUPANCY	85.9	9
AVG % RETAIL OCCUPANCY	83.3	3
AVG $ RATE YR-END RENT	10.95	7
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	9	**UTILITIES TOTAL**	1.74	10	SECURITY TOTAL	.34	7	**FIXED EXP TOTAL**	1.62	10	**TOTAL PAYROLL**	1.12	9
PAYROLL			ELECTRICAL	1.29	10	SEC PAYROLL	.20	2	REAL ESTATE TAX	1.47	10	CLEANING		
CONTRACT	.53	9	GAS	.28	7	SEC CONTRACTS	.21	7	BUILDING INS	.14	10	REPAIR/MAINT	.46	7
SUP/MAT/MISC	.08	9	FUEL OIL	.03	2	SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS	.07	3
TRASH REMOVAL	.06	6	PURCH STEAM	.22	2	**ADMIN TOTAL**	.54	10	OTHER TAX	.03	3	SECURITY	.20	2
REPR/MAINT TOTAL	1.24	10	PURCH CH WTR			PAYROLL	.30	6	**LEASING EXPENSES**	.86	7	ADMINISTRATIVE	.30	6
PAYROLL	.46	7	COAL			MGMT FEES	.35	8	ADV/PROMOTION	.10	5	**TOTAL CONTRACTS**	.75	10
ELEVATOR	.17	8	WATER/SEWER	.16	10	PROF FEES	.07	5	COMMISSIONS			CLEANING	.53	9
HVAC	.30	10	**RDS/GNDS/SEC**	.40	10	GEN OFC EXP	.08	4	PROF FEES	.11	4	REPAIR/MAINT	.73	10
ELECTRICAL	.09	10	**TOTAL**			OTHER ADM EXP	.05	8	TENANT ALTS	.74	4	RDS/GROUNDS	.06	6
STRUCT/ROOF	.18	8	RDS/GNDS TOTAL	.09	9				BUY-OUTS			SECURITY	.21	7
PLUMBING	.02	10	RDS/GNDS PAYRL	.07	3				OTHER LEASING			ADMINISTRATIVE	.37	9
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.06	6									
OTHER MAINT/SUP	.12	10	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	108,632 SQ. FT.				107,686 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	5					17.64	11.25	8.72	19.57	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	17.56	11.25	8.70	19.57					
MISCELLANEOUS	3	.10	.12							
TOTAL INCOME	5	17.61	11.37	8.81	19.58					
EXPENSE										
CLEANING	4	1.06	.95	.69	1.17	1.06	.95	.69	1.17	
REPAIR-MAINT	5	1.24	1.04	.83	1.65	1.24	1.04	.83	1.65	
UTILITIES	5	1.45	1.65	.71	2.18	1.45	1.65	.71	2.18	
RDS/GRNDS/SEC	5	.23	.34	.12	.52	.23	.34	.12	.58	
ADMINISTRATIVE	5	.97	.90	.47	1.18	.97	.90	.51	1.18	
TOTAL OPER EXP	4	5.02	5.04	4.68	5.54	5.02	5.04	4.68	5.54	
FIXED EXPENSES	5	2.20	1.44	1.06	2.49	2.22	1.55	1.06	2.56	
TOTAL OPER + FIX	4	7.27	6.91	6.10	7.67	7.27	6.91	6.10	7.67	
LEASING EXP	4	.62	.29	.16	.89					
TOTAL PAYROLL	4	.78	.63	.55	.93					
TOTAL CONTRACT	5	.86	.75	.61	.97					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3800	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	3
AVG % OFFICE OCCUPANCY	93.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.12	4
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	4	**UTILITIES TOTAL**	1.45	5	SECURITY TOTAL	.11	2	**FIXED EXP TOTAL**	2.20	5	**TOTAL PAYROLL**	.78	4
PAYROLL			ELECTRICAL	1.11	5	SEC PAYROLL			REAL ESTATE TAX	1.77	5	CLEANING		
CONTRACT	.75	4	GAS	.28	3	SEC CONTRACTS	.10	2	BUILDING INS	.43	5	REPAIR/MAINT	.56	3
SUP/MAT/MISC	.14	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.18	3	PURCH STEAM			**ADMIN TOTAL**	.97	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.24	5	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.82	4	ADMINISTRATIVE		
PAYROLL	.56	3	COAL			MGMT FEES	.62	4	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	.86	5
ELEVATOR	.09	3	WATER/SEWER	.14	5	PROF FEES	.15	3	COMMISSIONS			CLEANING	.75	4
HVAC	.36	5	**RDS/GNDS/SEC**	.33	5	GEN OFC EXP	.02	2	PROF FEES	.18	3	REPAIR/MAINT	.66	5
ELECTRICAL	.07	5	**TOTAL**			OTHER ADM EXP	.05	4	TENANT ALTS			RDS/GROUNDS	.14	4
STRUCT/ROOF	.08	4	RDS/GNDS TOTAL	.18	5				BUY-OUTS			SECURITY	.10	2
PLUMBING	.06	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.57	5
FIRE/LIFE SFTY	.06	2	RDS/GNDS CONTR	.14	4									
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	207 BLDS	46,136,899 SQ. FT.				43,156,859 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	186					14.94	11.13	7.98	15.18
RETAIL AREA	114	19.19	16.15	8.86	24.87				
OTHER AREA	41	8.14	3.58	1.35	6.50				
TOTAL RENT	189	15.21	11.10	7.74	15.92				
MISCELLANEOUS	119	.69	.23	.06	.72				
TOTAL INCOME	190	15.67	11.53	8.04	16.44				
EXPENSE									
CLEANING	201	1.29	1.04	.71	1.40	1.34	1.05	.73	1.50
REPAIR-MAINT	205	1.52	1.31	.90	1.75	1.58	1.35	.97	1.85
UTILITIES	202	1.84	1.58	1.20	1.96	1.87	1.60	1.21	1.99
RDS/GRNDS/SEC	187	.38	.32	.18	.48	.41	.35	.20	.50
ADMINISTRATIVE	194	.90	.72	.49	1.10	.96	.77	.50	1.22
TOTAL OPER EXP	197	5.87	5.18	4.19	6.30	6.28	5.60	4.54	6.66
FIXED EXPENSES	203	2.65	1.33	.78	2.81	2.83	1.41	.80	2.91
TOTAL OPER+FIX	193	8.47	6.86	5.04	9.07	9.05	7.26	5.48	9.72
LEASING EXP	156	1.44	.51	.19	1.68				
TOTAL PAYROLL	190	1.63	.99	.80	1.57				
TOTAL CONTRACT	190	.99	.92	.51	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4574	194
AVG SQFT/RETAIL TENANT	2457	123
AVG SQFT/OFFICE WORKER	233	162
AVG % OFFICE OCCUPANCY	89.2	204
AVG % RETAIL OCCUPANCY	92.5	129
AVG $ RATE YR-END RENT	18.38	181
RENTABLE/GROSS SQFT	.89	133

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**190**
PAYROLL	.88	69
CONTRACT	.82	177
SUP/MAT/MISC	.08	161
TRASH REMOVAL	.07	163
REPR/MAINT TOTAL	**1.71**	**193**
PAYROLL	.73	151
ELEVATOR	.26	186
HVAC	.21	174
ELECTRICAL	.09	169
STRUCT/ROOF	.11	97
PLUMBING	.06	164
FIRE/LIFE SFTY	.03	106
OTHER MAINT/SUP	.27	184

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.84**	**191**
ELECTRICAL	1.45	189
GAS	.18	125
FUEL OIL	.13	24
PURCH STEAM	.38	60
PURCH CH WTR	.29	8
COAL		
WATER/SEWER	.08	187
RDS/GNDS/SEC TOTAL	**.38**	**177**
RDS/GNDS TOTAL	.07	89
RDS/GNDS PAYRL	.11	9
RDS/GNDS CONTR	.05	51
RDS/GNDS OTHER	.03	47

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	170
SEC PAYROLL	.26	58
SEC CONTRACTS	.26	136
SEC OTHER	.03	54
ADMIN TOTAL	**.91**	**183**
PAYROLL	.45	123
MGMT FEES	.45	136
PROF FEES	.12	117
GEN OFC EXP	.08	143
OTHER ADM EXP	.10	118

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.70**	**196**
REAL ESTATE TAX	2.39	196
BUILDING INS	.22	188
PERS PROP TAX	.59	34
OTHER TAX	.05	54
LEASING EXPENSES	**1.44**	**158**
ADV/PROMOTION	.06	87
COMMISSIONS	.26	56
PROF FEES	.34	104
TENANT ALTS	1.28	116
BUY-OUTS	1.06	4
OTHER LEASING	.07	37

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.63**	**190**
CLEANING	.88	69
REPAIR/MAINT	.73	151
RDS/GROUNDS	.11	9
SECURITY	.26	58
ADMINISTRATIVE	.45	123
TOTAL CONTRACTS	**.99**	**190**
CLEANING	.82	177
REPAIR/MAINT	.67	190
RDS/GROUNDS	.05	51
SECURITY	.26	136
ADMINISTRATIVE	.47	156

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	901,189 SQ. FT.				811,678 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					12.81	11.65	7.98	16.49
RETAIL AREA	15	21.63	20.37	11.22	34.02				
OTHER AREA	4	9.85	7.07	4.16	16.71				
TOTAL RENT	27	13.15	11.40	7.91	16.77				
MISCELLANEOUS	11	.36	.06	.02	.35				
TOTAL INCOME	27	13.30	11.87	8.15	16.78				
EXPENSE									
CLEANING	26	1.31	1.22	.76	1.40	1.42	1.29	.83	1.55
REPAIR-MAINT	27	1.38	1.15	.95	1.71	1.49	1.28	1.00	1.91
UTILITIES	26	1.59	1.58	1.09	2.21	1.65	1.58	1.13	2.21
RDS/GRNDS/SEC	19	.29	.18	.03	.46	.33	.18	.04	.53
ADMINISTRATIVE	23	.66	.71	.52	.93	.74	.71	.58	.98
TOTAL OPER EXP	25	5.14	4.96	4.24	6.08	5.70	5.67	4.43	6.48
FIXED EXPENSES	26	1.44	1.21	.59	1.75	1.60	1.28	.69	2.16
TOTAL OPER+FIX	24	6.53	6.32	4.77	8.12	7.22	7.10	5.10	8.64
LEASING EXP	21	.67	.43	.30	.67				
TOTAL PAYROLL	22	1.04	.74	.49	1.20				
TOTAL CONTRACT	23	1.13	1.12	.74	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1778	26
AVG SQFT/RETAIL TENANT	1752	17
AVG SQFT/OFFICE WORKER	283	19
AVG % OFFICE OCCUPANCY	90.3	27
AVG % RETAIL OCCUPANCY	99.8	17
AVG $ RATE YR-END RENT	14.32	25
RENTABLE/GROSS SQFT	.90	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**23**
PAYROLL	1.05	7
CONTRACT	.98	22
SUP/MAT/MISC	.11	19
TRASH REMOVAL	.10	20
REPR/MAINT TOTAL	**1.37**	**26**
PAYROLL	.61	19
ELEVATOR	.28	23
HVAC	.28	19
ELECTRICAL	.07	16
STRUCT/ROOF	.11	14
PLUMBING	.07	19
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.31	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**26**
ELECTRICAL	1.19	26
GAS	.26	19
FUEL OIL		
PURCH STEAM	.51	5
PURCH CH WTR		
COAL		
WATER/SEWER	.12	25
RDS/GNDS/SEC TOTAL	**.31**	**18**
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	5
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	15
SEC PAYROLL		
SEC CONTRACTS	.30	14
SEC OTHER	.18	2
ADMIN TOTAL	**.85**	**22**
PAYROLL	.40	5
MGMT FEES	.57	17
PROF FEES	.15	12
GEN OFC EXP	.05	12
OTHER ADM EXP	.10	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.47**	**26**
REAL ESTATE TAX	1.17	25
BUILDING INS	.27	23
PERS PROP TAX		
OTHER TAX	.17	8
LEASING EXPENSES	**.67**	**21**
ADV/PROMOTION	.05	8
COMMISSIONS	.05	4
PROF FEES	.24	14
TENANT ALTS	.90	12
BUY-OUTS		
OTHER LEASING	.10	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.04**	**23**
CLEANING	1.05	7
REPAIR/MAINT	.61	19
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	5
TOTAL CONTRACTS	**1.13**	**23**
CLEANING	.96	22
REPAIR/MAINT	.33	26
RDS/GROUNDS	.18	5
SECURITY	.30	14
ADMINISTRATIVE	.55	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS	3,461,725 SQ. FT.				3,222,423 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	41					10.09	9.08	6.05	13.50
RETAIL AREA	18	19.16	20.56	10.66	27.73				
OTHER AREA	6	3.99	2.96	.87	5.08				
TOTAL RENT	41	10.38	8.85	5.88	14.15				
MISCELLANEOUS	29	.35	.18	.03	.61				
TOTAL INCOME	41	10.62	9.00	5.93	14.29				
EXPENSE									
CLEANING	43	.98	.90	.54	1.26	1.03	.96	.62	1.26
REPAIR-MAINT	45	1.35	1.24	.72	1.63	1.42	1.28	.74	1.73
UTILITIES	43	1.51	1.47	1.22	1.79	1.55	1.47	1.26	1.83
RDS/GRNDS/SEC	40	.33	.32	.07	.45	.36	.34	.09	.46
ADMINISTRATIVE	43	.85	.64	.42	1.27	.91	.66	.44	1.31
TOTAL OPER EXP	43	5.09	4.83	3.74	5.85	5.46	5.29	4.10	6.15
FIXED EXPENSES	44	1.52	.89	.64	1.59	1.64	.97	.69	1.68
TOTAL OPER+FIX	42	6.60	5.91	4.51	8.53	7.09	6.46	4.84	9.42
LEASING EXP	37	2.13	.43	.12	1.33				
TOTAL PAYROLL	41	1.01	.76	.49	1.31				
TOTAL CONTRACT	42	.91	.73	.44	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2578	42
AVG SQFT/RETAIL TENANT	2010	24
AVG SQFT/OFFICE WORKER	258	38
AVG % OFFICE OCCUPANCY	91.1	45
AVG % RETAIL OCCUPANCY	89.7	25
AVG $ RATE YR-END RENT	13.59	39
RENTABLE/GROSS SQFT	.88	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	42	**UTILITIES TOTAL**	1.52	41	SECURITY TOTAL	.33	38	**FIXED EXP TOTAL**	1.55	43	**TOTAL PAYROLL**	1.01	41
PAYROLL	.44	12	ELECTRICAL	1.17	41	SEC PAYROLL	.35	9	REAL ESTATE TAX	1.30	43	CLEANING	.44	12
CONTRACT	.75	39	GAS	.23	25	SEC CONTRACTS	.30	30	BUILDING INS	.23	43	REPAIR/MAINT	.63	33
SUP/MAT/MISC	.10	37	FUEL OIL	.27	6	SEC OTHER	.02	12	PERS PROP TAX	.03	9	RDS/GROUNDS		
TRASH REMOVAL	.07	40	PURCH STEAM	.42	11	**ADMIN TOTAL**	.87	41	OTHER TAX	.04	14	SECURITY	.35	9
REPR/MAINT TOTAL	1.36	44	PURCH CH WTR			PAYROLL	.50	23	**LEASING EXPENSES**	2.13	37	ADMINISTRATIVE	.50	23
PAYROLL	.63	33	COAL			MGMT FEES	.44	34	ADV/PROMOTION	.05	22	**TOTAL CONTRACTS**	.91	42
ELEVATOR	.25	42	WATER/SEWER	.07	41	PROF FEES	.15	24	COMMISSIONS	.05	10	CLEANING	.75	39
HVAC	.18	39	**RDS/GNDS/SEC TOTAL**	.34	38	GEN OFC EXP	.09	33	PROF FEES	.31	24	REPAIR/MAINT	.65	43
ELECTRICAL	.06	39	RDS/GNDS TOTAL	.02	18	OTHER ADM EXP	.08	24	TENANT ALTS	2.77	24	RDS/GROUNDS	.01	7
STRUCT/ROOF	.21	24	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.30	30
PLUMBING	.06	35	RDS/GNDS CONTR	.01	7				OTHER LEASING	.31	10	ADMINISTRATIVE	.51	37
FIRE/LIFE SFTY	.04	28	RDS/GNDS OTHER	.01	11									
OTHER MAINT/SUP	.21	43												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	98 BLDS	17,596,146 SQ. FT.				16,521,834 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	88					12.43	10.72	7.81	13.33
RETAIL AREA	88	16.84	13.03	7.96	21.10				
OTHER AREA	18	3.81	3.37	.87	5.80				
TOTAL RENT	90	12.51	10.83	7.54	13.77				
MISCELLANEOUS	85	.59	.39	.12	.94				
TOTAL INCOME	91	12.84	11.27	8.08	14.07				
EXPENSE									
CLEANING	96	1.15	.93	.68	1.36	1.19	1.01	.70	1.37
REPAIR-MAINT	97	1.42	1.28	.86	1.73	1.47	1.34	.91	1.82
UTILITIES	96	1.81	1.80	1.19	1.91	1.85	1.80	1.20	1.95
RDS/GRNDS/SEC	94	.40	.35	.22	.50	.43	.37	.24	.53
ADMINISTRATIVE	93	.84	.67	.49	1.08	.89	.72	.51	1.22
TOTAL OPER EXP	93	5.58	5.13	4.19	6.30	5.92	5.46	4.54	6.64
FIXED EXPENSES	96	1.81	1.28	.79	2.37	1.92	1.29	.82	2.71
TOTAL OPER+FIX	91	7.48	6.84	5.23	8.47	7.89	7.12	5.53	9.95
LEASING EXP	72	1.36	.53	.14	1.88				
TOTAL PAYROLL	91	1.28	1.03	.67	1.50				
TOTAL CONTRACT	89	1.00	.91	.56	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3334	91
AVG SQFT/RETAIL TENANT	2558	58
AVG SQFT/OFFICE WORKER	260	77
AVG % OFFICE OCCUPANCY	95.7	98
AVG % RETAIL OCCUPANCY	93.7	81
AVG $ RATE YR-END RENT	15.15	87
RENTABLE/GROSS SQFT	.87	88

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	88	**UTILITIES TOTAL**	1.59	88	SECURITY TOTAL	.37	84	**FIXED EXP TOTAL**	1.85	93	**TOTAL PAYROLL**	1.29	91
PAYROLL	.77	30	ELECTRICAL	1.21	87	SEC PAYROLL	.34	35	REAL ESTATE TAX	1.56	93	CLEANING	.77	30
CONTRACT	.81	83	GAS	.18	55	SEC CONTRACTS	.28	62	BUILDING INS	.22	89	REPAIR/MAINT	.65	72
SUP/MAT/MISC	.07	76	FUEL OIL	.16	11	SEC OTHER	.05	27	PERS PROP TAX	.25	22	RDS/GROUNDS	.09	8
TRASH REMOVAL	.08	71	PURCH STEAM	.41	31	**ADMIN TOTAL**	.84	87	OTHER TAX	.07	20	SECURITY	.34	35
REPR/MAINT TOTAL	1.37	90	PURCH CH WTR	.26	3	PAYROLL	.46	66	**LEASING EXPENSES**	1.38	73	ADMINISTRATIVE	.46	66
PAYROLL	.65	72	COAL			MGMT FEES	.43	62	ADV/PROMOTION	.10	40	**TOTAL CONTRACTS**	1.00	89
ELEVATOR	.25	88	WATER/SEWER	.10	85	PROF FEES	.11	55	COMMISSIONS	.11	26	CLEANING	.81	83
HVAC	.19	84	**RDS/GNDS/SEC TOTAL**	.40	88	GEN OFC EXP	.08	68	PROF FEES	.23	46	REPAIR/MAINT	.63	88
ELECTRICAL	.08	82	RDS/GNDS TOTAL	.09	46	OTHER ADM EXP	.07	61	TENANT ALTS	1.27	57	RDS/GROUNDS	.09	28
STRUCT/ROOF	.15	38	RDS/GNDS PAYRL	.09	6				BUY-OUTS			SECURITY	.26	62
PLUMBING	.05	78	RDS/GNDS CONTR	.09	28				OTHER LEASING	.07	16	ADMINISTRATIVE	.46	71
FIRE/LIFE SFTY	.03	48	RDS/GNDS OTHER	.04	21									
OTHER MAINT/SUP	.24	85												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	9,929,197 SQ. FT.				9,288,010 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					15.65	15.58	12.68	17.22
RETAIL AREA	14	17.77	17.93	11.95	23.58				
OTHER AREA	9	6.38	3.92	1.77	9.80				
TOTAL RENT	20	15.63	15.56	12.68	17.36				
MISCELLANEOUS	16	.79	.24	.07	1.06				
TOTAL INCOME	20	16.25	16.81	12.82	19.39				
EXPENSE									
CLEANING	23	1.43	1.35	1.06	1.68	1.48	1.37	1.10	1.74
REPAIR-MAINT	23	1.69	1.67	1.26	1.98	1.76	1.69	1.31	2.03
UTILITIES	23	1.92	1.75	1.49	2.09	1.97	1.75	1.56	2.10
RDS/GRNDS/SEC	22	.38	.32	.18	.44	.41	.34	.20	.44
ADMINISTRATIVE	22	.92	.93	.50	1.18	.96	.98	.50	1.18
TOTAL OPER EXP	23	6.30	6.04	5.30	6.99	6.73	6.28	5.81	7.54
FIXED EXPENSES	23	2.63	2.84	1.51	3.53	2.81	2.98	1.66	3.59
TOTAL OPER + FIX	23	8.91	9.07	7.29	10.01	9.52	9.72	7.89	10.67
LEASING EXP	17	2.20	1.53	.72	3.49				
TOTAL PAYROLL	21	1.63	1.35	.89	2.61				
TOTAL CONTRACT	22	.96	1.08	.53	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6126	22
AVG SQFT/RETAIL TENANT	1818	17
AVG SQFT/OFFICE WORKER	215	17
AVG % OFFICE OCCUPANCY	89.6	22
AVG % RETAIL OCCUPANCY	88.3	17
AVG $ RATE YR-END RENT	20.27	20
RENTABLE/GROSS SQFT	.89	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**22**
PAYROLL	1.12	12
CONTRACT	.75	20
SUP/MAT/MISC	.08	20
TRASH REMOVAL	.07	20
REPR/MAINT TOTAL	**2.70**	**20**
PAYROLL	.80	17
ELEVATOR	.28	20
HVAC	.25	19
ELECTRICAL	.09	19
STRUCT/ROOF	.11	14
PLUMBING	.05	19
FIRE/LIFE SFTY	.03	13
OTHER MAINT/SUP	.27	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.93**	**22**
ELECTRICAL	1.48	21
GAS	.27	15
FUEL OIL	.20	2
PURCH STEAM	.42	8
PURCH CH WTR	.33	4
COAL		
WATER/SEWER	.09	22
RDS/GNDS/SEC TOTAL	**.39**	**21**
RDS/GNDS TOTAL	.07	10
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	21
SEC PAYROLL	.13	7
SEC CONTRACTS	.31	20
SEC OTHER	.02	7
ADMIN TOTAL	**.94**	**20**
PAYROLL	.36	16
MGMT FEES	.51	15
PROF FEES	.18	14
GEN OFC EXP	.09	18
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.72**	**21**
REAL ESTATE TAX	2.45	21
BUILDING INS	.20	20
PERS PROP TAX		
OTHER TAX	.05	7
LEASING EXPENSES	**2.20**	**17**
ADV/PROMOTION	.03	10
COMMISSIONS	.60	12
PROF FEES	.65	14
TENANT ALTS	1.73	15
BUY-OUTS	.09	2
OTHER LEASING	.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.63**	**21**
CLEANING	1.12	12
REPAIR/MAINT	.80	17
RDS/GROUNDS	.13	2
SECURITY	.13	7
ADMINISTRATIVE	.36	16
TOTAL CONTRACTS	**.96**	**22**
CLEANING	.75	20
REPAIR/MAINT	.76	20
RDS/GROUNDS	.02	7
SECURITY	.31	20
ADMINISTRATIVE	.63	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	14,278,642 SQ. FT.				13,312,915 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					19.60	18.77	9.92	22.35
RETAIL AREA	9	24.83	17.04	7.55	33.43				
OTHER AREA	4	13.63	5.84	1.85	12.90				
TOTAL RENT	11	20.40	16.79	10.33	22.21				
MISCELLANEOUS	8	.83	.36	.16	1.41				
TOTAL INCOME	11	21.05	16.79	11.29	22.50				
EXPENSE									
CLEANING	13	1.46	1.32	.99	1.62	1.50	1.32	1.01	1.67
REPAIR-MAINT	13	1.58	1.44	1.16	1.70	1.62	1.44	1.19	1.73
UTILITIES	14	2.14	2.10	1.27	2.56	2.16	2.12	1.29	2.61
RDS/GRNDS/SEC	12	.36	.23	.20	.38	.39	.25	.21	.43
ADMINISTRATIVE	13	.99	.99	.50	1.16	1.06	1.04	.60	1.26
TOTAL OPER EXP	13	6.14	6.03	4.36	6.61	6.62	6.47	5.08	7.18
FIXED EXPENSES	14	4.01	4.07	1.60	5.01	4.30	4.29	1.94	5.20
TOTAL OPER + FIX	13	9.94	10.06	6.20	11.28	10.72	11.26	6.22	11.63
LEASING EXP	9	.81	.31	.11	1.63				
TOTAL PAYROLL	14	2.20	1.63	.72	2.13				
TOTAL CONTRACT	14	1.00	.66	.26	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8936	13
AVG SQFT/RETAIL TENANT	4561	7
AVG SQFT/OFFICE WORKER	211	11
AVG % OFFICE OCCUPANCY	95.2	14
AVG % RETAIL OCCUPANCY	94.7	9
AVG $ RATE YR-END RENT	23.68	10
RENTABLE/GROSS SQFT	.90	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**13**
PAYROLL	.84	8
CONTRACT	.90	13
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.08	12
REPR/MAINT TOTAL	**1.58**	**13**
PAYROLL	.82	10
ELEVATOR	.25	13
HVAC	.21	13
ELECTRICAL	.11	13
STRUCT/ROOF	.05	7
PLUMBING	.07	13
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.32	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	**14**
ELECTRICAL	1.77	14
GAS	.12	12
FUEL OIL	.08	4
PURCH STEAM	.34	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	**.36**	**12**
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	12
SEC PAYROLL	.26	7
SEC CONTRACTS	.19	10
SEC OTHER	.03	6
ADMIN TOTAL	**.99**	**13**
PAYROLL	.48	13
MGMT FEES	.43	8
PROF FEES	.09	12
GEN OFC EXP	.06	12
OTHER ADM EXP	.14	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.01**	**14**
REAL ESTATE TAX	3.62	14
BUILDING INS	.22	13
PERS PROP TAX		
OTHER TAX	.04	5
LEASING EXPENSES	**.81**	**9**
ADV/PROMOTION	.05	7
COMMISSIONS	.06	4
PROF FEES	.21	6
TENANT ALTS	.66	8
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.20**	**14**
CLEANING	.84	8
REPAIR/MAINT	.82	10
RDS/GROUNDS		
SECURITY	.26	7
ADMINISTRATIVE	.48	13
TOTAL CONTRACTS	**1.00**	**14**
CLEANING	.90	13
REPAIR/MAINT	.68	13
RDS/GROUNDS	.02	4
SECURITY	.19	10
ADMINISTRATIVE	.38	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1437 BLDS	407,064,369 SQ. FT.				387,251,299 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1271					16.84	13.60	9.81	18.63
RETAIL AREA	653	17.39	14.58	8.93	23.18				
OTHER AREA	229	9.42	5.66	2.99	9.39				
TOTAL RENT	1301	17.24	13.55	9.76	18.55				
MISCELLANEOUS	945	.80	.18	.04	.59				
TOTAL INCOME	1305	17.88	13.85	10.11	19.09				
EXPENSE									
CLEANING	1361	1.18	.90	.68	1.23	1.21	.94	.69	1.27
REPAIR-MAINT	1396	1.45	1.08	.76	1.52	1.49	1.11	.78	1.57
UTILITIES	1382	1.84	1.63	1.28	2.05	1.97	1.66	1.30	2.08
RDS/GRNDS/SEC	1379	.46	.34	.19	.52	.48	.35	.20	.54
ADMINISTRATIVE	1412	.85	.78	.50	1.08	.90	.80	.52	1.15
TOTAL OPER EXP	1318	5.81	4.93	4.08	6.12	6.11	5.18	4.21	6.40
FIXED EXPENSES	1385	2.94	1.78	1.07	2.93	3.09	1.85	1.11	3.09
TOTAL OPER+FIX	1271	8.77	6.87	5.41	9.18	9.22	7.17	5.64	9.77
LEASING EXP	1048	1.58	.52	.16	1.46				
TOTAL PAYROLL	1269	1.17	.76	.47	1.22				
TOTAL CONTRACT	1336	1.08	.91	.61	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10707	1274
AVG SQFT/RETAIL TENANT	2673	688
AVG SQFT/OFFICE WORKER	280	1009
AVG % OFFICE OCCUPANCY	89.4	1392
AVG % RETAIL OCCUPANCY	89.0	716
AVG $ RATE YR-END RENT	21.40	1137
RENTABLE/GROSS SQFT	.90	974

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**1296**
PAYROLL	.58	413
CONTRACT	.86	1240
SUP/MAT/MISC	.08	1054
TRASH REMOVAL	.08	1114
REPR/MAINT TOTAL	**1.45**	**1314**
PAYROLL	.59	1054
ELEVATOR	.25	1254
HVAC	.20	1248
ELECTRICAL	.10	1149
STRUCT/ROOF	.14	639
PLUMBING	.03	1047
FIRE/LIFE SFTY	.03	740
OTHER MAINT/SUP	.32	1262

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**1298**
ELECTRICAL	1.54	1284
GAS	.14	674
FUEL OIL	.06	176
PURCH STEAM	.41	258
PURCH CH WTR	.45	81
COAL		
WATER/SEWER	.08	1233
RDS/GNDS/SEC TOTAL	**.46**	**1305**
RDS/GNDS TOTAL	.09	1020
RDS/GNDS PAYRL	.08	162
RDS/GNDS CONTR	.06	761
RDS/GNDS OTHER	.05	585

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	1228
SEC PAYROLL	.34	382
SEC CONTRACTS	.27	977
SEC OTHER	.04	548
ADMIN TOTAL	**.85**	**1334**
PAYROLL	.31	972
MGMT FEES	.45	1059
PROF FEES	.10	912
GEN OFC EXP	.11	1067
OTHER ADM EXP	.10	949

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.95**	**1322**
REAL ESTATE TAX	2.68	1322
BUILDING INS	.20	1300
PERS PROP TAX	.12	265
OTHER TAX	.13	399
LEASING EXPENSES	**1.58**	**1048**
ADV/PROMOTION	.08	700
COMMISSIONS	.11	325
PROF FEES	.39	744
TENANT ALTS	1.45	722
BUY-OUTS	.59	55
OTHER LEASING	.22	278

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.17**	**1269**
CLEANING	.58	413
REPAIR/MAINT	.59	1054
RDS/GROUNDS	.08	162
SECURITY	.34	382
ADMINISTRATIVE	.31	972
TOTAL CONTRACTS	**1.08**	**1336**
CLEANING	.86	1240
REPAIR/MAINT	.65	1295
RDS/GROUNDS	.08	761
SECURITY	.27	977
ADMINISTRATIVE	.49	1149

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	112 BLDS	3,375,535 SQ. FT.				3,191,015 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	105					11.64	11.07	8.10	14.35
RETAIL AREA	31	19.04	13.30	10.30	23.44				
OTHER AREA	7	5.79	5.72	3.77	8.23				
TOTAL RENT	105	11.80	11.10	8.08	14.37				
MISCELLANEOUS	54	.34	.09	.02	.29				
TOTAL INCOME	105	11.97	11.26	8.28	14.37				
EXPENSE									
CLEANING	108	.92	.76	.63	1.10	.96	.80	.63	1.12
REPAIR-MAINT	105	1.03	.96	.59	1.26	1.07	.97	.61	1.35
UTILITIES	105	1.61	1.58	1.11	1.90	1.66	1.59	1.14	1.95
RDS/GRNDS/SEC	94	.27	.18	.06	.36	.29	.19	.06	.40
ADMINISTRATIVE	106	.67	.60	.41	.85	.70	.62	.43	.91
TOTAL OPER EXP	95	4.53	4.32	3.70	5.17	4.82	4.58	3.72	5.72
FIXED EXPENSES	106	1.48	1.29	.89	1.78	1.57	1.39	.89	1.90
TOTAL OPER+FIX	91	5.95	5.61	4.71	7.00	6.34	6.01	4.78	7.30
LEASING EXP	80	.86	.38	.09	.73				
TOTAL PAYROLL	71	.69	.47	.29	.83				
TOTAL CONTRACT	101	.90	.79	.62	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2824	96
AVG SQFT/RETAIL TENANT	1620	30
AVG SQFT/OFFICE WORKER	265	74
AVG % OFFICE OCCUPANCY	89.1	108
AVG % RETAIL OCCUPANCY	96.1	30
AVG $ RATE YR-END RENT	13.79	98
RENTABLE/GROSS SQFT	.92	73

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**102**
PAYROLL	.83	12
CONTRACT	.73	97
SUP/MAT/MISC	.10	71
TRASH REMOVAL	.09	77
REPR/MAINT TOTAL	**1.02**	**99**
PAYROLL	.43	58
ELEVATOR	.17	90
HVAC	.23	86
ELECTRICAL	.06	72
STRUCT/ROOF	.11	42
PLUMBING	.06	66
FIRE/LIFE SFTY	.04	39
OTHER MAINT/SUP	.25	96

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**96**
ELECTRICAL	1.36	97
GAS	.21	62
FUEL OIL	.13	4
PURCH STEAM	.48	6
PURCH CH WTR		
COAL		
WATER/SEWER	.09	93
RDS/GNDS/SEC TOTAL	**.28**	**89**
RDS/GNDS TOTAL	.16	67
RDS/GNDS PAYRL	.19	5
RDS/GNDS CONTR	.16	50
RDS/GNDS OTHER	.05	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	63
SEC PAYROLL		
SEC CONTRACTS	.22	51
SEC OTHER	.08	20
ADMIN TOTAL	**.87**	**100**
PAYROLL	.41	23
MGMT FEES	.51	80
PROF FEES	.13	60
GEN OFC EXP	.05	57
OTHER ADM EXP	.09	52

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.50**	**101**
REAL ESTATE TAX	1.24	101
BUILDING INS	.24	96
PERS PROP TAX	.02	7
OTHER TAX	.15	23
LEASING EXPENSES	**.66**	**80**
ADV/PROMOTION	.03	38
COMMISSIONS	.06	13
PROF FEES	.24	52
TENANT ALTS	.80	43
BUY-OUTS		
OTHER LEASING	.16	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.69**	**71**
CLEANING	.83	12
REPAIR/MAINT	.43	58
RDS/GROUNDS	.19	5
SECURITY		
ADMINISTRATIVE	.41	23
TOTAL CONTRACTS	**.99**	**101**
CLEANING	.73	97
REPAIR/MAINT	.52	97
RDS/GROUNDS	.16	50
SECURITY	.22	51
ADMINISTRATIVE	.53	91

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	173 BLDS	12,999,371 SQ. FT.				12,467,943 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	160					13.00	12.28	8.77	16.51
RETAIL AREA	54	17.99	16.53	11.26	27.73				
OTHER AREA	16	4.15	4.18	2.22	7.68				
TOTAL RENT	161	13.09	12.38	8.71	16.57				
MISCELLANEOUS	111	.48	.10	.02	.53				
TOTAL INCOME	162	13.47	12.47	8.97	17.50				
EXPENSE									
CLEANING	167	.92	.83	.60	1.07	.95	.86	.64	1.10
REPAIR-MAINT	171	1.08	.93	.61	1.32	1.11	.96	.61	1.37
UTILITIES	165	1.65	1.60	1.26	1.97	1.68	1.63	1.31	1.99
RDS/GRNDS/SEC	162	.34	.26	.12	.44	.35	.27	.12	.45
ADMINISTRATIVE	170	.83	.74	.48	1.04	.86	.77	.49	1.07
TOTAL OPER EXP	163	4.84	4.58	3.74	5.46	5.04	4.68	3.91	5.74
FIXED EXPENSES	168	1.82	1.38	.86	2.25	1.90	1.45	.93	2.32
TOTAL OPER + FIX	159	6.67	6.08	4.89	7.83	6.95	6.47	4.99	7.92
LEASING EXP	129	1.35	.43	.11	1.21				
TOTAL PAYROLL	151	.81	.63	.33	1.09				
TOTAL CONTRACT	161	.93	.84	.58	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3626	153
AVG SQFT/RETAIL TENANT	2172	59
AVG SQFT/OFFICE WORKER	257	128
AVG % OFFICE OCCUPANCY	87.3	169
AVG % RETAIL OCCUPANCY	90.6	61
AVG $ RATE YR-END RENT	17.78	139
RENTABLE/GROSS SQFT	.91	101

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**162**
PAYROLL	.47	36
CONTRACT	.72	153
SUP/MAT/MISC	.09	124
TRASH REMOVAL	.07	137
REPR/MAINT TOTAL	**1.06**	**165**
PAYROLL	.50	126
ELEVATOR	.17	159
HVAC	.19	157
ELECTRICAL	.05	144
STRUCT/ROOF	.10	79
PLUMBING	.03	127
FIRE/LIFE SFTY	.03	94
OTHER MAINT/SUP	.21	160

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**159**
ELECTRICAL	1.38	157
GAS	.18	89
FUEL OIL	.31	18
PURCH STEAM	.40	19
PURCH CH WTR		
COAL		
WATER/SEWER	.08	154
RDS/GNDS/SEC TOTAL	**.34**	**156**
RDS/GNDS TOTAL	.10	118
RDS/GNDS PAYRL	.07	13
RDS/GNDS CONTR	.10	79
RDS/GNDS OTHER	.05	65

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	143
SEC PAYROLL	.26	28
SEC CONTRACTS	.27	114
SEC OTHER	.03	44
ADMIN TOTAL	**.83**	**162**
PAYROLL	.39	81
MGMT FEES	.53	140
PROF FEES	.11	98
GEN OFC EXP	.07	125
OTHER ADM EXP	.07	100

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**162**
REAL ESTATE TAX	1.60	162
BUILDING INS	.19	162
PERS PROP TAX	.10	27
OTHER TAX	.17	46
LEASING EXPENSES	**1.35**	**129**
ADV/PROMOTION	.06	83
COMMISSIONS	.12	33
PROF FEES	.37	83
TENANT ALTS	1.58	80
BUY-OUTS	.47	4
OTHER LEASING	.25	31

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**151**
CLEANING	.47	36
REPAIR/MAINT	.50	126
RDS/GROUNDS	.07	13
SECURITY	.26	28
ADMINISTRATIVE	.39	81
TOTAL CONTRACTS	**.93**	**161**
CLEANING	.72	153
REPAIR/MAINT	.49	163
RDS/GROUNDS	.10	79
SECURITY	.27	114
ADMINISTRATIVE	.57	149

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	436 BLDS	83,526,693 SQ. FT.				79,812,433 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	388					15.61	13.51	9.81	19.12
RETAIL AREA	210	17.87	15.70	9.13	24.81				
OTHER AREA	69	4.64	4.50	2.69	9.40				
TOTAL RENT	396	15.62	13.41	9.76	19.36				
MISCELLANEOUS	270	.62	.20	.05	.67				
TOTAL INCOME	398	16.04	13.74	10.19	19.74				
EXPENSE									
CLEANING	430	.99	.87	.65	1.12	1.02	.88	.67	1.19
REPAIR-MAINT	431	1.24	1.07	.77	1.50	1.28	1.11	.78	1.55
UTILITIES	429	1.72	1.63	1.29	1.99	1.75	1.64	1.30	2.03
RDS/GRNDS/SEC	423	.41	.34	.20	.52	.43	.35	.21	.54
ADMINISTRATIVE	429	.80	.81	.51	1.18	.93	.84	.55	1.22
TOTAL OPER EXP	417	5.27	4.95	4.08	6.01	5.51	5.17	4.22	6.42
FIXED EXPENSES	424	2.30	1.72	1.03	2.91	2.40	1.80	1.06	3.09
TOTAL OPER + FIX	404	7.56	6.75	5.39	9.03	7.90	7.00	5.61	9.70
LEASING EXP	315	1.45	.52	.17	1.61				
TOTAL PAYROLL	406	1.01	.76	.52	1.20				
TOTAL CONTRACT	408	1.04	.93	.63	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6008	385
AVG SQFT/RETAIL TENANT	2417	217
AVG SQFT/OFFICE WORKER	250	311
AVG % OFFICE OCCUPANCY	87.8	421
AVG % RETAIL OCCUPANCY	92.2	227
AVG $ RATE YR-END RENT	18.81	353
RENTABLE/GROSS SQFT	.90	308

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**407**
PAYROLL	.57	102
CONTRACT	.76	394
SUP/MAT/MISC	.07	328
TRASH REMOVAL	.07	353
REPR/MAINT TOTAL	**1.23**	**408**
PAYROLL	.54	337
ELEVATOR	.21	402
HVAC	.18	386
ELECTRICAL	.07	345
STRUCT/ROOF	.12	171
PLUMBING	.03	324
FIRE/LIFE SFTY	.03	235
OTHER MAINT/SUP	.25	390

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**404**
ELECTRICAL	1.45	400
GAS	.15	216
FUEL OIL	.08	57
PURCH STEAM	.41	75
PURCH CH WTR	.58	16
COAL		
WATER/SEWER	.08	391
RDS/GNDS/SEC TOTAL	**.41**	**403**
RDS/GNDS TOTAL	.09	300
RDS/GNDS PAYRL	.12	33
RDS/GNDS CONTR	.07	221
RDS/GNDS OTHER	.06	152

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	390
SEC PAYROLL	.30	106
SEC CONTRACTS	.32	307
SEC OTHER	.06	143
ADMIN TOTAL	**.89**	**408**
PAYROLL	.38	306
MGMT FEES	.51	325
PROF FEES	.11	281
GEN OFC EXP	.08	331
OTHER ADM EXP	.07	281

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.27**	**410**
REAL ESTATE TAX	1.97	410
BUILDING INS	.21	404
PERS PROP TAX	.13	103
OTHER TAX	.18	137
LEASING EXPENSES	**1.45**	**315**
ADV/PROMOTION	.06	218
COMMISSIONS	.18	102
PROF FEES	.34	235
TENANT ALTS	1.46	215
BUY-OUTS	1.12	9
OTHER LEASING	.25	84

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**406**
CLEANING	.57	102
REPAIR/MAINT	.54	337
RDS/GROUNDS	.12	33
SECURITY	.30	106
ADMINISTRATIVE	.38	306
TOTAL CONTRACTS	**1.04**	**406**
CLEANING	.76	394
REPAIR/MAINT	.53	404
RDS/GROUNDS	.07	221
SECURITY	.32	307
ADMINISTRATIVE	.55	355

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	231 BLDS	99,869,097 SQ. FT.				95,774,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	206					16.37	15.49	11.29	19.25
RETAIL AREA	133	16.64	14.39	7.87	21.96				
OTHER AREA	50	5.70	5.87	2.99	9.51				
TOTAL RENT	208	16.37	15.24	11.10	19.20				
MISCELLANEOUS	172	.53	.18	.06	.59				
TOTAL INCOME	209	16.81	15.83	11.35	19.47				
EXPENSE									
CLEANING	230	1.10	.97	.70	1.31	1.12	1.01	.73	1.33
REPAIR-MAINT	230	1.30	1.15	.87	1.57	1.33	1.19	.89	1.59
UTILITIES	229	1.84	1.67	1.39	2.21	1.86	1.72	1.39	2.24
RDS/GRNDS/SEC	226	.45	.40	.27	.56	.47	.42	.27	.58
ADMINISTRATIVE	228	.86	.85	.56	1.07	.90	.87	.58	1.12
TOTAL OPER EXP	227	5.55	5.38	4.33	6.30	5.79	5.48	4.45	6.82
FIXED EXPENSES	225	2.69	2.00	1.32	3.36	2.81	2.12	1.37	3.53
TOTAL OPER+FIX	222	8.24	7.77	5.85	9.73	8.59	8.01	6.07	10.07
LEASING EXP	176	2.22	.99	.20	2.45				
TOTAL PAYROLL	217	1.05	.86	.57	1.31				
TOTAL CONTRACT	222	1.08	.98	.67	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11882	214
AVG SQFT/RETAIL TENANT	2345	147
AVG SQFT/OFFICE WORKER	255	183
AVG % OFFICE OCCUPANCY	88.0	224
AVG % RETAIL OCCUPANCY	84.1	147
AVG $ RATE YR-END RENT	20.59	198
RENTABLE/GROSS SQFT	.89	172

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**221**
PAYROLL	.51	73
CONTRACT	.82	217
SUP/MAT/MISC	.07	198
TRASH REMOVAL	.07	199
REPR/MAINT TOTAL	**1.39**	**219**
PAYROLL	.53	191
ELEVATOR	.24	218
HVAC	.20	211
ELECTRICAL	.08	208
STRUCT/ROOF	.06	114
PLUMBING	.03	186
FIRE/LIFE SFTY	.04	140
OTHER MAINT/SUP	.24	214

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**220**
ELECTRICAL	1.55	219
GAS	.17	100
FUEL OIL	.05	31
PURCH STEAM	.36	58
PURCH CH WTR	.38	21
COAL		
WATER/SEWER	.07	211
RDS/GNDS/SEC	**.44**	**216**
TOTAL		
RDS/GNDS TOTAL	.07	178
RDS/GNDS PAYRL	.12	14
RDS/GNDS CONTR	.06	146
RDS/GNDS OTHER	.03	93

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	213
SEC PAYROLL	.31	86
SEC CONTRACTS	.29	174
SEC OTHER	.03	104
ADMIN TOTAL	**.85**	**217**
PAYROLL	.30	190
MGMT FEES	.45	179
PROF FEES	.11	155
GEN OFC EXP	.09	191
OTHER ADM EXP	.08	161

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.70**	**217**
REAL ESTATE TAX	2.45	217
BUILDING INS	.18	212
PERS PROP TAX	.07	53
OTHER TAX	.13	75
LEASING EXPENSES	**2.22**	**176**
ADV/PROMOTION	.08	123
COMMISSIONS	.18	77
PROF FEES	.56	132
TENANT ALTS	1.97	134
BUY-OUTS	.85	18
OTHER LEASING	.29	63

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**217**
CLEANING	.51	73
REPAIR/MAINT	.53	191
RDS/GROUNDS	.12	14
SECURITY	.31	86
ADMINISTRATIVE	.30	190
TOTAL CONTRACTS	**1.08**	**222**
CLEANING	.82	217
REPAIR/MAINT	.59	219
RDS/GROUNDS	.06	146
SECURITY	.29	174
ADMINISTRATIVE	.51	150

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	147 BLDS	144,456,90[illegible] SQ. FT.				137,690,092 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	129					18.44	18.08	13.07	23.11
RETAIL AREA	98	16.93	14.49	8.92	22.39				
OTHER AREA	34	9.62	7.13	3.23	13.38				
TOTAL RENT	131	18.73	17.89	13.63	23.75				
MISCELLANEOUS	106	.76	.32	.09	.76				
TOTAL INCOME	131	19.36	18.57	13.82	24.34				
EXPENSE									
CLEANING	142	1.20	1.04	.79	1.43	1.23	1.06	.81	1.46
REPAIR-MAINT	142	1.37	1.19	.92	1.61	1.42	1.21	.94	1.61
UTILITIES	145	1.83	1.65	1.18	2.37	1.86	1.71	1.22	2.37
RDS/GRNDS/SEC	141	.44	.40	.27	.52	.46	.43	.29	.55
ADMINISTRATIVE	144	.83	.79	.56	1.09	.88	.82	.59	1.16
TOTAL OPER EXP	139	5.68	5.35	4.44	6.33	5.97	5.52	4.63	6.88
FIXED EXPENSES	142	3.60	2.67	1.61	4.80	3.77	2.81	1.75	4.96
TOTAL OPER+FIX	133	9.33	8.60	6.33	11.21	9.81	8.98	6.51	11.50
LEASING EXP	110	1.44	.55	.11	1.51				
TOTAL PAYROLL	139	1.11	.87	.52	1.42				
TOTAL CONTRACT	140	1.07	1.02	.61	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21586	135
AVG SQFT/RETAIL TENANT	3384	98
AVG SQFT/OFFICE WORKER	271	118
AVG % OFFICE OCCUPANCY	90.2	143
AVG % RETAIL OCCUPANCY	88.2	108
AVG $ [illegible] RENT	23.87	118
RENTAB[illegible]	.90	110

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**134**
PAYROLL	.60	46
CONTRACT	.87	133
SUP/MAT/MISC	.08	116
TRASH REMOVAL	.08	129
REPR/MAINT TOTAL	**1.37**	**134**
PAYROLL	.56	112
ELEVATOR	.27	134
HVAC	.21	132
ELECTRICAL	.07	131
STRUCT/ROOF	.08	75
PLUMBING	.03	115
FIRE/LIFE SFTY	.03	97
OTHER MAINT/SUP	.30	128

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**139**
ELECTRICAL	1.54	139
GAS	.10	57
FUEL OIL	.04	23
PURCH STEAM	.40	45
PURCH CH WTR	.43	15
COAL		
WATER/SEWER	.07	127
RDS/GNDS/SEC	**.44**	**136**
TOTAL		
RDS/GNDS TOTAL	.07	112
RDS/GNDS PAYRL	.07	17
RDS/GNDS CONTR	.05	100
RDS/GNDS OTHER	.03	51

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	134
SEC PAYROLL	.31	62
SEC CONTRACTS	.25	111
SEC OTHER	.03	80
ADMIN TOTAL	**.83**	**138**
PAYROLL	.28	130
MGMT FEES	.44	110
PROF FEES	.09	104
GEN OFC EXP	.10	117
OTHER ADM EXP	.11	112

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.58**	**138**
REAL ESTATE TAX	3.34	138
BUILDING INS	.18	133
PERS PROP TAX	.15	25
OTHER TAX	.10	46
LEASING EXPENSES	**1.44**	**110**
ADV/PROMOTION	.08	83
COMMISSIONS	.06	52
PROF FEES	.35	82
TENANT ALTS	1.34	79
BUY-OUTS	.31	13
OTHER LEASING	.19	46

D[illegible]	AVERAGE	BLDS
TOT[illegible]	**1.11**	**139**
CLEAN[illegible]	.60	46
REPAIR/MAINT	.56	112
RDS/GROUNDS	.07	17
SECURITY	.31	62
ADMINISTRATIVE	.28	130
TOTAL CONTRACTS	**1.07**	**140**
CLEANING	.87	133
REPAIR/MAINT	.64	134
RDS/GROUNDS	.05	100
SECURITY	.25	111
ADMINISTRATIVE	.46	123

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1935 BLDS	199,167,880 SQ. FT.				196,073,258 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1762					13.50	12.01	8.88	15.93
RETAIL AREA	181	12.06	12.21	6.27	18.26				
OTHER AREA	60	3.80	5.72	2.35	10.65				
TOTAL RENT	1768	13.45	12.01	8.85	15.92				
MISCELLANEOUS	1119	.44	.12	.03	.35				
TOTAL INCOME	1771	13.74	12.33	9.05	16.20				
EXPENSE									
CLEANING	1840	.77	.71	.58	.88	.78	.72	.59	.89
REPAIR-MAINT	1834	.94	.73	.54	.98	.94	.73	.54	.98
UTILITIES	1800	1.62	1.53	1.26	1.87	1.63	1.54	1.27	1.88
RDS/GRNDS/SEC	1875	.45	.35	.24	.50	.46	.35	.24	.50
ADMINISTRATIVE	1911	.82	.74	.52	.99	.83	.75	.53	1.00
TOTAL OPER EXP	1728	4.69	4.26	3.67	5.03	4.76	4.31	3.68	5.10
FIXED EXPENSES	1888	1.79	1.49	1.08	1.97	1.82	1.52	1.08	2.00
TOTAL OPER+FIX	1691	6.49	5.87	5.03	7.02	6.60	5.91	5.05	7.14
LEASING EXP	1502	1.51	.63	.19	1.81				
TOTAL PAYROLL	1653	.70	.50	.30	.74				
TOTAL CONTRACT	1852	.95	.88	.67	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6309	1717
AVG SQFT/RETAIL TENANT	3078	180
AVG SQFT/OFFICE WORKER	281	1299
AVG % OFFICE OCCUPANCY	85.9	1820
AVG % RETAIL OCCUPANCY	85.7	190
AVG $ RATE YR-END RENT	16.54	1626
RENTABLE/GROSS SQFT	.93	1369

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**1781**	**UTILITIES TOTAL**	**1.62**	**1757**	SECURITY TOTAL	.25	1503	**FIXED EXP TOTAL**	**1.79**	**1849**	**TOTAL PAYROLL**	**.70**	**1653**
PAYROLL	.33	238	ELECTRICAL	1.47	1750	SEC PAYROLL	.32	147	REAL ESTATE TAX	1.61	1850	CLEANING	.33	238
CONTRACT	.62	1757	GAS	.11	760	SEC CONTRACTS	.21	1314	BUILDING INS	.14	1733	REPAIR/MAINT	.37	1333
SUP/MAT/MISC	.06	1450	FUEL OIL	.04	116	SEC OTHER	.03	424	PERS PROP TAX	.14	303	RDS/GROUNDS	.13	198
TRASH REMOVAL	.06	1642	PURCH STEAM	1.01	21	**ADMIN TOTAL**	**.82**	**1365**	OTHER TAX	.11	316	SECURITY	.32	147
REPR/MAINT TOTAL	**.94**	**1781**	PURCH CH WTR COAL	.22	90	PAYROLL	.30	1146	**LEASING EXPENSES**	**1.51**	**1502**	ADMINISTRATIVE	.90	1146
PAYROLL	.37	1333	WATER/SEWER	.08	1652	MGMT FEES	.48	1672	ADV/PROMOTION	.07	1084	**TOTAL CONTRACTS**	**.95**	**1852**
ELEVATOR	.12	1469	**RDS/GNDS/SEC**	**.45**	**1827**	PROF FEES	.09	1186	COMMISSIONS	.09	457	CLEANING	.62	1757
HVAC	.17	1723	**TOTAL**			GEN OFC EXP	.08	1381	PROF FEES	.43	1187	REPAIR/MAINT	.42	1754
ELECTRICAL	.07	1565	RDS/GNDS TOTAL	.22	1776	OTHER ADM EXP	.07	1144	TENANT ALTS	1.29	1083	RDS/GROUNDS	.17	1585
STRUCT/ROOF	.07	1080	RDS/GNDS PAYRL	.13	198				BUY-OUTS	.32	55	SECURITY	.21	1314
PLUMBING	.02	1469	RDS/GNDS CONTR	.17	1585				OTHER LEASING	.27	324	ADMINISTRATIVE	.50	1789
FIRE/LIFE SFTY	.03	945	RDS/GNDS OTHER	.08	1194									
OTHER MAINT/SUP	.23	1710												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	270 BLDS	7,793,237 SQ. FT.				7,745,023 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	259					12.42	11.21	8.40	14.17
RETAIL AREA	9	11.63	11.46	6.75	14.10				
OTHER AREA									
TOTAL RENT	259	12.38	11.25	8.40	13.89				
MISCELLANEOUS	127	.31	.14	.03	.42				
TOTAL INCOME	260	12.53	11.48	8.70	14.35				
EXPENSE									
CLEANING	252	.77	.71	.59	.91	.77	.73	.59	.92
REPAIR-MAINT	249	.79	.70	.47	.94	.79	.71	.47	.94
UTILITIES	247	1.70	1.69	1.31	2.01	1.71	1.69	1.32	2.04
RDS/GRNDS/SEC	257	.35	.32	.20	.48	.36	.32	.20	.49
ADMINISTRATIVE	263	.73	.65	.46	.91	.74	.65	.46	.91
TOTAL OPER EXP	225	4.41	4.33	3.57	5.03	4.43	4.35	3.60	5.03
FIXED EXPENSES	262	1.57	1.40	.96	1.83	1.58	1.40	.98	1.85
TOTAL OPER+FIX	220	6.04	5.84	4.73	6.89	6.08	5.85	4.79	7.02
LEASING EXP	199	1.13	.41	.13	1.13				
TOTAL PAYROLL	188	.46	.32	.18	.60				
TOTAL CONTRACT	258	.89	.85	.63	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2622	249
AVG SQFT/RETAIL TENANT	2152	7
AVG SQFT/OFFICE WORKER	250	184
AVG % OFFICE OCCUPANCY	85.4	263
AVG % RETAIL OCCUPANCY	84.0	8
AVG $ RATE YR-END RENT	13.94	224
RENTABLE/GROSS SQFT	.94	164

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**246**	**UTILITIES TOTAL**	**1.71**	**242**	SECURITY TOTAL	.11	158	**FIXED EXP TOTAL**	**1.55**	**258**	**TOTAL PAYROLL**	**.46**	**188**
PAYROLL	.33	17	ELECTRICAL	1.53	240	SEC PAYROLL	.08	8	REAL ESTATE TAX	1.39	259	CLEANING	.33	17
CONTRACT	.64	240	GAS	.18	123	SEC CONTRACTS	.11	132	BUILDING INS	.15	251	REPAIR/MAINT	.34	147
SUP/MAT/MISC	.08	182	FUEL OIL	.14	4	SEC OTHER	.04	36	PERS PROP TAX	.51	13	RDS/GROUNDS	.07	12
TRASH REMOVAL	.08	221	PURCH STEAM	.12	2	**ADMIN TOTAL**	**.73**	**258**	OTHER TAX	.12	38	SECURITY	.08	8
REPR/MAINT TOTAL	**.78**	**244**	PURCH CH WTR COAL			PAYROLL	.37	74	**LEASING EXPENSES**	**1.13**	**199**	ADMINISTRATIVE	.37	74
PAYROLL	.34	147	WATER/SEWER	.09	232	MGMT FEES	.53	243	ADV/PROMOTION	.06	104	**TOTAL CONTRACTS**	**.89**	**258**
ELEVATOR	.08	160	**RDS/GNDS/SEC**	**.35**	**252**	PROF FEES	.11	130	COMMISSIONS	.12	36	CLEANING	.64	240
HVAC	.21	235	**TOTAL**			GEN OFC EXP	.06	143	PROF FEES	.39	130	REPAIR/MAINT	.38	244
ELECTRICAL	.06	189	RDS/GNDS TOTAL	.29	243	OTHER ADM EXP	.06	123	TENANT ALTS	1.30	117	RDS/GROUNDS	.26	217
STRUCT/ROOF	.08	125	RDS/GNDS PAYRL	.07	12				BUY-OUTS			SECURITY	.11	132
PLUMBING	.03	174	RDS/GNDS CONTR	.26	217				OTHER LEASING	.26	25	ADMINISTRATIVE	.57	251
FIRE/LIFE SFTY	.03	105	RDS/GNDS OTHER	.10	130									
OTHER MAINT/SUP	.20	234												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	344 BLDS	25,449,870 SQ. FT.				25,300,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	324					12.36	11.61	8.55	15.52
RETAIL AREA	19	15.80	15.05	11.93	20.42				
OTHER AREA	3	10.28	11.18						
TOTAL RENT	325	12.47	11.74	8.71	15.60				
MISCELLANEOUS	205	.55	.10	.02	.31				
TOTAL INCOME	324	12.82	11.76	8.84	15.74				
EXPENSE									
CLEANING	328	.75	.71	.57	.86	.75	.72	.57	.87
REPAIR-MAINT	329	.75	.68	.49	.89	.75	.68	.49	.86
UTILITIES	324	1.64	1.57	1.31	1.88	1.65	1.58	1.32	1.88
RDS/GRNDS/SEC	334	.37	.33	.23	.45	.37	.33	.23	.45
ADMINISTRATIVE	338	.82	.73	.50	1.00	.82	.73	.51	1.01
TOTAL OPER EXP	309	4.38	4.18	3.65	4.94	4.41	4.19	3.66	4.99
FIXED EXPENSES	339	1.61	1.42	.96	1.90	1.61	1.43	.98	1.91
TOTAL OPER+FIX	303	5.98	5.76	4.78	6.81	6.02	5.77	4.79	6.88
LEASING EXP	268	1.56	.69	.19	1.89				
TOTAL PAYROLL	283	.53	.44	.26	.72				
TOTAL CONTRACT	328	.88	.87	.65	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4428	304
AVG SQFT/RETAIL TENANT	3250	14
AVG SQFT/OFFICE WORKER	255	223
AVG % OFFICE OCCUPANCY	84.9	323
AVG % RETAIL OCCUPANCY	100.0	18
AVG $ RATE YR-END RENT	15.08	294
RENTABLE/GROSS SQFT	.94	223

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	319
PAYROLL	.30	32
CONTRACT	.62	312
SUP/MAT/MISC	.07	241
TRASH REMOVAL	.06	284
REPR/MAINT TOTAL	.75	321
PAYROLL	.30	235
ELEVATOR	.08	297
HVAC	.16	314
ELECTRICAL	.04	275
STRUCT/ROOF	.07	165
PLUMBING	.02	257
FIRE/LIFE SFTY	.02	171
OTHER MAINT/SUP	.20	308

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	312
ELECTRICAL	1.51	311
GAS	.14	121
FUEL OIL	.08	8
PURCH STEAM		
PURCH CH WTR	.09	8
COAL		
WATER/SEWER	.08	301
RDS/GNDS/SEC TOTAL	.36	326
RDS/GNDS TOTAL	.25	314
RDS/GNDS PAYRL	.13	29
RDS/GNDS CONTR	.21	288
RDS/GNDS OTHER	.07	194

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	263
SEC PAYROLL	.19	19
SEC CONTRACTS	.13	232
SEC OTHER	.05	60
ADMIN TOTAL	.82	331
PAYROLL	.34	170
MGMT FEES	.47	325
PROF FEES	.10	197
GEN OFC EXP	.08	228
OTHER ADM EXP	.09	192

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.60	332
REAL ESTATE TAX	1.45	332
BUILDING INS	.14	320
PERS PROP TAX	.05	37
OTHER TAX	.12	32
LEASING EXPENSES	1.56	268
ADV/PROMOTION	.08	186
COMMISSIONS	.12	77
PROF FEES	.43	211
TENANT ALTS	1.51	183
BUY-OUTS	.30	11
OTHER LEASING	.27	55

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	283
CLEANING	.30	32
REPAIR/MAINT	.30	235
RDS/GROUNDS	.13	26
SECURITY	.19	19
ADMINISTRATIVE	.34	170
TOTAL CONTRACTS	.88	328
CLEANING	.62	312
REPAIR/MAINT	.33	320
RDS/GROUNDS	.21	268
SECURITY	.13	232
ADMINISTRATIVE	.53	328

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	436 BLDS	75,119,017 SQ. FT.				74,091,227 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	397					13.67	12.94	9.31	16.95
RETAIL AREA	54	13.71	13.63	7.23	21.34				
OTHER AREA	24	3.28	4.63	1.42	7.78				
TOTAL RENT	400	13.56	12.83	9.17	16.81				
MISCELLANEOUS	280	.49	.13	.03	.36				
TOTAL INCOME	400	13.89	13.19	9.45	17.16				
EXPENSE									
CLEANING	424	.76	.71	.60	.86	.76	.71	.60	.87
REPAIR-MAINT	423	.89	.73	.57	.97	.89	.74	.57	.98
UTILITIES	422	1.54	1.48	1.23	1.73	1.55	1.48	1.23	1.74
RDS/GRNDS/SEC	436	.41	.36	.26	.50	.42	.37	.26	.51
ADMINISTRATIVE	432	.86	.81	.58	1.05	.87	.82	.59	1.06
TOTAL OPER EXP	412	4.58	4.26	3.68	4.93	4.65	4.29	3.70	5.01
FIXED EXPENSES	426	1.78	1.55	1.20	2.05	1.80	1.57	1.20	2.05
TOTAL OPER+FIX	402	6.37	5.90	5.21	6.91	6.46	5.99	5.24	7.07
LEASING EXP	341	1.59	.74	.20	2.01				
TOTAL PAYROLL	404	.63	.55	.37	.77				
TOTAL CONTRACT	416	.94	.90	.72	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5412	392
AVG SQFT/RETAIL TENANT	2672	57
AVG SQFT/OFFICE WORKER	272	306
AVG % OFFICE OCCUPANCY	85.3	415
AVG % RETAIL OCCUPANCY	83.3	60
AVG $ RATE YR-END RENT	16.53	385
RENTABLE/GROSS SQFT	.94	322

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	405
PAYROLL	.28	70
CONTRACT	.62	398
SUP/MAT/MISC	.06	327
TRASH REMOVAL	.06	368
REPR/MAINT TOTAL	.89	405
PAYROLL	.34	330
ELEVATOR	.11	397
HVAC	.16	397
ELECTRICAL	.06	358
STRUCT/ROOF	.06	217
PLUMBING	.02	340
FIRE/LIFE SFTY	.03	246
OTHER MAINT/SUP	.23	393

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	411
ELECTRICAL	1.41	409
GAS	.11	144
FUEL OIL	.03	38
PURCH STEAM	.28	2
PURCH CH WTR	.25	23
COAL		
WATER/SEWER	.08	388
RDS/GNDS/SEC TOTAL	.41	420
RDS/GNDS TOTAL	.20	400
RDS/GNDS PAYRL	.08	39
RDS/GNDS CONTR	.16	362
RDS/GNDS OTHER	.06	275

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	396
SEC PAYROLL	.26	50
SEC CONTRACTS	.21	350
SEC OTHER	.03	110
ADMIN TOTAL	.87	416
PAYROLL	.32	316
MGMT FEES	.48	382
PROF FEES	.08	290
GEN OFC EXP	.08	319
OTHER ADM EXP	.07	281

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	414
REAL ESTATE TAX	1.60	414
BUILDING INS	.14	408
PERS PROP TAX	.06	96
OTHER TAX	.13	72
LEASING EXPENSES	1.59	341
ADV/PROMOTION	.07	250
COMMISSIONS	.09	118
PROF FEES	.42	262
TENANT ALTS	1.40	255
BUY-OUTS	.30	19
OTHER LEASING	.34	105

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	404
CLEANING	.28	70
REPAIR/MAINT	.34	330
RDS/GROUNDS	.08	39
SECURITY	.26	50
ADMINISTRATIVE	.32	316
TOTAL CONTRACTS	.94	416
CLEANING	.62	398
REPAIR/MAINT	.39	402
RDS/GROUNDS	.16	362
SECURITY	.21	350
ADMINISTRATIVE	.51	403

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS	34,998,420 SQ. FT.				33,940,770 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	82					14.80	14.58	11.52	18.22
RETAIL AREA	31	10.36	8.39	4.39	14.72				
OTHER AREA	14	2.97	4.91	1.97	11.60				
TOTAL RENT	82	14.58	14.19	11.15	17.90				
MISCELLANEOUS	62	.38	.15	.04	.61				
TOTAL INCOME	83	14.81	14.44	11.50	18.32				
EXPENSE									
CLEANING	85	.78	.73	.59	.94	.79	.75	.60	.95
REPAIR-MAINT	84	.98	.93	.71	1.11	1.00	.96	.74	1.14
UTILITIES	85	1.52	1.40	1.19	1.86	1.53	1.41	1.17	1.86
RDS/GRNDS/SEC	84	.47	.38	.29	.61	.49	.40	.30	.64
ADMINISTRATIVE	85	.84	.78	.59	1.02	.86	.81	.61	1.03
TOTAL OPER EXP	83	4.61	4.31	3.84	5.26	4.75	4.52	3.89	5.64
FIXED EXPENSES	84	1.81	1.66	1.33	1.99	1.86	1.67	1.40	2.13
TOTAL OPER + FIX	81	6.46	6.14	5.28	7.34	6.65	6.22	5.35	7.58
LEASING EXP	64	1.32	.79	.23	1.81				
TOTAL PAYROLL	82	.79	.60	.45	.92				
TOTAL CONTRACT	83	.94	.93	.69	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9016	77
AVG SQFT/RETAIL TENANT	3367	30
AVG SQFT/OFFICE WORKER	293	55
AVG % OFFICE OCCUPANCY	87.8	81
AVG % RETAIL OCCUPANCY	85.6	31
AVG $ RATE YR-END RENT	17.67	72
RENTABLE/GROSS SQFT	.92	70

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**83**	**UTILITIES TOTAL**	**1.51**	**83**	SECURITY TOTAL	.29	82	**FIXED EXP TOTAL**	**1.81**	**83**	**TOTAL PAYROLL**	**.79**	**82**
PAYROLL	.34	19	ELECTRICAL	1.37	83	SEC PAYROLL	.28	18	REAL ESTATE TAX	1.62	83	CLEANING	.34	15
CONTRACT	.62	81	GAS	.06	31	SEC CONTRACTS	.23	73	BUILDING INS	.15	84	REPAIR/MAINT	.38	77
SUP/MAT/MISC	.06	76	FUEL OIL	.03	18	SEC OTHER	.03	29	PERS PROP TAX	.17	26	RDS/GROUNDS	.11	18
TRASH REMOVAL	.05	78	PURCH STEAM						OTHER TAX	.13	23	SECURITY	.26	18
REPR/MAINT TOTAL	**.97**	**83**	PURCH CH WTR	.35	9	**ADMIN TOTAL**	**.84**	**84**				ADMINISTRATIVE	.27	74
PAYROLL	.38	77	COAL			PAYROLL	.27	74	**LEASING EXPENSES**	**1.32**	**64**			
ELEVATOR	.17	82	WATER/SEWER	.08	78	MGMT FEES	.49	68	ADV/PROMOTION	.05	55	**TOTAL CONTRACTS**	**.94**	**83**
HVAC	.12	81	**RDS/GNDS/SEC**	**.47**	**84**	PROF FEES	.10	58	COMMISSIONS	.05	20	CLEANING	.62	81
ELECTRICAL	.05	79	**TOTAL**			GEN OFC EXP	.09	75	PROF FEES	.44	54	REPAIR/MAINT	.42	82
STRUCT/ROOF	.06	53	RDS/GNDS TOTAL	.20	80	OTHER ADM EXP	.07	68	TENANT ALTS	.89	52	RDS/GROUNDS	.13	55
PLUMBING	.02	73	RDS/GNDS PAYRL	.11	18				BUY-OUTS	.38	6	SECURITY	.23	73
FIRE/LIFE SFTY	.04	49	RDS/GNDS CONTR	.13	68				OTHER LEASING	.32	28	ADMINISTRATIVE	.52	74
OTHER MAINT/SUP	.24	82	RDS/GNDS OTHER	.08	56									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	8,182,958 SQ. FT.				8,050,330 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.92	13.70	11.74	14.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	14.90	13.70	11.74	14.24				
MISCELLANEOUS	4	.31	.11	.01	.85				
TOTAL INCOME	7	15.07	13.70	11.85	14.99				
EXPENSE									
CLEANING	9	.86	.68	.56	1.25	.86	.68	.56	1.25
REPAIR-MAINT	9	1.39	1.27	.79	1.95	1.39	1.27	.79	1.95
UTILITIES	9	1.71	1.52	1.39	2.26	1.71	1.52	1.39	2.26
RDS/GRNDS/SEC	9	.73	.38	.37	1.41	.74	.38	.37	1.46
ADMINISTRATIVE	9	.61	.55	.38	.67	.62	.55	.38	.70
TOTAL OPER EXP	9	5.31	4.39	3.84	7.38	5.39	4.39	3.89	7.61
FIXED EXPENSES	8	2.10	1.90	1.49	2.34	2.13	1.90	1.55	2.37
TOTAL OPER + FIX	8	7.14	6.30	5.65	7.50	7.25	6.30	5.72	7.79
LEASING EXP	4	2.30	1.61	.47	5.73				
TOTAL PAYROLL	9	1.15	.47	.26	1.76				
TOTAL CONTRACT	9	1.00	.92	.87	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42777	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	8
AVG % OFFICE OCCUPANCY	90.2	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.04	5
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**9**	**UTILITIES TOTAL**	**1.71**	**9**	SECURITY TOTAL	.48	9	**FIXED EXP TOTAL**	**2.10**	**8**	**TOTAL PAYROLL**	**1.15**	**9**
PAYROLL			ELECTRICAL	1.55	9	SEC PAYROLL	.85	2	REAL ESTATE TAX	1.82	8	CLEANING		
CONTRACT	.67	9	GAS	.06	4	SEC CONTRACTS	.26	8	BUILDING INS	.11	8	REPAIR/MAINT	.61	7
SUP/MAT/MISC	.06	6	FUEL OIL	.01	2	SEC OTHER	.09	2	PERS PROP TAX	.57	2	RDS/GROUNDS	.32	3
TRASH REMOVAL	.05	9	PURCH STEAM						OTHER TAX	.03	2	SECURITY	.85	2
REPR/MAINT TOTAL	**1.39**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.81**	**9**				ADMINISTRATIVE	.21	8
PAYROLL	.61	7	COAL			PAYROLL	.21	8	**LEASING EXPENSES**	**2.30**	**4**			
ELEVATOR	.19	9	WATER/SEWER	.13	9	MGMT FEES	.47	6	ADV/PROMOTION	.14	3	**TOTAL CONTRACTS**	**1.00**	**9**
HVAC	.23	9	**RDS/GNDS/SEC**	**.73**	**9**	PROF FEES			COMMISSIONS			CLEANING	.67	9
ELECTRICAL	.13	9	**TOTAL**			GEN OFC EXP	.07	8	PROF FEES	1.08	4	REPAIR/MAINT	.67	9
STRUCT/ROOF	.05	8	RDS/GNDS TOTAL	.25	9	OTHER ADM EXP	.06	6	TENANT ALTS	1.86	3	RDS/GROUNDS	.11	8
PLUMBING	.05	8	RDS/GNDS PAYRL	.32	3				BUY-OUTS			SECURITY	.26	8
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.11	8				OTHER LEASING	.10	3	ADMINISTRATIVE	.46	6
OTHER MAINT/SUP	.28	7	RDS/GNDS OTHER	.06	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	3,599,816 SQ. FT.				3,473,980 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.20	8.28	3.01	9.27
RETAIL AREA	7	7.31	9.81	4.36	12.59				
OTHER AREA									
TOTAL RENT	6	9.18	8.18	3.31	9.65				
MISCELLANEOUS	6	.20	.20	.09	.29				
TOTAL INCOME	6	9.38	8.43	3.42	9.65				
EXPENSE									
CLEANING	8	.58	.34	.28	.54	.60	.35	.29	.55
REPAIR-MAINT	14	.69	.56	.34	1.00	.71	.57	.36	1.01
UTILITIES	11	1.11	.87	.83	1.35	1.15	.89	.86	1.37
RDS/GRNDS/SEC	15	.31	.18	.04	.37	.32	.19	.04	.41
ADMINISTRATIVE	15	.92	.56	.35	.98	.96	.60	.35	1.12
TOTAL OPER EXP	8	4.17	3.22	2.41	4.28	4.49	3.64	2.69	4.64
FIXED EXPENSES	16	1.49	1.15	.62	1.70	1.55	1.17	.65	1.80
TOTAL OPER + FIX	8	5.59	4.31	3.26	5.61	6.02	4.77	3.56	6.07
LEASING EXP	13	1.62	.69	.13	1.70				
TOTAL PAYROLL	12	.84	.62	.35	1.01				
TOTAL CONTRACT	15	.44	.28	.16	.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4182	11
AVG SQFT/RETAIL TENANT	2263	6
AVG SQFT/OFFICE WORKER	203	8
AVG % OFFICE OCCUPANCY	15.2	14
AVG % RETAIL OCCUPANCY	67.2	7
AVG $ RATE YR-END RENT	18.06	10
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**8**
PAYROLL	.31	2
CONTRACT	.45	8
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**.69**	**14**
PAYROLL	.49	6
ELEVATOR	.19	13
HVAC	.10	13
ELECTRICAL	.02	10
STRUCT/ROOF	.02	7
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.15	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.11**	**11**
ELECTRICAL	.96	11
GAS	.13	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC TOTAL	**.31**	**15**
RDS/GNDS TOTAL	.08	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	10
RDS/GNDS OTHER	.04	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	14
SEC PAYROLL		
SEC CONTRACTS	.16	11
SEC OTHER	.02	7
ADMIN TOTAL	**.92**	**15**
PAYROLL	.48	10
MGMT FEES	.27	14
PROF FEES	.09	14
GEN OFC EXP	.08	14
OTHER ADM EXP	.11	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**16**
REAL ESTATE TAX	1.30	16
BUILDING INS	.22	15
PERS PROP TAX	.01	2
OTHER TAX	.03	6
LEASING EXPENSES	**1.62**	**13**
ADV/PROMOTION	.12	11
COMMISSIONS	.07	4
PROF FEES	.95	8
TENANT ALTS	2.79	6
BUY-OUTS		
OTHER LEASING	.06	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**12**
CLEANING	.31	2
REPAIR/MAINT	.49	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	10
TOTAL CONTRACTS	**.44**	**15**
CLEANING	.45	8
REPAIR/MAINT	.33	14
RDS/GROUNDS	.06	10
SECURITY	.16	11
ADMINISTRATIVE	.33	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	80 BLDS	12,954,279 SQ. FT.				12,483,896 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					7.39	4.51	3.42	7.44
RETAIL AREA	18	9.95	7.77	4.51	12.31				
OTHER AREA									
TOTAL RENT	48	7.31	4.49	3.50	7.39				
MISCELLANEOUS	33	.34	.06	.02	.27				
TOTAL INCOME	48	7.57	4.79	3.68	7.82				
EXPENSE									
CLEANING	51	.56	.44	.33	.66	.58	.44	.35	.67
REPAIR-MAINT	52	.80	.73	.49	.98	.82	.77	.50	1.00
UTILITIES	52	1.38	1.15	.93	1.50	1.41	1.16	.96	1.57
RDS/GRNDS/SEC	54	.42	.38	.22	.49	.43	.38	.22	.49
ADMINISTRATIVE	59	.72	.68	.46	.96	.75	.73	.49	1.03
TOTAL OPER EXP	49	3.94	3.71	2.93	4.31	4.09	3.71	2.97	4.71
FIXED EXPENSES	58	1.36	1.11	.68	1.90	1.40	1.12	.73	2.06
TOTAL OPER + FIX	47	5.30	5.02	4.04	6.73	5.48	5.07	4.04	6.94
LEASING EXP	47	6.45	.37	.20	.72				
TOTAL PAYROLL	48	.74	.66	.40	.81				
TOTAL CONTRACT	55	.64	.53	.35	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6524	51
AVG SQFT/RETAIL TENANT	1749	18
AVG SQFT/OFFICE WORKER	271	34
AVG % OFFICE OCCUPANCY	40.8	60
AVG % RETAIL OCCUPANCY	44.9	19
AVG $ RATE YR-END RENT	16.74	48
RENTABLE/GROSS SQFT	.86	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.57**	**48**
PAYROLL	.42	13
CONTRACT	.37	46
SUP/MAT/MISC	.08	44
TRASH REMOVAL	.03	43
REPR/MAINT TOTAL	**.76**	**50**
PAYROLL	.33	37
ELEVATOR	.18	47
HVAC	.11	47
ELECTRICAL	.03	43
STRUCT/ROOF	.05	25
PLUMBING	.01	39
FIRE/LIFE SFTY	.06	26
OTHER MAINT/SUP	.12	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.36**	**51**
ELECTRICAL	1.17	50
GAS	.16	27
FUEL OIL	.02	6
PURCH STEAM	.25	9
PURCH CH WTR	.41	5
COAL		
WATER/SEWER	.05	46
RDS/GNDS/SEC TOTAL	**.39**	**52**
RDS/GNDS TOTAL	.10	46
RDS/GNDS PAYRL	.16	6
RDS/GNDS CONTR	.08	35
RDS/GNDS OTHER	.03	30

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	48
SEC PAYROLL	.17	12
SEC CONTRACTS	.27	39
SEC OTHER	.03	27
ADMIN TOTAL	**.75**	**56**
PAYROLL	.30	41
MGMT FEES	.30	53
PROF FEES	.08	50
GEN OFC EXP	.09	49
OTHER ADM EXP	.04	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.35**	**58**
REAL ESTATE TAX	1.17	58
BUILDING INS	.17	54
PERS PROP TAX	.01	17
OTHER TAX	.06	11
LEASING EXPENSES	**6.45**	**47**
ADV/PROMOTION	.12	38
COMMISSIONS	.12	14
PROF FEES	.42	34
TENANT ALTS	8.03	25
BUY-OUTS	.32	3
OTHER LEASING	.13	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**48**
CLEANING	.42	13
REPAIR/MAINT	.33	37
RDS/GROUNDS	.16	6
SECURITY	.17	12
ADMINISTRATIVE	.30	41
TOTAL CONTRACTS	**.64**	**58**
CLEANING	.37	46
REPAIR/MAINT	.38	50
RDS/GROUNDS	.06	35
SECURITY	.27	39
ADMINISTRATIVE	.37	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	205 BLDS	45,436,858 SQ. FT.				43,624,121 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	196					10.75	9.18	6.78	11.15
RETAIL AREA	77	10.93	11.96	6.47	17.43				
OTHER AREA	29	4.85	4.34	2.90	6.72				
TOTAL RENT	199	10.62	8.97	6.78	11.29				
MISCELLANEOUS	153	.40	.15	.03	.45				
TOTAL INCOME	200	10.94	9.19	6.98	11.47				
EXPENSE									
CLEANING	177	.72	.61	.49	.82	.74	.62	.51	.85
REPAIR-MAINT	202	1.00	.88	.66	1.20	1.02	.90	.66	1.22
UTILITIES	196	1.37	1.38	1.03	1.64	1.40	1.40	1.06	1.65
RDS/GRNDS/SEC	197	.37	.31	.16	.47	.38	.32	.16	.48
ADMINISTRATIVE	204	.82	.74	.52	1.03	.85	.78	.55	1.08
TOTAL OPER EXP	169	4.38	4.02	3.31	4.84	4.56	4.19	3.55	5.02
FIXED EXPENSES	199	2.12	1.28	.85	2.06	2.21	1.34	.87	2.09
TOTAL OPER+FIX	163	6.57	5.37	4.48	6.76	6.84	5.60	4.67	7.01
LEASING EXP	162	2.62	.59	.21	1.78				
TOTAL PAYROLL	179	.76	.58	.40	.95				
TOTAL CONTRACT	182	.79	.72	.50	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6797	178
AVG SQFT/RETAIL TENANT	2354	77
AVG SQFT/OFFICE WORKER	318	128
AVG % OFFICE OCCUPANCY	64.9	205
AVG % RETAIL OCCUPANCY	76.0	78
AVG $ RATE YR-END RENT	16.94	172
RENTABLE/GROSS SQFT	.90	122

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	169	**UTILITIES TOTAL**	1.40	175	SECURITY TOTAL	.31	172	**FIXED EXP TOTAL**	2.07	181	**TOTAL PAYROLL**	.76	179
PAYROLL	.29	40	ELECTRICAL	1.20	175	SEC PAYROLL	.28	33	REAL ESTATE TAX	1.86	181	CLEANING	.29	40
CONTRACT	.56	161	GAS	.13	76	SEC CONTRACTS	.27	130	BUILDING INS	.16	179	REPAIR/MAINT	.40	138
SUP/MAT/MISC	.05	130	FUEL OIL	.02	20	SEC OTHER	.04	81	PERS PROP TAX	.04	48	RDS/GROUNDS	.04	14
TRASH REMOVAL	.04	132	PURCH STEAM	.34	21	**ADMIN TOTAL**	**.83**	**183**	OTHER TAX	.11	46	SECURITY	.28	33
REPR/MAINT TOTAL	**1.01**	**179**	PURCH CH WTR	.25	7	PAYROLL	.33	149	**LEASING EXPENSES**	**2.62**	**162**	ADMINISTRATIVE	.33	149
PAYROLL	.40	138	COAL			MGMT FEES	.36	167	ADV/PROMOTION	.13	132	**TOTAL CONTRACTS**	**.79**	**182**
ELEVATOR	.20	163	WATER/SEWER	.06	163	PROF FEES	.09	137	COMMISSIONS	.10	51	CLEANING	.56	161
HVAC	.18	175	**RDS/GNDS/SEC TOTAL**	**.38**	**175**	GEN OFC EXP	.12	168	PROF FEES	.54	131	REPAIR/MAINT	.46	179
ELECTRICAL	.04	148	RDS/GNDS TOTAL	.09	151	OTHER ADM EXP	.07	129	TENANT ALTS	2.50	103	RDS/GROUNDS	.07	99
STRUCT/ROOF	.05	74	RDS/GNDS PAYRL	.04	14				BUY-OUTS	.90	11	SECURITY	.27	130
PLUMBING	.02	140	RDS/GNDS CONTR	.07	99				OTHER LEASING	.35	47	ADMINISTRATIVE	.42	171
FIRE/LIFE SFTY	.03	98	RDS/GNDS OTHER	.05	95									
OTHER MAINT/SUP	.21	177												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1108 BLDS	333,317,783 SQ. FT.				316,888,533 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	982					17.87	14.71	10.88	19.40
RETAIL AREA	532	18.07	14.83	9.01	23.76				
OTHER AREA	185	9.95	5.66	3.00	9.88				
TOTAL RENT	998	18.01	14.70	10.88	19.57				
MISCELLANEOUS	721	.79	.20	.05	.63				
TOTAL INCOME	1001	18.64	15.11	11.12	19.92				
EXPENSE									
CLEANING	1067	1.22	.96	.72	1.26	1.26	.99	.74	1.31
REPAIR-MAINT	1074	1.47	1.13	.81	1.58	1.51	1.16	.83	1.64
UTILITIES	1066	1.88	1.70	1.36	2.13	1.91	1.73	1.37	2.16
RDS/GRNDS/SEC	1065	.46	.35	.20	.54	.49	.36	.21	.57
ADMINISTRATIVE	1086	.85	.78	.49	1.09	.90	.80	.51	1.16
TOTAL OPER EXP	1038	5.88	5.16	4.27	6.28	6.19	5.38	4.42	6.66
FIXED EXPENSES	1062	3.02	1.85	1.13	3.07	3.18	1.96	1.20	3.22
TOTAL OPER+FIX	997	8.91	7.22	5.70	9.47	9.38	7.57	6.03	10.04
LEASING EXP	794	1.43	.51	.15	1.46				
TOTAL PAYROLL	984	1.16	.81	.49	1.29				
TOTAL CONTRACT	1031	1.14	.97	.65	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12010	1024
AVG SQFT/RETAIL TENANT	2736	568
AVG SQFT/OFFICE WORKER	256	849
AVG % OFFICE OCCUPANCY	92.8	1108
AVG % RETAIL OCCUPANCY	89.7	590
AVG $ RATE YR-END RENT	22.07	874
RENTABLE/GROSS SQFT	.90	761

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	1012	**UTILITIES TOTAL**	1.97	1004	SECURITY TOTAL	.40	951	**FIXED EXP TOTAL**	3.03	1018	**TOTAL PAYROLL**	1.16	984
PAYROLL	.55	336	ELECTRICAL	1.57	995	SEC PAYROLL	.34	313	REAL ESTATE TAX	2.76	1018	CLEANING	.55	336
CONTRACT	.91	965	GAS	.15	533	SEC CONTRACTS	.27	764	BUILDING INS	.21	1003	REPAIR/MAINT	.56	828
SUP/MAT/MISC	.08	820	FUEL OIL	.07	140	SEC OTHER	.04	412	PERS PROP TAX	.13	187	RDS/GROUNDS	.09	122
TRASH REMOVAL	.08	877	PURCH STEAM	.38	219	**ADMIN TOTAL**	**.85**	**1029**	OTHER TAX	.12	314	SECURITY	.34	313
REPR/MAINT TOTAL	**1.50**	**1015**	PURCH CH WTR	.46	66	PAYROLL	.31	735	**LEASING EXPENSES**	**1.43**	**794**	ADMINISTRATIVE	.31	735
PAYROLL	.56	828	COAL			MGMT FEES	.47	788	ADV/PROMOTION	.08	501	**TOTAL CONTRACTS**	**1.14**	**1031**
ELEVATOR	.25	978	WATER/SEWER	.08	963	PROF FEES	.10	688	COMMISSIONS	.12	251	CLEANING	.91	965
HVAC	.20	960	**RDS/GNDS/SEC TOTAL**	**.46**	**1014**	GEN OFC EXP	.11	816	PROF FEES	.35	554	REPAIR/MAINT	.67	997
ELECTRICAL	.11	888	RDS/GNDS TOTAL	.09	777	OTHER ADM EXP	.10	741	TENANT ALTS	1.30	567	RDS/GROUNDS	.06	600
STRUCT/ROOF	.15	499	RDS/GNDS PAYRL	.09	122				BUY-OUTS	.60	38	SECURITY	.27	764
PLUMBING	.03	802	RDS/GNDS CONTR	.06	600				OTHER LEASING	.17	210	ADMINISTRATIVE	.50	866
FIRE/LIFE SFTY	.04	592	RDS/GNDS OTHER	.04	440									
OTHER MAINT/SUP	.33	967												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

SUBURBAN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	11 BLDS	1,554,715 SQ. FT.				1,546,547 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					5.42	7.41			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	5.35	7.38							
MISCELLANEOUS	3	.02	.01							
TOTAL INCOME	3	5.37	7.39							
EXPENSE										
CLEANING	5	.36	.42	.35	.46	.37	.42	.35	.46	
REPAIR-MAINT	8	.55	.49	.39	.82	.55	.49	.39	.84	
UTILITIES	6	.92	.98	.82	1.08	.92	.98	.82	1.08	
RDS/GRNDS/SEC	9	.39	.36	.35	.48	.39	.36	.35	.49	
ADMINISTRATIVE	10	.80	.85	.58	1.09	.81	.85	.58	1.10	
TOTAL OPER EXP	4	3.27	3.29			3.30	3.29			
FIXED EXPENSES	10	1.07	1.37	.82	1.79	1.07	1.39	.82	1.79	
TOTAL OPER + FIX	4	4.52	3.59			4.56	3.59			
LEASING EXP	8	3.25	.23	.07	5.26					
TOTAL PAYROLL	9	.44	.41	.28	.67					
TOTAL CONTRACT	10	.67	.56	.32	.64					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2091	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	99	4
AVG % OFFICE OCCUPANCY	17.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.78	7
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.37**	**5**	**UTILITIES TOTAL**	**.92**	**6**	SECURITY TOTAL	.30	8	**FIXED EXP TOTAL**	**1.07**	**10**	**TOTAL PAYROLL**	**.44**	**9**
PAYROLL			ELECTRICAL	.85	6	SEC PAYROLL			REAL ESTATE TAX	.96	10	CLEANING		
CONTRACT	.33	5	GAS	.03	3	SEC CONTRACTS	.32	6	BUILDING INS	.10	10	REPAIR/MAINT	.15	5
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	5	PURCH STEAM			**ADMIN TOTAL**	**.80**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.55**	**8**	PURCH CH WTR			PAYROLL	.35	9	**LEASING EXPENSES**	**3.25**	**8**	ADMINISTRATIVE	.35	9
PAYROLL	.15	5	COAL			MGMT FEES	.21	10	ADV/PROMOTION	.10	7	**TOTAL CONTRACTS**	**.67**	**10**
ELEVATOR	.13	7	WATER/SEWER	.05	4	PROF FEES	.18	8	COMMISSIONS	.07	4	CLEANING	.33	5
HVAC	.09	8	**RDS/GNDS/SEC**	**.39**	**9**	GEN OFC EXP	.08	10	PROF FEES	.62	6	REPAIR/MAINT	.33	6
ELECTRICAL	.04	7	**TOTAL**			OTHER ADM EXP	.04	8	TENANT ALTS	2.75	5	RDS/GROUNDS	.07	7
STRUCT/ROOF	.06	7	RDS/GNDS TOTAL	.09	9				BUY-OUTS			SECURITY	.32	6
PLUMBING	.01	7	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.30	10
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.07	7									
OTHER MAINT/SUP	.13	8	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	115 BLDS	10,675,213 SQ. FT.				10,517,392 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	94					6.29	5.08	4.17	7.05	
RETAIL AREA	7	10.45	5.73	2.84	19.53					
OTHER AREA										
TOTAL RENT	94	6.32	5.08	4.17	7.01					
MISCELLANEOUS	71	.54	.04	.01	.12					
TOTAL INCOME	94	6.75	5.20	4.20	7.16					
EXPENSE										
CLEANING	98	.42	.39	.32	.48	.42	.39	.32	.48	
REPAIR-MAINT	101	.58	.55	.41	.72	.59	.55	.41	.73	
UTILITIES	101	1.10	1.08	.93	1.40	1.12	1.08	.94	1.40	
RDS/GRNDS/SEC	114	.37	.30	.20	.42	.37	.30	.20	.45	
ADMINISTRATIVE	115	.63	.56	.37	.76	.64	.56	.37	.77	
TOTAL OPER EXP	92	3.07	2.95	2.64	3.43	3.11	3.00	2.66	3.50	
FIXED EXPENSES	114	1.33	1.15	.85	1.48	1.35	1.17	.85	1.49	
TOTAL OPER + FIX	92	4.39	4.15	3.79	4.73	4.45	4.24	3.79	4.83	
LEASING EXP	96	2.58	.48	.15	1.53					
TOTAL PAYROLL	97	.46	.40	.23	.52					
TOTAL CONTRACT	110	.60	.54	.43	.70					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3449	107
AVG SQFT/RETAIL TENANT	1928	8
AVG SQFT/OFFICE WORKER	278	84
AVG % OFFICE OCCUPANCY	40.9	115
AVG % RETAIL OCCUPANCY	44.2	8
AVG $ RATE YR-END RENT	14.44	108
RENTABLE/GROSS SQFT	.95	70

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.42**	**93**	**UTILITIES TOTAL**	**1.11**	**97**	SECURITY TOTAL	.19	88	**FIXED EXP TOTAL**	**1.33**	**109**	**TOTAL PAYROLL**	**.46**	**97**
PAYROLL	.16	13	ELECTRICAL	1.03	95	SEC PAYROLL			REAL ESTATE TAX	1.21	109	CLEANING	.16	13
CONTRACT	.35	90	GAS	.06	31	SEC CONTRACTS	.18	84	BUILDING INS	.12	107	REPAIR/MAINT	.20	80
SUP/MAT/MISC	.03	67	FUEL OIL	.01	2	SEC OTHER	.03	23	PERS PROP TAX			RDS/GROUNDS	.12	6
TRASH REMOVAL	.03	90	PURCH STEAM			**ADMIN TOTAL**	**.63**	**110**	OTHER TAX	.04	16	SECURITY		
REPR/MAINT TOTAL	**.59**	**96**	PURCH CH WTR	.07	5	PAYROLL	.27	74	**LEASING EXPENSES**	**2.58**	**96**	ADMINISTRATIVE	.27	74
PAYROLL	.20	80	COAL			MGMT FEES	.26	110	ADV/PROMOTION	.12	78	**TOTAL CONTRACTS**	**.60**	**110**
ELEVATOR	.09	82	WATER/SEWER	.06	88	PROF FEES	.07	74	COMMISSIONS	.08	33	CLEANING	.35	90
HVAC	.11	96	**RDS/GNDS/SEC**	**.38**	**109**	GEN OFC EXP	.09	75	PROF FEES	.81	70	REPAIR/MAINT	.28	96
ELECTRICAL	.04	88	**TOTAL**			OTHER ADM EXP	.06	70	TENANT ALTS	2.25	65	RDS/GROUNDS	.13	97
STRUCT/ROOF	.03	64	RDS/GNDS TOTAL	.19	105				BUY-OUTS	.46	6	SECURITY	.18	84
PLUMBING	.02	83	RDS/GNDS PAYRL	.12	6				OTHER LEASING	.31	33	ADMINISTRATIVE	.30	110
FIRE/LIFE SFTY	.02	57	RDS/GNDS CONTR	.13	97									
OTHER MAINT/SUP	.13	95	RDS/GNDS OTHER	.06	58									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

SUBURBAN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	414 BLDS	35,868,394 SQ. FT.				35,469,847 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	394					9.01	7.85	5.96	10.14
RETAIL AREA	24	8.16	9.72	5.36	13.17				
OTHER AREA	5	1.02	3.37	.63	6.12				
TOTAL RENT	395	9.03	7.87	6.08	10.13				
MISCELLANEOUS	264	.20	.08	.02	.23				
TOTAL INCOME	395	9.18	7.99	6.14	10.15				
EXPENSE									
CLEANING	391	.58	.55	.47	.65	.59	.55	.48	.65
REPAIR-MAINT	393	.77	.66	.49	.86	.77	.67	.50	.87
UTILITIES	388	1.40	1.35	1.11	1.58	1.40	1.36	1.11	1.59
RDS/GRNDS/SEC	411	.39	.35	.24	.47	.40	.35	.24	.47
ADMINISTRATIVE	411	.74	.64	.47	.90	.75	.66	.47	.94
TOTAL OPER EXP	376	3.94	3.76	3.29	4.27	3.99	3.75	3.30	4.36
FIXED EXPENSES	411	1.56	1.29	.92	1.69	1.58	1.30	.92	1.73
TOTAL OPER + FIX	373	5.53	5.25	4.53	5.88	5.60	5.27	4.54	5.94
LEASING EXP	357	2.11	.72	.26	2.17				
TOTAL PAYROLL	360	.57	.45	.26	.67				
TOTAL CONTRACT	396	.80	.74	.57	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3780	375
AVG SQFT/RETAIL TENANT	3863	22
AVG SQFT/OFFICE WORKER	273	305
AVG % OFFICE OCCUPANCY	66.0	414
AVG % RETAIL OCCUPANCY	74.7	23
AVG $ RATE YR-END RENT	14.07	386
RENTABLE/GROSS SQFT	.95	305

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**375**
PAYROLL	.26	36
CONTRACT	.48	373
SUP/MAT/MISC	.05	311
TRASH REMOVAL	.04	330
REPR/MAINT TOTAL	**.77**	**377**
PAYROLL	.27	291
ELEVATOR	.11	299
HVAC	.13	356
ELECTRICAL	.04	328
STRUCT/ROOF	.05	235
PLUMBING	.02	313
FIRE/LIFE SFTY	.03	190
OTHER MAINT/SUP	.20	373

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.40**	**378**
ELECTRICAL	1.27	377
GAS	.11	166
FUEL OIL	.03	12
PURCH STEAM		
PURCH CH WTR	.13	25
COAL		
WATER/SEWER	.08	342
RDS/GNDS/SEC TOTAL	**.40**	**396**
RDS/GNDS TOTAL	.20	391
RDS/GNDS PAYRL	.08	46
RDS/GNDS CONTR	.15	340
RDS/GNDS OTHER	.06	300

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	348
SEC PAYROLL	.18	19
SEC CONTRACTS	.21	294
SEC OTHER	.03	93
ADMIN TOTAL	**.74**	**397**
PAYROLL	.33	246
MGMT FEES	.32	386
PROF FEES	.08	268
GEN OFC EXP	.08	321
OTHER ADM EXP	.10	257

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.58**	**400**
REAL ESTATE TAX	1.43	400
BUILDING INS	.12	365
PERS PROP TAX	.01	64
OTHER TAX	.07	68
LEASING EXPENSES	**2.11**	**357**
ADV/PROMOTION	.08	292
COMMISSIONS	.12	121
PROF FEES	.56	309
TENANT ALTS	1.87	250
BUY-OUTS	.20	20
OTHER LEASING	.10	70

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**360**
CLEANING	.26	36
REPAIR/MAINT	.27	291
RDS/GROUNDS	.08	48
SECURITY	.18	19
ADMINISTRATIVE	.33	246
TOTAL CONTRACTS	**.80**	**396**
CLEANING	.48	373
REPAIR/MAINT	.34	358
RDS/GROUNDS	.15	340
SECURITY	.21	294
ADMINISTRATIVE	.36	391

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1282 BLDS	138,954,955 SQ. FT.				136,739,404 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1178					14.38	13.33	10.32	16.71
RETAIL AREA	125	13.05	12.45	6.62	19.41				
OTHER AREA	34	4.02	4.65	1.97	7.89				
TOTAL RENT	1180	14.34	13.33	10.32	16.66				
MISCELLANEOUS	746	.51	.14	.03	.39				
TOTAL INCOME	1184	14.68	13.59	10.49	16.99				
EXPENSE									
CLEANING	1239	.80	.75	.64	.91	.80	.76	.64	.92
REPAIR-MAINT	1235	.95	.74	.55	.98	.96	.74	.55	.98
UTILITIES	1205	1.67	1.60	1.33	1.94	1.68	1.60	1.33	1.95
RDS/GRNDS/SEC	1242	.48	.37	.25	.52	.49	.37	.26	.52
ADMINISTRATIVE	1263	.82	.77	.55	1.01	.83	.78	.56	1.02
TOTAL OPER EXP	1160	4.82	4.39	3.83	5.12	4.90	4.42	3.90	5.21
FIXED EXPENSES	1245	1.88	1.57	1.14	2.07	1.91	1.59	1.15	2.10
TOTAL OPER + FIX	1129	6.72	6.05	5.28	7.19	6.83	6.15	5.29	7.29
LEASING EXP	968	1.39	.58	.18	1.72				
TOTAL PAYROLL	1106	.73	.49	.29	.74				
TOTAL CONTRACT	1224	.99	.92	.72	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7198	1222
AVG SQFT/RETAIL TENANT	2854	129
AVG SQFT/OFFICE WORKER	282	959
AVG % OFFICE OCCUPANCY	90.8	1282
AVG % RETAIL OCCUPANCY	87.6	134
AVG $ RATE YR-END RENT	17.08	1050
RENTABLE/GROSS SQFT	.93	895

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**1199**
PAYROLL	.31	165
CONTRACT	.64	1182
SUP/MAT/MISC	.07	957
TRASH REMOVAL	.06	1116
REPR/MAINT TOTAL	**.95**	**1200**
PAYROLL	.38	904
ELEVATOR	.12	1000
HVAC	.18	1174
ELECTRICAL	.07	1046
STRUCT/ROOF	.05	712
PLUMBING	.02	979
FIRE/LIFE SFTY	.03	663
OTHER MAINT/SUP	.24	1140

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**1175**
ELECTRICAL	1.53	1170
GAS	.11	494
FUEL OIL	.04	74
PURCH STEAM	.42	5
PURCH CH WTR	.26	65
COAL		
WATER/SEWER	.08	1109
RDS/GNDS/SEC TOTAL	**.47**	**1212**
RDS/GNDS TOTAL	.24	1171
RDS/GNDS PAYRL	.12	139
RDS/GNDS CONTR	.18	1068
RDS/GNDS OTHER	.08	739

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	1000
SEC PAYROLL	.36	110
SEC CONTRACTS	.22	883
SEC OTHER	.04	302
ADMIN TOTAL	**.83**	**1234**
PAYROLL	.31	761
MGMT FEES	.49	1087
PROF FEES	.09	780
GEN OFC EXP	.09	904
OTHER ADM EXP	.07	734

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**1220**
REAL ESTATE TAX	1.68	1220
BUILDING INS	.15	1152
PERS PROP TAX	.21	195
OTHER TAX	.13	184
LEASING EXPENSES	**1.39**	**968**
ADV/PROMOTION	.07	647
COMMISSIONS	.08	298
PROF FEES	.43	742
TENANT ALTS	1.22	717
BUY-OUTS	.38	34
OTHER LEASING	.16	198

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.73**	**1106**
CLEANING	.31	165
REPAIR/MAINT	.38	904
RDS/GROUNDS	.12	139
SECURITY	.36	110
ADMINISTRATIVE	.31	761
TOTAL CONTRACTS	**.99**	**1224**
CLEANING	.64	1182
REPAIR/MAINT	.42	1191
RDS/GROUNDS	.18	1088
SECURITY	.22	883
ADMINISTRATIVE	.51	1176

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Private Sector:
City Analyses

Akron, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,241,037 SQ. FT.				1,120,517 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.18	9.29	7.69	15.16
RETAIL AREA	4	10.75	7.31	6.61	11.44				
OTHER AREA	2	4.47	4.68						
TOTAL RENT	6	11.20	9.13	7.54	15.19				
MISCELLANEOUS	6	.73	.62	.04	1.91				
TOTAL INCOME	6	11.93	10.43	9.46	15.22				
EXPENSE									
CLEANING	6	.86	.87	.63	.97	.90	.85	.77	.97
REPAIR-MAINT	6	1.12	.82	.65	1.54	1.17	.82	.70	1.57
UTILITIES	6	1.56	1.44	1.24	2.14	1.61	1.43	1.32	2.14
RDS/GRNDS/SEC	6	.27	.33	.20	.45	.30	.39	.23	.51
ADMINISTRATIVE	6	.62	.60	.42	.70	.69	.66	.47	.78
TOTAL OPER EXP	6	4.43	4.33	3.41	5.18	4.91	4.88	3.68	5.73
FIXED EXPENSES	6	1.11	1.08	.66	1.51	1.23	1.16	.73	1.63
TOTAL OPER+FIX	6	5.54	5.70	4.92	5.85	6.14	6.37	5.31	6.57
LEASING EXP	5	.31	.11	.05	.72				
TOTAL PAYROLL	6	.98	.68	.58	1.16				
TOTAL CONTRACT	6	.81	.84	.58	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5617	6
AVG SQFT/RETAIL TENANT	3409	3
AVG SQFT/OFFICE WORKER	335	4
AVG % OFFICE OCCUPANCY	89.7	6
AVG % RETAIL OCCUPANCY	93.0	3
AVG $ RATE YR-END RENT	15.04	6
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	6	**UTILITIES TOTAL**	1.56	6	SECURITY TOTAL	.26	6	**FIXED EXP TOTAL**	1.11	6	**TOTAL PAYROLL**	.98	6
PAYROLL	.25	4	ELECTRICAL	1.31	6	SEC PAYROLL	.23	2	REAL ESTATE TAX	.95	6	CLEANING	.25	4
CONTRACT	.63	6	GAS			SEC CONTRACTS	.20	5	BUILDING INS	.15	6	REPAIR/MAINT	.54	6
SUP/MAT/MISC	.02	5	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM	.29	3	**ADMIN TOTAL**	.62	6	OTHER TAX			SECURITY	.23	2
REPR/MAINT TOTAL	1.12	6	PURCH CH WTR			PAYROLL	.23	5				ADMINISTRATIVE	.23	5
PAYROLL	.54	6	COAL			MGMT FEES	.40	5	**LEASING EXPENSES**	.31	5	**TOTAL CONTRACTS**	.81	6
ELEVATOR	.25	6	WATER/SEWER	.14	6	PROF FEES	.04	4	ADV/PROMOTION	.01	3	CLEANING	.63	6
HVAC	.08	5	**RDS/GNDS/SEC**	.27	6	GEN OFC EXP	.04	5	COMMISSIONS			REPAIR/MAINT	.36	6
ELECTRICAL	.02	5	**TOTAL**			OTHER ADM EXP	.05	5	PROF FEES			RDS/GROUNDS	.01	2
STRUCT/ROOF			RDS/GNDS TOTAL	.02	3				TENANT ALTS	.31	4	SECURITY	.20	5
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.44	5
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.01	2				OTHER LEASING	.01	3			
OTHER MAINT/SUP	.22	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	809,249 SQ. FT.				732,374 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.80	8.58	7.53	12.40
RETAIL AREA	2	7.53	7.31						
OTHER AREA	2	4.47	4.68						
TOTAL RENT	4	9.82	8.45	7.49	12.55				
MISCELLANEOUS	4	.88	.62	.30	1.30				
TOTAL INCOME	4	10.69	9.75	8.73	12.92				
EXPENSE									
CLEANING	4	.84	.87	.75	.92	.87	.85	.80	.92
REPAIR-MAINT	4	1.30	1.18	.68	1.77	1.34	1.17	.71	1.78
UTILITIES	4	1.64	1.78	.97	2.14	1.67	1.73	.97	2.14
RDS/GRNDS/SEC	4	.25	.31	.11	.43	.27	.37	.12	.51
ADMINISTRATIVE	4	.62	.60	.46	.79	.68	.66	.54	.85
TOTAL OPER EXP	4	4.64	4.82	3.53	5.48	5.13	5.38	4.11	5.80
FIXED EXPENSES	4	.84	.86	.60	1.08	.93	.90	.69	1.16
TOTAL OPER+FIX	4	5.49	5.70	4.36	6.34	6.06	6.37	5.07	6.70
LEASING EXP	3	.46	.24						
TOTAL PAYROLL	4	1.23	.96	.68	1.66				
TOTAL CONTRACT	4	.66	.73	.33	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4453	4
AVG SQFT/RETAIL TENANT	4960	2
AVG SQFT/OFFICE WORKER	350	2
AVG % OFFICE OCCUPANCY	89.0	4
AVG % RETAIL OCCUPANCY	97.7	2
AVG $ RATE YR-END RENT	13.73	4
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	4	**UTILITIES TOTAL**	1.64	4	SECURITY TOTAL	.25	4	**FIXED EXP TOTAL**	.84	4	**TOTAL PAYROLL**	1.23	4
PAYROLL	.46	2	ELECTRICAL	1.33	4	SEC PAYROLL	.23	2	REAL ESTATE TAX	.68	4	CLEANING	.46	2
CONTRACT	.53	4	GAS			SEC CONTRACTS	.16	3	BUILDING INS	.15	4	REPAIR/MAINT	.67	4
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM	.29	2	**ADMIN TOTAL**	.62	4	OTHER TAX			SECURITY	.23	2
REPR/MAINT TOTAL	1.30	4	PURCH CH WTR			PAYROLL	.28	3				ADMINISTRATIVE	.28	3
PAYROLL	.67	4	COAL			MGMT FEES	.40	3	**LEASING EXPENSES**	.46	3	**TOTAL CONTRACTS**	.86	4
ELEVATOR	.28	4	WATER/SEWER	.17	4	PROF FEES	.07	2	ADV/PROMOTION			CLEANING	.53	4
HVAC	.09	3	**RDS/GNDS/SEC**	.25	4	GEN OFC EXP	.04	3	COMMISSIONS			REPAIR/MAINT	.39	4
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS	.46	3	SECURITY	.16	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.45	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	.24	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albany, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	148,633 SQ. FT.				144,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.74	12.71	12.53	14.58
RETAIL AREA	2	14.84	11.99						
OTHER AREA									
TOTAL RENT	4	13.77	12.59	12.15	14.65				
MISCELLANEOUS	4	.39	.36	.05	1.23				
TOTAL INCOME	4	14.16	13.25	12.64	15.43				
EXPENSE									
CLEANING	4	.67	.69	.47	.98	.68	.73	.48	1.01
REPAIR-MAINT	4	1.04	1.19	.70	2.43	1.05	1.19	.70	2.63
UTILITIES	3	1.40	.78			1.40	.78		
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	1.06	.85	.81	1.21	1.12	.89	.85	1.27
TOTAL OPER EXP	3	4.88	5.17			5.16	5.53		
FIXED EXPENSES	4	1.44	1.63	1.09	2.85	1.48	1.78	1.15	2.94
TOTAL OPER+FIX	3	7.08	7.31			7.49	7.63		
LEASING EXP									
TOTAL PAYROLL	4	.31	.24	.22	.35				
TOTAL CONTRACT	4	.64	.69	.47	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7958	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	99.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.51	4
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	4
PAYROLL		
CONTRACT	.64	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.04	4
PAYROLL	.24	3
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.82	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.08	4
PAYROLL		
MGMT FEES	.70	4
PROF FEES	.17	4
GEN OFC EXP	.07	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	4
REAL ESTATE TAX	1.17	4
BUILDING INS	.27	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	4
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.64	4
CLEANING	.64	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.87	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	79,593 SQ. FT.				75,166 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.96	12.77		
RETAIL AREA	2	14.84	11.99						
OTHER AREA									
TOTAL RENT	3	14.96	12.77						
MISCELLANEOUS	3	.69	.66						
TOTAL INCOME	3	15.64	13.68						
EXPENSE									
CLEANING	3	1.04	.70			1.06	.77		
REPAIR-MAINT	3	1.13	1.44			1.14	1.44		
UTILITIES	3	1.40	.78			1.40	.78		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.26	.82			1.34	.89		
TOTAL OPER EXP	3	4.88	5.17			5.16	5.53		
FIXED EXPENSES	3	2.20	1.64			2.33	1.81		
TOTAL OPER+FIX	3	7.08	7.31			7.49	7.63		
LEASING EXP									
TOTAL PAYROLL	3	.37	.24						
TOTAL CONTRACT	3	.97	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5301	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	98.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.74	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	3
PAYROLL		
CONTRACT	.97	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.13	3
PAYROLL	.23	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.92	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.26	3
PAYROLL		
MGMT FEES	.77	3
PROF FEES	.10	3
GEN OFC EXP	.14	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.20	3
REAL ESTATE TAX	1.92	3
BUILDING INS	.28	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	3
CLEANING		
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.97	3
CLEANING	.97	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.86	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albuquerque, NM

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 10 BLDS 872,913 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 872,913 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	10					11.70	10.78	9.03	13.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	11.73	10.86	9.03	13.80				
MISCELLANEOUS	3	.20	.09						
TOTAL INCOME	10	11.83	10.87	9.03	14.28				
EXPENSE									
CLEANING	10	.63	.66	.53	.67	.63	.66	.53	.67
REPAIR-MAINT	10	.75	.64	.52	1.04	.75	.64	.52	1.04
UTILITIES	10	1.95	1.78	1.72	1.87	1.95	1.78	1.72	1.87
RDS/GRNDS/SEC	10	.35	.35	.11	.58	.35	.35	.11	.58
ADMINISTRATIVE	10	.97	.84	.79	.92	.97	.84	.79	.92
TOTAL OPER EXP	10	4.66	4.56	4.44	5.14	4.66	4.56	4.44	5.14
FIXED EXPENSES	10	.98	1.06	.77	1.16	.98	1.06	.77	1.16
TOTAL OPER + FIX	10	5.64	5.64	5.40	5.94	5.64	5.64	5.40	5.94
LEASING EXP	9	2.63	1.14	.54	4.80				
TOTAL PAYROLL	10	.56	.55	.31	.62				
TOTAL CONTRACT	10	.83	.81	.64	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5336	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	322	8
AVG % OFFICE OCCUPANCY	83.1	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.90	9
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	9
PAYROLL		
CONTRACT	.53	9
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.66	9
PAYROLL	.27	8
ELEVATOR	.10	9
HVAC	.13	9
ELECTRICAL	.03	9
STRUCT/ROOF	.08	6
PLUMBING	.02	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	10
ELECTRICAL	1.78	10
GAS	.09	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.35	10
RDS/GNDS TOTAL	.19	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	7
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	10
SEC PAYROLL		
SEC CONTRACTS	.17	10
SEC OTHER		
ADMIN TOTAL	.97	10
PAYROLL	.37	9
MGMT FEES	.38	10
PROF FEES	.10	7
GEN OFC EXP	.09	8
OTHER ADM EXP	.15	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.98	10
REAL ESTATE TAX	.85	10
BUILDING INS	.14	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.63	9
ADV/PROMOTION	.14	9
COMMISSIONS	.07	8
PROF FEES	.52	9
TENANT ALTS	1.78	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	10
CLEANING		
REPAIR/MAINT	.27	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	9
TOTAL CONTRACTS	.83	10
CLEANING	.53	9
REPAIR/MAINT	.30	9
RDS/GROUNDS	.18	7
SECURITY	.17	10
ADMINISTRATIVE	.43	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 4 BLDS 629,272 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 629,272 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					13.17	12.96	10.78	15.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.21	12.96	10.86	15.21				
MISCELLANEOUS	3	.20	.09						
TOTAL INCOME	4	13.35	13.22	10.87	15.49				
EXPENSE									
CLEANING	4	.68	.67	.66	.72	.68	.67	.66	.72
REPAIR-MAINT	4	.64	.53	.47	.78	.64	.53	.47	.78
UTILITIES	4	1.75	1.73	1.70	1.78	1.75	1.73	1.70	1.78
RDS/GRNDS/SEC	4	.36	.44	.21	.59	.36	.44	.21	.59
ADMINISTRATIVE	4	1.04	.86	.80	1.19	1.04	.86	.80	1.19
TOTAL OPER EXP	4	4.46	4.45	4.34	4.56	4.46	4.45	4.34	4.56
FIXED EXPENSES	4	1.05	1.15	.93	1.21	1.05	1.15	.93	1.21
TOTAL OPER + FIX	4	5.51	5.50	5.39	5.64	5.51	5.50	5.39	5.64
LEASING EXP	4	1.18	.93	.54	1.71				
TOTAL PAYROLL	4	.58	.55	.43	.71				
TOTAL CONTRACT	4	.89	.84	.72	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5200	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	3
AVG % OFFICE OCCUPANCY	85.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.81	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.64	4
PAYROLL	.24	3
ELEVATOR	.11	4
HVAC	.12	4
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.80	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	4
ELECTRICAL	1.58	4
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL		
SEC CONTRACTS	.20	4
SEC OTHER		
ADMIN TOTAL	1.04	4
PAYROLL	.40	4
MGMT FEES	.39	4
PROF FEES	.10	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.20	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.05	4
REAL ESTATE TAX	.89	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.19	4
ADV/PROMOTION	.12	4
COMMISSIONS	.06	3
PROF FEES	.16	4
TENANT ALTS	.69	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	4
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	4
TOTAL CONTRACTS	.89	4
CLEANING	.56	4
REPAIR/MAINT	.27	4
RDS/GROUNDS	.11	2
SECURITY	.20	4
ADMINISTRATIVE	.43	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Anchorage, AK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	832,278 SQ. FT.				831,902 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.37	14.65	12.11	19.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.41	14.70	12.11	19.96				
MISCELLANEOUS	3	.06	.03						
TOTAL INCOME	4	17.44	14.71	12.19	19.97				
EXPENSE									
CLEANING	5	.92	.95	.72	1.10	.92	.95	.72	1.10
REPAIR-MAINT	5	.91	.94	.83	1.35	.91	.94	.83	1.35
UTILITIES	5	2.44	2.71	2.25	3.00	2.44	2.71	2.25	3.01
RDS/GRNDS/SEC	5	.83	.44	.35	.92	.83	.44	.35	.92
ADMINISTRATIVE	5	1.74	1.34	1.08	1.71	1.74	1.34	1.08	1.71
TOTAL OPER EXP	5	6.90	6.52	6.08	7.51	6.91	6.52	6.09	7.51
FIXED EXPENSES	4	2.22	2.15	1.82	2.38	2.22	2.16	1.82	2.39
TOTAL OPER+FIX	4	8.92	8.48	7.96	9.59	8.94	8.49	7.97	9.59
LEASING EXP	4	2.16	1.62	1.14	2.37				
TOTAL PAYROLL	4	.68	.95	.62	1.12				
TOTAL CONTRACT	4	1.03	1.04	.62	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	119052	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	379	2
AVG % OFFICE OCCUPANCY	94.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.04	4
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**4**	**UTILITIES TOTAL**	**2.77**	**4**	SECURITY TOTAL	.26	4	**FIXED EXP TOTAL**	**2.22**	**4**	**TOTAL PAYROLL**	**.68**	**4**
PAYROLL			ELECTRICAL	2.51	4	SEC PAYROLL			REAL ESTATE TAX	1.57	4	CLEANING		
CONTRACT	.66	4	GAS	.20	4	SEC CONTRACTS	.25	4	BUILDING INS	.64	4	REPAIR/MAINT	.36	2
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM						OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	**1.10**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**1.25**	**4**				ADMINISTRATIVE	.99	2
PAYROLL	.36	2	COAL			PAYROLL	.99	2	**LEASING EXPENSES**	**2.16**	**4**			
ELEVATOR	.20	4	WATER/SEWER	.06	4	MGMT FEES	1.07	2	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**1.03**	**4**
HVAC	.22	4				PROF FEES	.09	4	COMMISSIONS			CLEANING	.66	4
ELECTRICAL	.11	4	**RDS/GNDS/SEC**	**.50**	**4**	GEN OFC EXP	.05	4	PROF FEES	.46	4	REPAIR/MAINT	.76	4
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.09	3	TENANT ALTS	1.68	4	RDS/GROUNDS	.11	4
PLUMBING	.09	4	RDS/GNDS TOTAL	.24	4				BUY-OUTS			SECURITY	.25	4
FIRE/LIFE SFTY	.11	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.74	4
OTHER MAINT/SUP	.12	4	RDS/GNDS CONTR	.11	4									
			RDS/GNDS OTHER	.13	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	11,795,327 SQ. FT.				11,364,022 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					12.68	11.21	8.04	15.63
RETAIL AREA	21	10.00	9.45	6.79	13.99				
OTHER AREA	2	6.79	7.04						
TOTAL RENT	33	12.80	11.37	8.27	16.30				
MISCELLANEOUS	24	.34	.25	.13	.52				
TOTAL INCOME	33	13.08	12.10	8.67	16.36				
EXPENSE									
CLEANING	36	.73	.73	.61	.82	.75	.75	.62	.85
REPAIR-MAINT	36	.91	.78	.59	1.05	.94	.79	.60	1.05
UTILITIES	36	1.56	1.52	1.42	1.87	1.59	1.57	1.44	1.89
RDS/GRNDS/SEC	36	.44	.42	.25	.63	.46	.45	.26	.65
ADMINISTRATIVE	36	.98	.95	.64	1.20	1.02	.99	.66	1.30
TOTAL OPER EXP	36	4.63	4.55	3.78	5.21	4.80	4.82	3.91	5.34
FIXED EXPENSES	34	1.78	1.67	1.34	1.98	1.85	1.74	1.39	2.07
TOTAL OPER+FIX	34	6.39	6.14	5.63	6.83	6.63	6.17	5.63	7.22
LEASING EXP	29	3.16	.71	.30	5.05				
TOTAL PAYROLL	34	.81	.70	.51	.97				
TOTAL CONTRACT	33	.93	.82	.66	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11155	29
AVG SQFT/RETAIL TENANT	1997	20
AVG SQFT/OFFICE WORKER	262	23
AVG % OFFICE OCCUPANCY	86.1	36
AVG % RETAIL OCCUPANCY	69.0	20
AVG $ RATE YR-END RENT	20.08	26
RENTABLE/GROSS SQFT	.88	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**34**	**UTILITIES TOTAL**	**1.56**	**36**	SECURITY TOTAL	.38	33	**FIXED EXP TOTAL**	**1.78**	**34**	**TOTAL PAYROLL**	**.81**	**34**
PAYROLL	.16	8	ELECTRICAL	1.36	36	SEC PAYROLL	.32	10	REAL ESTATE TAX	1.59	34	CLEANING	.16	8
CONTRACT	.65	32	GAS	.22	18	SEC CONTRACTS	.26	27	BUILDING INS	.15	35	REPAIR/MAINT	.39	23
SUP/MAT/MISC	.07	26	FUEL OIL	.01	16	SEC OTHER	.05	15	PERS PROP TAX	.33	6	RDS/GROUNDS		
TRASH REMOVAL	.04	29	PURCH STEAM	.25	2				OTHER TAX	.01	8	SECURITY	.32	10
REPR/MAINT TOTAL	**.92**	**34**	PURCH CH WTR			**ADMIN TOTAL**	**1.01**	**34**				ADMINISTRATIVE	.36	34
PAYROLL	.39	23	COAL			PAYROLL	.36	34	**LEASING EXPENSES**	**3.16**	**29**			
ELEVATOR	.18	34	WATER/SEWER	.07	34	MGMT FEES	.40	28	ADV/PROMOTION	.18	21	**TOTAL CONTRACTS**	**.93**	**33**
HVAC	.11	32				PROF FEES	.12	26	COMMISSIONS	.10	11	CLEANING	.65	32
ELECTRICAL	.12	29	**RDS/GNDS/SEC**	**.45**	**33**	GEN OFC EXP	.17	29	PROF FEES	.91	28	REPAIR/MAINT	.44	34
STRUCT/ROOF	.08	10	**TOTAL**			OTHER ADM EXP	.12	23	TENANT ALTS	2.55	19	RDS/GROUNDS	.07	16
PLUMBING	.02	28	RDS/GNDS TOTAL	.10	26				BUY-OUTS	.85	3	SECURITY	.26	27
FIRE/LIFE SFTY	.01	16	RDS/GNDS PAYRL						OTHER LEASING	.06	4	ADMINISTRATIVE	.47	29
OTHER MAINT/SUP	.18	34	RDS/GNDS CONTR	.07	16									
			RDS/GNDS OTHER	.07	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,949,105 SQ. FT.				1,930,193 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					11.87	10.32	8.75	14.12
RETAIL AREA	2	12.16	11.42						
OTHER AREA									
TOTAL RENT	9	11.88	10.65	8.74	14.12				
MISCELLANEOUS	5	.56	.49	.21	1.11				
TOTAL INCOME	9	12.22	11.10	9.00	14.50				
EXPENSE									
CLEANING	11	.65	.64	.56	.76	.65	.64	.56	.76
REPAIR-MAINT	11	1.00	.70	.54	1.25	1.00	.70	.54	1.25
UTILITIES	11	1.48	1.53	1.35	1.89	1.50	1.60	1.35	1.89
RDS/GRNDS/SEC	11	.33	.34	.23	.41	.34	.34	.23	.43
ADMINISTRATIVE	11	.83	.83	.54	1.08	.84	.83	.54	1.09
TOTAL OPER EXP	11	4.30	4.35	3.82	4.59	4.34	4.35	3.82	4.78
FIXED EXPENSES	9	1.60	1.46	1.30	1.81	1.60	1.46	1.30	1.81
TOTAL OPER + FIX	9	5.75	5.68	5.56	6.06	5.77	5.68	5.56	6.14
LEASING EXP	5	.69	.42	.28	.88				
TOTAL PAYROLL	9	.83	.65	.33	1.21				
TOTAL CONTRACT	8	.77	.73	.49	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12047	6
AVG SQFT/RETAIL TENANT	1760	2
AVG SQFT/OFFICE WORKER	341	6
AVG % OFFICE OCCUPANCY	84.3	11
AVG % RETAIL OCCUPANCY	74.5	2
AVG $ RATE YR-END RENT	16.26	4
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**9**	**UTILITIES TOTAL**	**1.48**	**11**	SECURITY TOTAL	.37	8	**FIXED EXP TOTAL**	**1.60**	**9**	**TOTAL PAYROLL**	**.83**	**9**
PAYROLL	.53	2	ELECTRICAL	1.35	11	SEC PAYROLL			REAL ESTATE TAX	1.48	9	CLEANING	.53	2
CONTRACT	.53	8	GAS	.07	3	SEC CONTRACTS	.44	4	BUILDING INS	.12	10	REPAIR/MAINT	.49	5
SUP/MAT/MISC	.08	5	FUEL OIL	.01	2	SEC OTHER	.16	4	PERS PROP TAX	.42	2	RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM			**ADMIN TOTAL**	**.95**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.12**	**9**	PURCH CH WTR			PAYROLL	.35	9				ADMINISTRATIVE	.35	9
PAYROLL	.49	5	COAL			MGMT FEES	.47	6	**LEASING EXPENSES**	**.69**	**5**			
ELEVATOR	.16	9	WATER/SEWER	.08	11	PROF FEES	.17	6	ADV/PROMOTION	.05	5	**TOTAL CONTRACTS**	**.77**	**8**
HVAC	.20	9	**RDS/GNDS/SEC**	**.35**	**8**	GEN OFC EXP	.09	6	COMMISSIONS	.07	2	CLEANING	.53	8
ELECTRICAL	.26	6	**TOTAL**			OTHER ADM EXP	.15	6	PROF FEES	.33	5	REPAIR/MAINT	.62	9
STRUCT/ROOF	.18	3	RDS/GNDS TOTAL	.06	8				TENANT ALTS	.52	2	RDS/GROUNDS	.03	4
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.44	4
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.03	4				OTHER LEASING	.08	2	ADMINISTRATIVE	.63	6
OTHER MAINT/SUP	.21	9	RDS/GNDS OTHER	.09	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,795,281 SQ. FT.				5,492,527 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					12.86	11.29	6.45	17.55
RETAIL AREA	12	10.59	10.01	5.48	14.06				
OTHER AREA	2	6.79	7.04						
TOTAL RENT	13	12.94	12.10	6.33	17.34				
MISCELLANEOUS	9	.39	.23	.01	.73				
TOTAL INCOME	13	13.22	12.10	6.99	17.45				
EXPENSE									
CLEANING	14	.75	.77	.62	.97	.78	.81	.63	1.01
REPAIR-MAINT	14	.93	.82	.65	1.05	.97	.85	.70	1.06
UTILITIES	14	1.48	1.52	1.40	1.55	1.54	1.55	1.46	1.72
RDS/GRNDS/SEC	14	.49	.50	.40	.63	.51	.53	.47	.64
ADMINISTRATIVE	14	.91	.93	.68	1.14	.96	.99	.71	1.23
TOTAL OPER EXP	14	4.56	4.65	3.64	5.63	4.81	4.92	3.88	5.68
FIXED EXPENSES	14	1.68	1.78	1.32	2.00	1.77	1.88	1.35	2.16
TOTAL OPER + FIX	14	6.24	6.25	5.37	6.93	6.58	6.67	5.58	7.33
LEASING EXP	13	4.22	4.02	.50	7.50				
TOTAL PAYROLL	14	.79	.77	.69	.97				
TOTAL CONTRACT	14	.83	.87	.60	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13542	14
AVG SQFT/RETAIL TENANT	1891	11
AVG SQFT/OFFICE WORKER	254	13
AVG % OFFICE OCCUPANCY	87.3	14
AVG % RETAIL OCCUPANCY	68.3	11
AVG $ RATE YR-END RENT	21.21	13
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**14**	**UTILITIES TOTAL**	**1.48**	**14**	SECURITY TOTAL	.44	14	**FIXED EXP TOTAL**	**1.68**	**14**	**TOTAL PAYROLL**	**.79**	**14**
PAYROLL	.12	4	ELECTRICAL	1.29	14	SEC PAYROLL	.31	9	REAL ESTATE TAX	1.46	14	CLEANING	.12	4
CONTRACT	.66	13	GAS	.20	8	SEC CONTRACTS	.21	13	BUILDING INS	.13	14	REPAIR/MAINT	.35	13
SUP/MAT/MISC	.07	14	FUEL OIL	.02	9	SEC OTHER	.03	10	PERS PROP TAX	.31	4	RDS/GROUNDS		
TRASH REMOVAL	.03	12	PURCH STEAM			**ADMIN TOTAL**	**.91**	**14**	OTHER TAX	.01	6	SECURITY	.31	9
REPR/MAINT TOTAL	**.93**	**14**	PURCH CH WTR			PAYROLL	.25	14				ADMINISTRATIVE	.25	14
PAYROLL	.35	13	COAL			MGMT FEES	.41	12	**LEASING EXPENSES**	**4.22**	**13**			
ELEVATOR	.18	14	WATER/SEWER	.06	14	PROF FEES	.12	11	ADV/PROMOTION	.12	11	**TOTAL CONTRACTS**	**.83**	**14**
HVAC	.09	12	**RDS/GNDS/SEC**	**.49**	**14**	GEN OFC EXP	.12	12	COMMISSIONS	.13	7	CLEANING	.66	13
ELECTRICAL	.16	13	**TOTAL**			OTHER ADM EXP	.12	13	PROF FEES	1.05	13	REPAIR/MAINT	.45	14
STRUCT/ROOF	.04	4	RDS/GNDS TOTAL	.06	11				TENANT ALTS	3.84	10	RDS/GROUNDS	.05	8
PLUMBING	.03	12	RDS/GNDS PAYRL						BUY-OUTS	.05	2	SECURITY	.21	13
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.05	8				OTHER LEASING			ADMINISTRATIVE	.46	13
OTHER MAINT/SUP	.15	14	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 74 BLDS 12,147,351 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 12,012,176 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	64					13.71	13.20	10.54	15.95
RETAIL AREA	4	9.75	9.09	.72	21.83				
OTHER AREA	3	5.02	3.64						
TOTAL RENT	64	13.65	13.24	10.93	15.95				
MISCELLANEOUS	50	.66	.41	.12	.73				
TOTAL INCOME	66	14.08	13.73	11.23	16.43				
EXPENSE									
CLEANING	74	.78	.72	.66	.80	.78	.72	.66	.80
REPAIR-MAINT	74	.73	.62	.55	.87	.73	.62	.56	.87
UTILITIES	74	1.53	1.70	1.39	1.99	1.54	1.70	1.39	1.99
RDS/GRNDS/SEC	74	.48	.46	.38	.63	.49	.47	.38	.63
ADMINISTRATIVE	74	.95	.89	.70	1.10	.96	.92	.70	1.14
TOTAL OPER EXP	74	4.48	4.54	4.01	5.00	4.53	4.60	4.01	5.04
FIXED EXPENSES	65	1.56	1.46	1.21	1.66	1.58	1.46	1.23	1.67
TOTAL OPER + FIX	65	5.95	6.08	5.43	6.52	6.02	6.13	5.49	6.64
LEASING EXP	61	2.64	1.02	.35	2.59				
TOTAL PAYROLL	71	.60	.61	.44	.75				
TOTAL CONTRACT	74	1.03	.99	.90	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7764	70
AVG SQFT/RETAIL TENANT	2302	7
AVG SQFT/OFFICE WORKER	286	62
AVG % OFFICE OCCUPANCY	85.2	72
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	18.92	57
RENTABLE/GROSS SQFT	.95	42

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	74
PAYROLL	.11	16
CONTRACT	.65	74
SUP/MAT/MISC	.07	71
TRASH REMOVAL	.05	61
REPR/MAINT TOTAL	.73	74
PAYROLL	.28	66
ELEVATOR	.10	72
HVAC	.11	74
ELECTRICAL	.05	72
STRUCT/ROOF	.02	34
PLUMBING	.02	71
FIRE/LIFE SFTY	.02	40
OTHER MAINT/SUP	.17	73

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	74
ELECTRICAL	1.44	74
GAS	.03	11
FUEL OIL	.01	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	74
RDS/GNDS/SEC	.48	74
TOTAL		
RDS/GNDS TOTAL	.23	74
RDS/GNDS PAYRL	.14	8
RDS/GNDS CONTR	.16	71
RDS/GNDS OTHER	.08	34

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	67
SEC PAYROLL		
SEC CONTRACTS	.26	62
SEC OTHER	.02	20
ADMIN TOTAL	.95	74
PAYROLL	.32	65
MGMT FEES	.50	70
PROF FEES	.08	47
GEN OFC EXP	.11	58
OTHER ADM EXP	.11	45

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.56	65
REAL ESTATE TAX	1.43	65
BUILDING INS	.13	67
PERS PROP TAX	.03	19
OTHER TAX	.09	5
LEASING EXPENSES	2.64	61
ADV/PROMOTION	.07	57
COMMISSIONS	.12	23
PROF FEES	.84	49
TENANT ALTS	1.91	50
BUY-OUTS	.24	9
OTHER LEASING	.11	39

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	71
CLEANING	.11	16
REPAIR/MAINT	.28	66
RDS/GROUNDS	.14	8
SECURITY		
ADMINISTRATIVE	.32	65
TOTAL CONTRACTS	1.03	74
CLEANING	.65	74
REPAIR/MAINT	.30	74
RDS/GROUNDS	.16	71
SECURITY	.86	62
ADMINISTRATIVE	.55	71

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 5 BLDS 133,523 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 133,523 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					11.11	11.36	10.70	11.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.11	11.36	10.70	11.67				
MISCELLANEOUS	2	.88	1.30						
TOTAL INCOME	4	11.47	11.40	10.91	12.75				
EXPENSE									
CLEANING	5	.69	.69	.54	.75	.69	.69	.54	.75
REPAIR-MAINT	5	.85	.72	.63	1.01	.85	.72	.63	1.01
UTILITIES	5	2.09	2.14	1.83	2.79	2.09	2.14	1.83	2.79
RDS/GRNDS/SEC	5	.44	.52	.32	.81	.44	.52	.32	.81
ADMINISTRATIVE	5	.74	.86	.59	1.03	.74	.86	.59	1.03
TOTAL OPER EXP	5	4.82	4.75	4.51	5.88	4.82	4.75	4.51	5.88
FIXED EXPENSES	5	1.29	1.39	.94	1.77	1.29	1.39	.94	1.77
TOTAL OPER + FIX	5	6.11	6.31	5.67	7.33	6.11	6.31	5.67	7.33
LEASING EXP	5	.91	.44	.34	1.26				
TOTAL PAYROLL	5	.51	.63	.34	.83				
TOTAL CONTRACT	5	1.02	1.14	.91	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4068	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	315	3
AVG % OFFICE OCCUPANCY	88.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.17	5
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	5
PAYROLL		
CONTRACT	.58	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL		
REPR/MAINT TOTAL	.85	5
PAYROLL	.20	4
ELEVATOR	.05	3
HVAC	.15	5
ELECTRICAL	.07	5
STRUCT/ROOF	.52	2
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	5
ELECTRICAL	2.03	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC	.44	5
TOTAL		
RDS/GNDS TOTAL	.35	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	5
SEC PAYROLL		
SEC CONTRACTS	.09	5
SEC OTHER		
ADMIN TOTAL	.74	5
PAYROLL	.50	4
MGMT FEES	.33	4
PROF FEES	.10	4
GEN OFC EXP	.05	4
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	5
REAL ESTATE TAX	1.15	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.91	5
ADV/PROMOTION	.13	5
COMMISSIONS		
PROF FEES		
TENANT ALTS	.16	4
BUY-OUTS		
OTHER LEASING	.83	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	5
CLEANING		
REPAIR/MAINT	.20	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	4
TOTAL CONTRACTS	1.02	5
CLEANING	.58	5
REPAIR/MAINT	.57	5
RDS/GROUNDS	.35	5
SECURITY	.09	5
ADMINISTRATIVE	.30	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	590,472 SQ. FT.				588,904 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.66	13.03	10.12	13.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.74	13.03	10.11	14.18				
MISCELLANEOUS	5	1.53	.47	.18	3.90				
TOTAL INCOME	7	12.91	13.03	10.37	15.61				
EXPENSE									
CLEANING	8	.73	.69	.60	.76	.73	.70	.60	.76
REPAIR-MAINT	8	.75	.58	.51	.87	.76	.58	.52	.87
UTILITIES	8	2.10	2.09	1.93	2.26	2.11	2.09	1.93	2.29
RDS/GRNDS/SEC	8	.48	.44	.41	.54	.49	.44	.41	.54
ADMINISTRATIVE	8	1.03	.96	.71	1.25	1.04	.98	.71	1.25
TOTAL OPER EXP	8	5.10	4.81	4.40	5.25	5.12	4.88	4.40	5.25
FIXED EXPENSES	7	1.19	1.23	.98	1.41	1.20	1.26	.98	1.41
TOTAL OPER + FIX	7	6.30	6.12	5.37	6.50	6.33	6.13	5.37	6.59
LEASING EXP	7	1.28	.37	.11	2.14				
TOTAL PAYROLL	7	.75	.72	.63	.80				
TOTAL CONTRACT	8	1.07	1.02	.96	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6478	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	7
AVG % OFFICE OCCUPANCY	90.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.55	5
RENTABLE/GROSS SQFT	.98	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	8
PAYROLL		
CONTRACT	.63	8
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.75	8
PAYROLL	.31	7
ELEVATOR	.07	6
HVAC	.11	8
ELECTRICAL	.04	8
STRUCT/ROOF	.19	2
PLUMBING	.04	7
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.17	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	8
ELECTRICAL	1.95	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	8
RDS/GNDS/SEC TOTAL	.48	8
RDS/GNDS TOTAL	.29	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	7
RDS/GNDS OTHER	.11	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	7
SEC PAYROLL		
SEC CONTRACTS	.19	8
SEC OTHER		
ADMIN TOTAL	1.03	8
PAYROLL	.44	7
MGMT FEES	.58	7
PROF FEES	.07	5
GEN OFC EXP	.14	4
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.19	7
REAL ESTATE TAX	1.08	7
BUILDING INS	.13	7
PERS PROP TAX	.44	2
OTHER TAX		
LEASING EXPENSES	1.28	7
ADV/PROMOTION	.06	5
COMMISSIONS		
PROF FEES	1.37	3
TENANT ALTS	.90	5
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	7
CLEANING		
REPAIR/MAINT	.31	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	7
TOTAL CONTRACTS	1.07	8
CLEANING	.63	8
REPAIR/MAINT	.30	8
RDS/GROUNDS	.28	7
SECURITY	.19	8
ADMINISTRATIVE	.63	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,985,801 SQ. FT.				4,948,800 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					14.22	13.29	10.54	17.22
RETAIL AREA									
OTHER AREA									
TOTAL RENT	26	14.14	13.34	10.51	16.52				
MISCELLANEOUS	20	.72	.35	.17	.79				
TOTAL INCOME	26	14.69	13.93	11.38	16.94				
EXPENSE									
CLEANING	26	.73	.73	.67	.80	.73	.73	.67	.80
REPAIR-MAINT	26	.64	.59	.55	.74	.64	.59	.55	.74
UTILITIES	26	1.66	1.63	1.48	1.85	1.66	1.66	1.48	1.85
RDS/GRNDS/SEC	26	.50	.44	.36	.65	.50	.44	.37	.65
ADMINISTRATIVE	26	.99	.95	.73	1.18	1.00	.95	.73	1.18
TOTAL OPER EXP	26	4.52	4.57	4.08	4.97	4.55	4.63	4.08	5.03
FIXED EXPENSES	26	1.51	1.46	1.20	1.61	1.52	1.48	1.20	1.81
TOTAL OPER + FIX	26	6.02	6.17	5.42	6.67	6.07	6.19	5.52	6.73
LEASING EXP	23	1.80	1.07	.35	2.70				
TOTAL PAYROLL	26	.60	.64	.48	.75				
TOTAL CONTRACT	26	1.01	.95	.90	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10705	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	20
AVG % OFFICE OCCUPANCY	89.4	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.31	20
RENTABLE/GROSS SQFT	.95	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	26
PAYROLL	.09	5
CONTRACT	.60	26
SUP/MAT/MISC	.08	24
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	.64	26
PAYROLL	.26	24
ELEVATOR	.08	26
HVAC	.11	26
ELECTRICAL	.05	24
STRUCT/ROOF	.01	13
PLUMBING	.01	24
FIRE/LIFE SFTY	.02	18
OTHER MAINT/SUP	.13	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	26
ELECTRICAL	1.55	26
GAS	.04	2
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	26
RDS/GNDS/SEC TOTAL	.50	26
RDS/GNDS TOTAL	.27	26
RDS/GNDS PAYRL	.21	3
RDS/GNDS CONTR	.19	26
RDS/GNDS OTHER	.10	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	26
SEC PAYROLL		
SEC CONTRACTS	.23	25
SEC OTHER	.02	10
ADMIN TOTAL	.99	26
PAYROLL	.35	24
MGMT FEES	.52	24
PROF FEES	.07	21
GEN OFC EXP	.10	22
OTHER ADM EXP	.10	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.51	26
REAL ESTATE TAX	1.36	26
BUILDING INS	.12	26
PERS PROP TAX	.02	4
OTHER TAX	.02	2
LEASING EXPENSES	1.80	23
ADV/PROMOTION	.07	23
COMMISSIONS	.08	11
PROF FEES	.75	19
TENANT ALTS	1.06	22
BUY-OUTS		
OTHER LEASING	.08	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	26
CLEANING	.09	5
REPAIR/MAINT	.26	24
RDS/GROUNDS	.21	3
SECURITY		
ADMINISTRATIVE	.35	24
TOTAL CONTRACTS	1.01	26
CLEANING	.60	26
REPAIR/MAINT	.27	26
RDS/GROUNDS	.19	26
SECURITY	.23	25
ADMINISTRATIVE	.58	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,734,112 SQ. FT.				2,659,422 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.80	16.26	14.60	18.31
RETAIL AREA	3	8.41	.85						
OTHER AREA	2	6.28	10.76						
TOTAL RENT	6	16.53	15.68	14.22	18.31				
MISCELLANEOUS	6	.47	.38	.12	.54				
TOTAL INCOME	6	17.00	16.62	14.70	18.59				
EXPENSE									
CLEANING	6	.92	.86	.71	1.12	.92	.87	.71	1.12
REPAIR-MAINT	6	.78	.78	.69	.96	.78	.78	.69	.96
UTILITIES	6	1.18	1.05	.85	1.63	1.19	1.05	.85	1.58
RDS/GRNDS/SEC	6	.55	.55	.40	.65	.57	.56	.41	.68
ADMINISTRATIVE	6	1.08	1.09	.86	1.21	1.12	1.11	.91	1.25
TOTAL OPER EXP	6	4.51	4.47	3.76	5.10	4.64	4.60	3.88	5.16
FIXED EXPENSES	6	1.64	1.63	1.50	1.78	1.69	1.66	1.57	1.84
TOTAL OPER+FIX	6	6.15	6.09	5.46	6.52	6.33	6.26	5.65	6.60
LEASING EXP	5	3.33	2.50	1.06	6.30				
TOTAL PAYROLL	6	.80	.48	.40	.77				
TOTAL CONTRACT	6	1.19	1.19	.91	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6202	6
AVG SQFT/RETAIL TENANT	3187	3
AVG SQFT/OFFICE WORKER	287	5
AVG % OFFICE OCCUPANCY	86.3	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	21.00	6
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	6	**UTILITIES TOTAL**	1.18	6	SECURITY TOTAL	.37	6	**FIXED EXP TOTAL**	1.64	6	**TOTAL PAYROLL**	.80	6
PAYROLL			ELECTRICAL	1.08	6	SEC PAYROLL			REAL ESTATE TAX	1.50	6	CLEANING		
CONTRACT	.80	6	GAS			SEC CONTRACTS	.35	5	BUILDING INS	.13	6	REPAIR/MAINT	.30	5
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS	.06	2
TRASH REMOVAL	.04	6	PURCH STEAM			**ADMIN TOTAL**	1.09	6	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	.78	6	PURCH CH WTR			PAYROLL	.28	4				ADMINISTRATIVE	.28	4
PAYROLL	.30	6	COAL			MGMT FEES	.64	6	**LEASING EXPENSES**	3.33	5	**TOTAL CONTRACTS**	1.19	6
ELEVATOR	.13	6	WATER/SEWER	.10	6	PROF FEES	.08	6	ADV/PROMOTION	.07	5	CLEANING	.80	6
HVAC	.06	6	**RDS/GNDS/SEC**	.55	6	GEN OFC EXP	.14	6	COMMISSIONS	.01	3	REPAIR/MAINT	.26	6
ELECTRICAL	.04	6	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.89	5	RDS/GROUNDS	.11	6
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.18	6				TENANT ALTS	2.32	5	SECURITY	.35	5
PLUMBING	.01	6	RDS/GNDS PAYRL	.06	2				BUY-OUTS			ADMINISTRATIVE	.72	6
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.11	6				OTHER LEASING	.04	4			
OTHER MAINT/SUP	.21	6	RDS/GNDS OTHER	.07	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,979,660 SQ. FT.				1,943,669 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					6.83	6.14	5.90	10.33
RETAIL AREA	4	9.20	7.65	4.46	13.79				
OTHER AREA									
TOTAL RENT	17	8.84	6.14	5.87	10.33				
MISCELLANEOUS	8	.05	.05	.00	.08				
TOTAL INCOME	17	8.88	6.14	5.87	10.55				
EXPENSE									
CLEANING	14	.60	.52	.39	.67	.60	.52	.39	.68
REPAIR-MAINT	17	.71	.60	.40	.95	.72	.60	.40	.98
UTILITIES	17	1.52	1.35	.91	1.99	1.52	1.37	.91	1.99
RDS/GRNDS/SEC	15	.33	.14	.06	.50	.33	.14	.06	.50
ADMINISTRATIVE	17	.94	1.17	.64	1.29	.86	1.18	.66	1.33
TOTAL OPER EXP	14	4.03	3.57	3.16	4.49	4.10	3.77	3.16	4.49
FIXED EXPENSES	17	1.44	1.31	.95	1.53	1.47	1.31	.98	1.53
TOTAL OPER+FIX	14	5.49	5.43	4.50	5.83	5.59	5.49	4.67	5.87
LEASING EXP	17	.57	.31	.03	.70				
TOTAL PAYROLL	17	.52	.56	.42	.63				
TOTAL CONTRACT	17	.73	.50	.35	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10146	9
AVG SQFT/RETAIL TENANT	1285	4
AVG SQFT/OFFICE WORKER	360	5
AVG % OFFICE OCCUPANCY	80.4	17
AVG % RETAIL OCCUPANCY	72.8	4
AVG $ RATE YR-END RENT	13.46	8
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	14	**UTILITIES TOTAL**	1.52	17	SECURITY TOTAL	.25	11	**FIXED EXP TOTAL**	1.44	17	**TOTAL PAYROLL**	.52	17
PAYROLL			ELECTRICAL	1.30	17	SEC PAYROLL			REAL ESTATE TAX	1.31	17	CLEANING		
CONTRACT	.53	14	GAS	.07	5	SEC CONTRACTS	.26	4	BUILDING INS	.13	17	REPAIR/MAINT	.28	8
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.06	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM			**ADMIN TOTAL**	.84	17	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.71	17	PURCH CH WTR			PAYROLL	.29	14				ADMINISTRATIVE	.29	14
PAYROLL	.28	8	COAL			MGMT FEES	.30	17	**LEASING EXPENSES**	.57	17	**TOTAL CONTRACTS**	.73	17
ELEVATOR	.13	14	WATER/SEWER	.18	10	PROF FEES	.12	17	ADV/PROMOTION	.05	12	CLEANING	.53	14
HVAC	.10	17	**RDS/GNDS/SEC**	.33	15	GEN OFC EXP	.08	17	COMMISSIONS	.03	2	REPAIR/MAINT	.32	17
ELECTRICAL	.03	9	**TOTAL**			OTHER ADM EXP	.09	15	PROF FEES	.53	10	RDS/GROUNDS	.09	7
STRUCT/ROOF	.03	7	RDS/GNDS TOTAL	.12	14				TENANT ALTS	.73	5	SECURITY	.26	4
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.41	17
FIRE/LIFE SFTY	.06	8	RDS/GNDS CONTR	.09	7				OTHER LEASING					
OTHER MAINT/SUP	.27	16	RDS/GNDS OTHER	.06	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	468,710 SQ. FT.				455,266 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	0					10.03	5.89		
RETAIL AREA	2	6.50	10.76						
OTHER AREA									
TOTAL RENT	3	9.95	5.84						
MISCELLANEOUS									
TOTAL INCOME	3	9.99	5.84						
EXPENSE									
CLEANING	3	.63	.49			.64	.52		
REPAIR-MAINT	3	1.03	.70			1.04	.74		
UTILITIES	3	1.64	1.29			1.65	1.33		
RDS/GRNDS/SEC	3	.34	.14			.35	.14		
ADMINISTRATIVE	3	1.21	1.20			1.25	1.22		
TOTAL OPER EXP	3	4.85	3.80			5.00	4.09		
FIXED EXPENSES	3	1.24	1.23			1.27	1.23		
TOTAL OPER + FIX	3	6.09	4.64			6.27	4.99		
LEASING EXP	3	.12	.01						
TOTAL PAYROLL	3	.64	.66						
TOTAL CONTRACT	3	.86	.42						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5269	2
AVG SQFT/RETAIL TENANT	1016	2
AVG SQFT/OFFICE WORKER	447	2
AVG % OFFICE OCCUPANCY	81.8	3
AVG % RETAIL OCCUPANCY	66.1	2
AVG $ RATE YR-END RENT	14.13	2
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**3**	**UTILITIES TOTAL**	**1.64**	**3**	SECURITY TOTAL	.32	3	**FIXED EXP TOTAL**	**1.24**	**3**	**TOTAL PAYROLL**	**.64**	**3**
PAYROLL			ELECTRICAL	1.41	3	SEC PAYROLL			REAL ESTATE TAX	1.08	3	CLEANING		
CONTRACT	.55	3	GAS	.06	2	SEC CONTRACTS	.39	2	BUILDING INS	.16	3	REPAIR/MAINT	.33	2
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	**1.21**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.03**	**3**	PURCH CH WTR			PAYROLL	.36	3				ADMINISTRATIVE	.36	3
PAYROLL	.33	2	COAL			MGMT FEES	.34	3	**LEASING EXPENSES**	**.12**	**3**			
ELEVATOR	.24	3	WATER/SEWER	.19	3	PROF FEES	.21	3	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	**.86**	**3**
HVAC	.09	3	**RDS/GNDS/SEC**	**.34**	**3**	GEN OFC EXP	.18	3	COMMISSIONS			CLEANING	.55	3
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP	.15	2	PROF FEES			REPAIR/MAINT	.46	3
STRUCT/ROOF			RDS/GNDS TOTAL	.08	2				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	2
FIRE/LIFE SFTY	.08	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.56	3
OTHER MAINT/SUP	.32	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,104,980 SQ. FT.				1,082,433 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					9.24	10.97		
RETAIL AREA	2	10.30	7.49						
OTHER AREA									
TOTAL RENT	3	9.26	10.97						
MISCELLANEOUS	3	.03	.02						
TOTAL INCOME	3	9.29	11.06						
EXPENSE									
CLEANING	3	.64	.65			.65	.65		
REPAIR-MAINT	3	.63	.59			.64	.58		
UTILITIES	3	1.59	2.06			1.59	2.06		
RDS/GRNDS/SEC	3	.37	.50			.38	.50		
ADMINISTRATIVE	3	.55	.49			.56	.51		
TOTAL OPER EXP	3	3.86	3.57			3.96	3.77		
FIXED EXPENSES	3	1.63	1.59			1.66	1.50		
TOTAL OPER + FIX	3	5.51	5.43			5.62	5.73		
LEASING EXP	3	.81	.40						
TOTAL PAYROLL	3	.46	.45						
TOTAL CONTRACT	3	.79	.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13671	3
AVG SQFT/RETAIL TENANT	1419	2
AVG SQFT/OFFICE WORKER	337	3
AVG % OFFICE OCCUPANCY	83.4	3
AVG % RETAIL OCCUPANCY	75.5	2
AVG $ RATE YR-END RENT	13.57	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**3**	**UTILITIES TOTAL**	**1.59**	**3**	SECURITY TOTAL	.25	3	**FIXED EXP TOTAL**	**1.63**	**3**	**TOTAL PAYROLL**	**.46**	**3**
PAYROLL			ELECTRICAL	1.34	3	SEC PAYROLL			REAL ESTATE TAX	1.49	3	CLEANING		
CONTRACT	.55	3	GAS	.07	2	SEC CONTRACTS	.20	2	BUILDING INS	.14	3	REPAIR/MAINT	.26	2
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	**.55**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.63**	**3**	PURCH CH WTR			PAYROLL	.19	3				ADMINISTRATIVE	.19	3
PAYROLL	.26	2	COAL			MGMT FEES	.26	3	**LEASING EXPENSES**	**.81**	**3**			
ELEVATOR	.09	3	WATER/SEWER	.19	3	PROF FEES	.04	3	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**.79**	**3**
HVAC	.10	3	**RDS/GNDS/SEC**	**.37**	**3**	GEN OFC EXP	.04	3	COMMISSIONS			CLEANING	.55	3
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.01	2	PROF FEES	.56	2	REPAIR/MAINT	.29	3
STRUCT/ROOF			RDS/GNDS TOTAL	.12	3				TENANT ALTS			RDS/GROUNDS	.10	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	2
FIRE/LIFE SFTY	.06	3	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE	.32	3
OTHER MAINT/SUP	.24	2	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	1,358,840 SQ. FT.				1,356,462 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	10					9.87	7.62	5.15	11.19	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	10	9.89	7.62	5.15	11.14					
MISCELLANEOUS	6	.06	.06	.02	.34					
TOTAL INCOME	10	9.92	7.69	5.46	11.16					
EXPENSE										
CLEANING	16	.67	.60	.51	.77	.67	.60	.51	.77	
REPAIR-MAINT	13	.62	.57	.42	.70	.62	.57	.42	.70	
UTILITIES	14	1.47	1.46	1.33	1.56	1.47	1.46	1.33	1.56	
RDS/GRNDS/SEC	22	.26	.18	.13	.22	.26	.18	.13	.22	
ADMINISTRATIVE	22	.67	.67	.36	.80	.67	.67	.36	.80	
TOTAL OPER EXP	13	3.88	3.68	3.27	4.06	3.89	3.68	3.27	4.08	
FIXED EXPENSES	22	1.35	1.43	.93	1.53	1.35	1.43	.93	1.54	
TOTAL OPER + FIX	13	5.39	5.36	4.84	5.65	5.40	5.39	4.84	5.65	
LEASING EXP	14	4.20	.90	.44	4.06					
TOTAL PAYROLL	21	.44	.41	.31	.57					
TOTAL CONTRACT	22	.68	.59	.27	.69					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4872	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	315	18
AVG % OFFICE OCCUPANCY	68.4	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.21	18
RENTABLE/GROSS SQFT	.96	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.67**	**16**	**UTILITIES TOTAL**	**1.47**	**14**	SECURITY TOTAL	.06	16	**FIXED EXP TOTAL**	**1.35**	**22**	**TOTAL PAYROLL**	**.44**	**21**
PAYROLL	.12	7	ELECTRICAL	1.32	14	SEC PAYROLL			REAL ESTATE TAX	1.24	22	CLEANING	.12	7
CONTRACT	.53	16	GAS			SEC CONTRACTS	.06	10	BUILDING INS	.11	22	REPAIR/MAINT	.23	10
SUP/MAT/MISC	.08	16	FUEL OIL			SEC OTHER	.02	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	16	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.62**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.67**	**22**				ADMINISTRATIVE	.23	21
PAYROLL	.23	10	COAL			PAYROLL	.23	21	**LEASING EXPENSES**	**4.20**	**14**			
ELEVATOR	.07	13	WATER/SEWER	.15	14	MGMT FEES	.32	19	ADV/PROMOTION	.03	11	**TOTAL CONTRACTS**	**.68**	**22**
HVAC	.08	13	**RDS/GNDS/SEC**	**.26**	**22**	PROF FEES	.05	19	COMMISSIONS	.06	4	CLEANING	.53	16
ELECTRICAL	.04	13	**TOTAL**			GEN OFC EXP	.06	22	PROF FEES	.91	12	REPAIR/MAINT	.24	13
STRUCT/ROOF	.03	11	RDS/GNDS TOTAL	.22	21	OTHER ADM EXP	.08	11	TENANT ALTS	4.10	12	RDS/GROUNDS	.21	21
PLUMBING	.01	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	10
FIRE/LIFE SFTY	.01	8	RDS/GNDS CONTR	.21	21				OTHER LEASING	.03	2	ADMINISTRATIVE	.33	22
OTHER MAINT/SUP	.18	13	RDS/GNDS OTHER	.02	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	274,480 SQ. FT.				274,480 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					7.68	7.62			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	7.68	7.62							
MISCELLANEOUS	2	.06	.06							
TOTAL INCOME	3	7.72	7.69							
EXPENSE										
CLEANING	3	.76	.75			.76	.75			
REPAIR-MAINT	3	.53	.47			.53	.47			
UTILITIES	4	1.23	1.33	.93	1.50	1.23	1.33	.93	1.50	
RDS/GRNDS/SEC	4	.16	.16	.09	.21	.16	.16	.09	.21	
ADMINISTRATIVE	4	.58	.48	.26	.88	.58	.48	.26	.88	
TOTAL OPER EXP	3	3.54	3.50			3.54	3.50			
FIXED EXPENSES	4	1.25	1.25	.93	1.51	1.25	1.25	.93	1.51	
TOTAL OPER + FIX	3	4.90	5.03			4.90	5.03			
LEASING EXP	4	2.19	1.33	.40	4.01					
TOTAL PAYROLL	3	.40	.50							
TOTAL CONTRACT	4	.42	.45	.26	.55					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5665	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	3
AVG % OFFICE OCCUPANCY	75.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.55	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**3**	**UTILITIES TOTAL**	**1.23**	**4**	SECURITY TOTAL	.04	4	**FIXED EXP TOTAL**	**1.25**	**4**	**TOTAL PAYROLL**	**.40**	**3**
PAYROLL			ELECTRICAL	1.13	4	SEC PAYROLL			REAL ESTATE TAX	1.16	4	CLEANING		
CONTRACT	.40	3	GAS			SEC CONTRACTS			BUILDING INS	.09	4	REPAIR/MAINT		
SUP/MAT/MISC	.18	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.53**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.58**	**4**				ADMINISTRATIVE	.20	3
PAYROLL			COAL			PAYROLL	.20	3	**LEASING EXPENSES**	**2.19**	**4**			
ELEVATOR	.07	3	WATER/SEWER	.11	4	MGMT FEES	.28	4	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	**.42**	**4**
HVAC	.09	3	**RDS/GNDS/SEC**	**.16**	**4**	PROF FEES	.14	3	COMMISSIONS			CLEANING	.40	3
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP	.05	4	PROF FEES	.43	3	REPAIR/MAINT	.26	3
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP			TENANT ALTS	1.83	4	RDS/GROUNDS	.12	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.12	3				OTHER LEASING			ADMINISTRATIVE	.37	4
OTHER MAINT/SUP	.21	3	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	5,094,633 SQ. FT.				4,856,006 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					18.41	16.36	13.29	22.09
RETAIL AREA	15	13.83	16.78	10.60	20.61				
OTHER AREA	2	2.61	2.03						
TOTAL RENT	27	18.11	15.90	13.24	20.94				
MISCELLANEOUS	16	.42	.09	.02	.40				
TOTAL INCOME	27	18.40	15.90	13.25	21.02				
EXPENSE									
CLEANING	27	1.20	.95	.85	1.25	1.24	.98	.89	1.25
REPAIR-MAINT	27	1.51	1.30	.92	1.96	1.56	1.35	.95	1.97
UTILITIES	27	2.26	2.03	1.72	2.58	2.28	2.07	1.75	2.58
RDS/GRNDS/SEC	24	.69	.52	.39	.77	.73	.52	.40	.82
ADMINISTRATIVE	26	.75	.68	.46	.86	.79	.74	.48	.94
TOTAL OPER EXP	27	6.68	5.61	4.75	6.90	7.01	5.95	5.10	7.26
FIXED EXPENSES	24	2.88	2.47	1.85	3.11	3.02	2.51	1.85	3.59
TOTAL OPER + FIX	24	9.65	8.30	7.81	10.23	10.11	8.85	8.11	10.41
LEASING EXP	17	.76	.35	.03	1.07				
TOTAL PAYROLL	27	1.60	1.12	.84	1.91				
TOTAL CONTRACT	26	1.06	.89	.74	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13838	25
AVG SQFT/RETAIL TENANT	2706	15
AVG SQFT/OFFICE WORKER	198	23
AVG % OFFICE OCCUPANCY	93.7	25
AVG % RETAIL OCCUPANCY	75.2	16
AVG $ RATE YR-END RENT	21.21	25
RENTABLE/GROSS SQFT	.91	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	27	**UTILITIES TOTAL**	2.26	27	SECURITY TOTAL	.64	24	**FIXED EXP TOTAL**	2.88	24	**TOTAL PAYROLL**	1.60	27
PAYROLL	.36	16	ELECTRICAL	2.01	24	SEC PAYROLL	.52	17	REAL ESTATE TAX	2.74	24	CLEANING	.36	16
CONTRACT	.83	26	GAS	.41	8	SEC CONTRACTS	.43	9	BUILDING INS	.15	21	REPAIR/MAINT	.61	26
SUP/MAT/MISC	.07	22	FUEL OIL	.19	3	SEC OTHER	.03	13	PERS PROP TAX	.03	4	RDS/GROUNDS	.16	2
TRASH REMOVAL	.09	24	PURCH STEAM	.44	12	**ADMIN TOTAL**	.77	24	OTHER TAX	.07	8	SECURITY	.52	17
REPR/MAINT TOTAL	1.51	27	PURCH CH WTR			PAYROLL	.32	21	**LEASING EXPENSES**	.78	17	ADMINISTRATIVE	.32	21
PAYROLL	.61	26	COAL			MGMT FEES	.53	15	ADV/PROMOTION	.05	10	**TOTAL CONTRACTS**	1.06	26
ELEVATOR	.24	24	WATER/SEWER	.05	27	PROF FEES	.08	15	COMMISSIONS	.01	6	CLEANING	.83	26
HVAC	.24	24	**RDS/GNDS/SEC TOTAL**	.89	24	GEN OFC EXP	.07	19	PROF FEES	.13	11	REPAIR/MAINT	.73	25
ELECTRICAL	.09	21	RDS/GNDS TOTAL	.09	14	OTHER ADM EXP	.04	16	TENANT ALTS	1.04	10	RDS/GROUNDS	.07	12
STRUCT/ROOF	.35	9	RDS/GNDS PAYRL	.16	2				BUY-OUTS			SECURITY	.43	9
PLUMBING	.03	20	RDS/GNDS CONTR	.07	12				OTHER LEASING	.07	3	ADMINISTRATIVE	.47	18
FIRE/LIFE SFTY	.03	18	RDS/GNDS OTHER	.03	9									
OTHER MAINT/SUP	.23	25												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	208,623 SQ. FT.				204,890 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.95	13.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.90	13.36						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	13.91	13.37						
EXPENSE									
CLEANING	3	1.28	.96			1.28	.96		
REPAIR-MAINT	3	1.41	1.35			1.44	1.35		
UTILITIES	3	2.16	2.21			2.20	2.21		
RDS/GRNDS/SEC	3	.91	.52			.93	.52		
ADMINISTRATIVE	3	.63	.55			.64	.55		
TOTAL OPER EXP	3	6.39	5.70			6.51	5.70		
FIXED EXPENSES	3	1.77	1.85			1.80	1.85		
TOTAL OPER + FIX	3	8.16	7.81			8.31	7.81		
LEASING EXP	2	.35	.35						
TOTAL PAYROLL	3	1.44	1.36						
TOTAL CONTRACT	2	1.69	1.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7442	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	3
AVG % OFFICE OCCUPANCY	87.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.57	3
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.28	3	**UTILITIES TOTAL**	2.16	3	SECURITY TOTAL	.91	3	**FIXED EXP TOTAL**	1.77	3	**TOTAL PAYROLL**	1.44	3
PAYROLL	.46	2	ELECTRICAL	2.06	3	SEC PAYROLL	.67	2	REAL ESTATE TAX	1.60	3	CLEANING	.46	2
CONTRACT	1.02	2	GAS			SEC CONTRACTS	.67	2	BUILDING INS	.25	2	REPAIR/MAINT	.55	3
SUP/MAT/MISC	.18	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	3	PURCH STEAM			**ADMIN TOTAL**	.71	2	OTHER TAX			SECURITY	.67	2
REPR/MAINT TOTAL	1.41	3	PURCH CH WTR			PAYROLL	.31	2	**LEASING EXPENSES**	.35	2	ADMINISTRATIVE	.31	2
PAYROLL	.55	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.89	2
ELEVATOR	.07	2	WATER/SEWER	.04	3	PROF FEES			COMMISSIONS			CLEANING	1.02	2
HVAC	.09	2	**RDS/GNDS/SEC TOTAL**	.91	3	GEN OFC EXP	.10	2	PROF FEES			REPAIR/MAINT	.32	2
ELECTRICAL	.13	2	RDS/GNDS TOTAL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.67	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.26	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,913,925 SQ. FT.				2,773,933 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.44	16.42	14.75	22.44
RETAIL AREA	10	17.67	16.14	11.13	18.15				
OTHER AREA	2	2.61	2.03						
TOTAL RENT	14	17.15	16.09	14.15	22.92				
MISCELLANEOUS	8	.51	.19	.02	.52				
TOTAL INCOME	14	17.44	16.39	14.25	22.92				
EXPENSE									
CLEANING	14	.98	.95	.86	1.08	1.01	.98	.91	1.08
REPAIR-MAINT	14	1.39	1.22	.92	1.50	1.42	1.23	.97	1.53
UTILITIES	14	2.16	1.95	1.68	2.62	2.20	2.03	1.72	2.62
RDS/GRNDS/SEC	14	.60	.52	.36	.78	.63	.57	.38	.81
ADMINISTRATIVE	13	.70	.66	.44	.99	.74	.73	.47	1.03
TOTAL OPER EXP	14	6.28	5.55	4.79	6.03	6.60	5.73	5.17	6.37
FIXED EXPENSES	11	2.71	2.71	2.17	3.35	2.84	2.89	2.23	3.63
TOTAL OPER + FIX	11	9.07	8.30	8.12	8.68	9.50	8.83	8.35	9.15
LEASING EXP	9	.99	.69	.01	1.68				
TOTAL PAYROLL	14	1.53	1.11	.92	1.84				
TOTAL CONTRACT	14	.83	.87	.51	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12073	14
AVG SQFT/RETAIL TENANT	2669	9
AVG SQFT/OFFICE WORKER	186	12
AVG % OFFICE OCCUPANCY	92.3	14
AVG % RETAIL OCCUPANCY	99.8	10
AVG $ RATE YR-END RENT	20.40	12
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**14**	**UTILITIES TOTAL**	**2.16**	**14**	SECURITY TOTAL	.54	14	**FIXED EXP TOTAL**	**2.71**	**11**	**TOTAL PAYROLL**	**1.53**	**14**
PAYROLL	.32	10	ELECTRICAL	1.93	11	SEC PAYROLL	.40	12	REAL ESTATE TAX	2.60	11	CLEANING	.32	10
CONTRACT	.63	14	GAS	.63	5	SEC CONTRACTS	.75	4	BUILDING INS	.12	10	REPAIR/MAINT	.58	14
SUP/MAT/MISC	.05	12	FUEL OIL			SEC OTHER	.01	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	13	PURCH STEAM	.40	8	**ADMIN TOTAL**	**.72**	**12**	OTHER TAX	.04	5	SECURITY	.40	12
REPR/MAINT TOTAL	**1.39**	**14**	PURCH CH WTR			PAYROLL	.26	12				ADMINISTRATIVE	.26	12
PAYROLL	.58	14	COAL			MGMT FEES	.53	8	**LEASING EXPENSES**	**.99**	**9**			
ELEVATOR	.23	12	WATER/SEWER	.06	14	PROF FEES	.04	8	ADV/PROMOTION	.05	6	**TOTAL CONTRACTS**	**.83**	**14**
HVAC	.19	12	**RDS/GNDS/SEC**	**.60**	**14**	GEN OFC EXP	.04	11	COMMISSIONS	.01	3	CLEANING	.63	14
ELECTRICAL	.06	10	**TOTAL**			OTHER ADM EXP	.03	10	PROF FEES	.17	5	REPAIR/MAINT	.62	13
STRUCT/ROOF	.88	3	RDS/GNDS TOTAL	.09	8				TENANT ALTS	1.39	6	RDS/GROUNDS	.06	7
PLUMBING	.03	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.75	4
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.06	7				OTHER LEASING	.03	2	ADMINISTRATIVE	.45	10
OTHER MAINT/SUP	.21	12	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,743,006 SQ. FT.				1,649,904 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.41	22.09	19.73	22.76
RETAIL AREA	4	10.51	23.39	12.36	30.71				
OTHER AREA									
TOTAL RENT	4	20.96	20.94	18.67	22.87				
MISCELLANEOUS	4	.38	.25	.08	.71				
TOTAL INCOME	4	21.34	21.02	19.28	23.05				
EXPENSE									
CLEANING	4	1.60	1.40	1.07	1.97	1.68	1.57	1.09	2.13
REPAIR-MAINT	4	1.78	1.86	1.16	2.31	1.88	2.01	1.32	2.33
UTILITIES	4	2.47	2.39	2.01	2.81	2.47	2.39	2.02	2.81
RDS/GRNDS/SEC	4	.85	.68	.52	1.09	.90	.77	.53	1.17
ADMINISTRATIVE	4	.87	1.02	.51	1.32	.92	1.05	.52	1.47
TOTAL OPER EXP	4	7.57	7.26	6.39	8.38	7.99	8.10	6.53	9.13
FIXED EXPENSES	4	3.45	3.41	2.97	3.91	3.65	3.71	3.32	3.95
TOTAL OPER + FIX	4	11.02	10.23	9.87	11.78	11.64	11.42	10.09	12.84
LEASING EXP	3	.45	.13						
TOTAL PAYROLL	4	1.73	1.39	.84	2.40				
TOTAL CONTRACT	4	1.41	1.45	1.26	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32539	4
AVG SQFT/RETAIL TENANT	2765	4
AVG SQFT/OFFICE WORKER	206	4
AVG % OFFICE OCCUPANCY	98.6	4
AVG % RETAIL OCCUPANCY	50.5	4
AVG $ RATE YR-END RENT	24.09	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.60**	**4**	**UTILITIES TOTAL**	**2.47**	**4**	SECURITY TOTAL	.81	4	**FIXED EXP TOTAL**	**3.45**	**4**	**TOTAL PAYROLL**	**1.73**	**4**
PAYROLL	.45	2	ELECTRICAL	2.14	4	SEC PAYROLL	.74	3	REAL ESTATE TAX	3.28	4	CLEANING	.45	2
CONTRACT	1.19	4	GAS			SEC CONTRACTS	.24	3	BUILDING INS	.16	3	REPAIR/MAINT	.66	3
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX	.03	3	RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM	.52	2	**ADMIN TOTAL**	**.87**	**4**	OTHER TAX			SECURITY	.74	3
REPR/MAINT TOTAL	**1.78**	**4**	PURCH CH WTR			PAYROLL	.40	4				ADMINISTRATIVE	.40	4
PAYROLL	.66	3	COAL			MGMT FEES	.56	2	**LEASING EXPENSES**	**.45**	**3**			
ELEVATOR	.30	4	WATER/SEWER	.05	4	PROF FEES	.16	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.41**	**4**
HVAC	.35	4	**RDS/GNDS/SEC**	**.85**	**4**	GEN OFC EXP	.11	3	COMMISSIONS			CLEANING	1.19	4
ELECTRICAL	.12	4	**TOTAL**			OTHER ADM EXP	.06	3	PROF FEES	.08	3	REPAIR/MAINT	1.00	4
STRUCT/ROOF	.23	3	RDS/GNDS TOTAL	.08	2				TENANT ALTS	.60	2	RDS/GROUNDS	.06	2
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	3
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.06	2				OTHER LEASING			ADMINISTRATIVE	.49	3
OTHER MAINT/SUP	.27	4	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	2,058,676 SQ. FT.				2,016,143 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					15.20	16.63	13.26	18.78
RETAIL AREA	2	9.68	7.40						
OTHER AREA	2	9.53	8.63						
TOTAL RENT	20	15.03	15.63	13.03	18.24				
MISCELLANEOUS	11	.42	.15	.09	.48				
TOTAL INCOME	20	15.24	15.70	13.21	18.46				
EXPENSE									
CLEANING	20	.95	.94	.83	1.07	.96	.94	.86	1.07
REPAIR-MAINT	21	1.05	.72	.51	1.06	1.06	.76	.56	1.06
UTILITIES	20	2.08	1.80	1.56	2.21	2.10	1.83	1.57	2.21
RDS/GRNDS/SEC	17	.41	.30	.21	.67	.42	.30	.22	.67
ADMINISTRATIVE	22	1.01	.97	.66	1.20	1.03	.99	.66	1.20
TOTAL OPER EXP	20	6.15	5.13	4.46	6.02	6.29	5.21	4.48	6.02
FIXED EXPENSES	21	1.63	1.34	1.08	1.59	1.66	1.44	1.15	1.59
TOTAL OPER + FIX	19	7.96	6.56	5.85	7.69	8.12	6.56	5.85	7.89
LEASING EXP	13	.36	.15	.03	.81				
TOTAL PAYROLL	21	1.26	.83	.27	1.31				
TOTAL CONTRACT	20	1.20	.98	.85	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11775	18
AVG SQFT/RETAIL TENANT	2003	3
AVG SQFT/OFFICE WORKER	264	18
AVG % OFFICE OCCUPANCY	90.9	20
AVG % RETAIL OCCUPANCY	75.7	3
AVG $ RATE YR-END RENT	16.20	20
RENTABLE/GROSS SQFT	.92	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	20	**UTILITIES TOTAL**	2.08	20	SECURITY TOTAL	.22	13	**FIXED EXP TOTAL**	1.63	21	**TOTAL PAYROLL**	1.26	21
PAYROLL	.07	8	ELECTRICAL	1.94	20	SEC PAYROLL	.17	5	REAL ESTATE TAX	1.53	21	CLEANING	.07	8
CONTRACT	.77	20	GAS	.20	9	SEC CONTRACTS	.23	7	BUILDING INS	.12	17	REPAIR/MAINT	.36	20
SUP/MAT/MISC	.05	16	FUEL OIL	.07	6	SEC OTHER	.02	8	PERS PROP TAX	.01	8	RDS/GROUNDS		
TRASH REMOVAL	.12	19	PURCH STEAM			**ADMIN TOTAL**	1.01	22	OTHER TAX			SECURITY	.17	5
REPR/MAINT TOTAL	1.04	21	PURCH CH WTR			PAYROLL	.64	15				ADMINISTRATIVE	.64	15
PAYROLL	.36	20	COAL			MGMT FEES	.50	14	**LEASING EXPENSES**	.36	13			
ELEVATOR	.10	19	WATER/SEWER	.04	19	PROF FEES	.21	6	ADV/PROMOTION	.07	9	**TOTAL CONTRACTS**	1.20	20
HVAC	.24	19	**RDS/GNDS/SEC**	.41	17	GEN OFC EXP	.17	14	COMMISSIONS	.04	2	CLEANING	.77	20
ELECTRICAL	.06	17	**TOTAL**			OTHER ADM EXP	.08	11	PROF FEES	.34	6	REPAIR/MAINT	.43	20
STRUCT/ROOF	.06	9	RDS/GNDS TOTAL	.24	16				TENANT ALTS	.47	5	RDS/GROUNDS	.23	13
PLUMBING	.03	16	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	7
FIRE/LIFE SFTY	.03	9	RDS/GNDS CONTR	.23	13				OTHER LEASING			ADMINISTRATIVE	.51	18
OTHER MAINT/SUP	.35	17	RDS/GNDS OTHER	.10	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,760 SQ. FT.				92,986 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.60	17.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.08	16.26						
MISCELLANEOUS	3	.29	.13						
TOTAL INCOME	3	16.38	16.39						
EXPENSE									
CLEANING	3	.80	.69			.87	.85		
REPAIR-MAINT	3	.70	.76			.77	.76		
UTILITIES	3	1.60	1.70			1.75	1.75		
RDS/GRNDS/SEC	3	.31	.25			.33	.31		
ADMINISTRATIVE	3	.65	.76			.71	.76		
TOTAL OPER EXP	3	4.05	4.25			4.43	4.30		
FIXED EXPENSES	3	1.26	1.18			1.38	1.44		
TOTAL OPER + FIX	3	5.31	5.84			5.81	5.84		
LEASING EXP	3	.85	.39						
TOTAL PAYROLL	3	.19	.24						
TOTAL CONTRACT	3	.91	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4230	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	171	3
AVG % OFFICE OCCUPANCY	91.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.02	2
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3	**UTILITIES TOTAL**	1.60	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.26	3	**TOTAL PAYROLL**	.19	3
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	1.09	3	CLEANING		
CONTRACT	.67	3	GAS			SEC CONTRACTS			BUILDING INS	.17	3	REPAIR/MAINT	.19	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM			**ADMIN TOTAL**	.65	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.70	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.19	3	COAL			MGMT FEES	.51	3	**LEASING EXPENSES**	.85	3			
ELEVATOR	.07	3	WATER/SEWER	.02	3	PROF FEES			ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	.91	3
HVAC	.27	3	**RDS/GNDS/SEC**	.31	3	GEN OFC EXP	.12	2	COMMISSIONS			CLEANING	.67	3
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.43	2	REPAIR/MAINT	.46	3
STRUCT/ROOF	.06	2	RDS/GNDS TOTAL	.29	3				TENANT ALTS			RDS/GROUNDS	.24	3
PLUMBING	.06	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.24	3				OTHER LEASING			ADMINISTRATIVE	.55	3
OTHER MAINT/SUP	.07	2	RDS/GNDS OTHER	.09	2									

*TOTAL BUILDING RENTABL[illegible]AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	292,363 SQ. FT.				283,527 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.42	17.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.90	16.24						
MISCELLANEOUS	3	.71	.44						
TOTAL INCOME	3	15.61	17.63						
EXPENSE									
CLEANING	3	.96	.95			.99	.99		
REPAIR-MAINT	4	.63	.72	.46	.76	.64	.75	.46	.82
UTILITIES	3	2.06	2.13			2.13	2.13		
RDS/GRNDS/SEC	4	.46	.37	.10	.71	.48	.37	.11	.71
ADMINISTRATIVE	4	1.27	1.20	.66	2.03	1.31	1.20	.66	2.31
TOTAL OPER EXP	3	5.89	5.99			6.12	5.99		
FIXED EXPENSES	4	1.30	1.29	1.04	1.46	1.34	1.29	1.12	1.46
TOTAL OPER + FIX	3	7.20	7.57			7.48	7.57		
LEASING EXP	3	.63	.34						
TOTAL PAYROLL	4	.93	.83	.50	1.50				
TOTAL CONTRACT	3	1.33	1.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5323	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	79.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.23	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**3**
PAYROLL		
CONTRACT	.85	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	**.63**	**4**
PAYROLL	.38	4
ELEVATOR	.07	3
HVAC	.09	3
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.06**	**3**
ELECTRICAL	1.98	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	**.46**	**4**
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	3
RDS/GNDS OTHER	.14	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER	.02	2
ADMIN TOTAL	**1.27**	**4**
PAYROLL	.70	3
MGMT FEES	.44	4
PROF FEES		
GEN OFC EXP	.16	2
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.30**	**4**
REAL ESTATE TAX	1.20	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.63**	**3**
ADV/PROMOTION	.26	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.15	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**4**
CLEANING		
REPAIR/MAINT	.38	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.70	3
TOTAL CONTRACTS	**1.33**	**3**
CLEANING	.85	3
REPAIR/MAINT	.16	4
RDS/GROUNDS	.33	3
SECURITY	.20	2
ADMINISTRATIVE	.52	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,330,965 SQ. FT.				1,306,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					14.19	14.46	9.35	19.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	14.16	14.32	9.49	19.28				
MISCELLANEOUS	5	.34	.15	.02	.70				
TOTAL INCOME	9	14.32	14.46	10.08	19.28				
EXPENSE									
CLEANING	9	.91	.93	.83	1.13	.91	.93	.83	1.13
REPAIR-MAINT	9	.95	.72	.50	1.44	.95	.72	.50	1.44
UTILITIES	9	1.81	1.80	1.34	2.18	1.81	1.80	1.34	2.18
RDS/GRNDS/SEC	10	.41	.30	.24	.69	.42	.30	.24	.69
ADMINISTRATIVE	10	.86	.93	.66	1.17	.88	.99	.66	1.17
TOTAL OPER EXP	9	5.05	5.11	4.37	6.01	5.15	5.26	4.37	6.01
FIXED EXPENSES	9	1.28	1.46	.80	1.57	1.29	1.46	.87	1.57
TOTAL OPER + FIX	8	6.43	6.57	5.77	7.27	6.52	6.57	5.77	7.47
LEASING EXP	7	.24	.07	.03	.21				
TOTAL PAYROLL	9	.88	.83	.53	1.31				
TOTAL CONTRACT	9	1.02	1.01	.73	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1454	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	8
AVG % OFFICE OCCUPANCY	90.5	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.94	9
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**9**
PAYROLL	.08	3
CONTRACT	.73	9
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.10	9
REPR/MAINT TOTAL	**.94**	**9**
PAYROLL	.44	8
ELEVATOR	.11	8
HVAC	.09	8
ELECTRICAL	.08	7
STRUCT/ROOF	.01	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.33	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**9**
ELECTRICAL	1.75	9
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	**.41**	**10**
RDS/GNDS TOTAL	.22	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	7
RDS/GNDS OTHER	.09	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	9
SEC PAYROLL	.17	5
SEC CONTRACTS	.24	5
SEC OTHER	.02	5
ADMIN TOTAL	**.87**	**10**
PAYROLL	.45	7
MGMT FEES	.51	7
PROF FEES	.19	4
GEN OFC EXP	.17	5
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.28**	**9**
REAL ESTATE TAX	1.15	9
BUILDING INS	.12	10
PERS PROP TAX	.02	3
OTHER TAX		
LEASING EXPENSES	**.24**	**7**
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.17	3
TENANT ALTS	.52	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**9**
CLEANING	.08	3
REPAIR/MAINT	.44	8
RDS/GROUNDS		
SECURITY	.17	5
ADMINISTRATIVE	.45	7
TOTAL CONTRACTS	**1.02**	**9**
CLEANING	.73	9
REPAIR/MAINT	.28	8
RDS/GROUNDS	.20	7
SECURITY	.24	5
ADMINISTRATIVE	.50	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Billings, MT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	413,568 SQ. FT.				413,568 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					13.29	12.32	10.02	14.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.29	12.32	10.02	14.89				
MISCELLANEOUS	2	.12	.12						
TOTAL INCOME	4	13.37	12.39	10.02	15.01				
EXPENSE									
CLEANING	4	.81	.81	.75	1.00	.81	.81	.75	1.00
REPAIR-MAINT	4	.89	.82	.75	1.11	.89	.82	.75	1.11
UTILITIES	4	1.15	1.15	1.06	1.19	1.15	1.15	1.06	1.19
RDS/GRNDS/SEC	4	.16	.16	.14	.17	.16	.16	.14	.17
ADMINISTRATIVE	4	.64	.52	.50	.65	.64	.52	.50	.65
TOTAL OPER EXP	4	3.65	3.56	3.33	4.00	3.65	3.56	3.33	4.00
FIXED EXPENSES	4	.90	.88	.82	.98	.90	.88	.82	.98
TOTAL OPER+FIX	4	4.55	4.43	4.15	4.97	4.55	4.43	4.15	4.97
LEASING EXP	4	.17	.15	.11	.22				
TOTAL PAYROLL	4	.27	.24	.22	.39				
TOTAL CONTRACT	4	.96	.93	.88	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5072	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	390	4
AVG % OFFICE OCCUPANCY	98.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.51	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	4	**UTILITIES TOTAL**	1.15	4	SECURITY TOTAL	.07	4	**FIXED EXP TOTAL**	.90	4	**TOTAL PAYROLL**	.27	4
PAYROLL			ELECTRICAL	1.05	4	SEC PAYROLL			REAL ESTATE TAX	.82	4	CLEANING		
CONTRACT	.81	4	GAS	.05	3	SEC CONTRACTS	.07	4	BUILDING INS	.08	4	REPAIR/MAINT	.27	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.64	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.89	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.27	4	COAL			MGMT FEES	.64	4	**LEASING EXPENSES**	.17	4	**TOTAL CONTRACTS**	.96	4
ELEVATOR	.09	4	WATER/SEWER	.05	4	PROF FEES			ADV/PROMOTION	.05	3	CLEANING	.81	4
HVAC	.17	4	**RDS/GNDS/SEC**	.16	4	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT	.39	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS	.09	3
STRUCT/ROOF	.05	4	RDS/GNDS TOTAL	.09	4				TENANT ALTS	.13	4	SECURITY	.07	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.64	4
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.09	3				OTHER LEASING					
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	213,166 SQ. FT.				213,166 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					11.24	10.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.24	10.34						
MISCELLANEOUS									
TOTAL INCOME	3	11.27	10.34						
EXPENSE									
CLEANING	3	.92	.82			.92	.82		
REPAIR-MAINT	3	.93	.79			.93	.79		
UTILITIES	3	1.11	1.11			1.11	1.11		
RDS/GRNDS/SEC	3	.15	.16			.15	.16		
ADMINISTRATIVE	3	.51	.52			.51	.52		
TOTAL OPER EXP	3	3.61	3.44			3.61	3.44		
FIXED EXPENSES	3	.88	.83			.88	.83		
TOTAL OPER+FIX	3	4.49	4.24			4.49	4.24		
LEASING EXP	3	.16	.13						
TOTAL PAYROLL	3	.31	.24						
TOTAL CONTRACT	3	1.03	.97						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3877	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	388	3
AVG % OFFICE OCCUPANCY	98.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.00	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	3	**UTILITIES TOTAL**	1.11	3	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	.88	3	**TOTAL PAYROLL**	.31	3
PAYROLL			ELECTRICAL	.99	3	SEC PAYROLL			REAL ESTATE TAX	.82	3	CLEANING		
CONTRACT	.92	3	GAS	.08	2	SEC CONTRACTS	.07	3	BUILDING INS	.06	3	REPAIR/MAINT	.31	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.51	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.93	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.31	3	COAL			MGMT FEES	.51	3	**LEASING EXPENSES**	.16	3	**TOTAL CONTRACTS**	1.03	3
ELEVATOR	.05	3	WATER/SEWER	.06	3	PROF FEES			ADV/PROMOTION	.05	2	CLEANING	.92	3
HVAC	.20	3	**RDS/GNDS/SEC**	.15	3	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT	.36	3
ELECTRICAL	.06	3	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS	.07	2
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.08	3				TENANT ALTS	.13	3	SECURITY	.07	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.51	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.07	2				OTHER LEASING					
OTHER MAINT/SUP	.26	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	836,658 SQ. FT.				809,198 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.08	8.81	4.99	13.38
RETAIL AREA	2	6.08	6.82						
OTHER AREA									
TOTAL RENT	4	11.97	9.11	5.29	13.26				
MISCELLANEOUS	4	.06	.04	.02	.09				
TOTAL INCOME	4	12.03	9.18	5.36	13.30				
EXPENSE									
CLEANING	4	.79	.71	.55	.82	.81	.75	.55	.87
REPAIR-MAINT	4	1.01	.99	.70	1.68	1.05	1.06	.75	1.70
UTILITIES	3	2.24	1.88			2.25	1.88		
RDS/GRNDS/SEC	4	.29	.27	.21	.51	.30	.29	.23	.52
ADMINISTRATIVE	4	.51	.52	.21	.79	.52	.56	.21	.82
TOTAL OPER EXP	3	4.85	5.20			4.96	5.36		
FIXED EXPENSES	4	.79	.43	.33	.79	.82	.43	.35	.81
TOTAL OPER+FIX	3	5.72	5.87			5.85	5.87		
LEASING EXP	2	.39	.34						
TOTAL PAYROLL	4	.61	.93	.35	1.43				
TOTAL CONTRACT	4	.87	.80	.59	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5638	3
AVG SQFT/RETAIL TENANT	2496	2
AVG SQFT/OFFICE WORKER	345	3
AVG % OFFICE OCCUPANCY	96.3	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.55	2
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	4	**UTILITIES TOTAL**	2.27	2	SECURITY TOTAL	.27	4	**FIXED EXP TOTAL**	.79	4	**TOTAL PAYROLL**	.61	4
PAYROLL	.19	2	ELECTRICAL	1.88	2	SEC PAYROLL			REAL ESTATE TAX	.63	4	CLEANING	.19	2
CONTRACT	.57	4	GAS	.04	2	SEC CONTRACTS	.27	4	BUILDING INS	.16	4	REPAIR/MAINT	.37	3
SUP/MAT/MISC	.12	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.51	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.04	4	PURCH CH WTR			PAYROLL	.27	3				ADMINISTRATIVE	.27	3
PAYROLL	.37	3	COAL			MGMT FEES			**LEASING EXPENSES**	.39	2	**TOTAL CONTRACTS**	.87	4
ELEVATOR	.25	4	WATER/SEWER			PROF FEES	.04	3	ADV/PROMOTION	.01	2	CLEANING	.57	4
HVAC	.34	3	**RDS/GNDS/SEC**	.29	4	GEN OFC EXP	.08	3	COMMISSIONS			REPAIR/MAINT	.66	4
ELECTRICAL	.06	3	**TOTAL**			OTHER ADM EXP	.02	3	PROF FEES	.38	2	RDS/GROUNDS	.02	2
STRUCT/ROOF			RDS/GNDS TOTAL	.02	2				TENANT ALTS			SECURITY	.27	4
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.19	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.02	2				OTHER LEASING					
OTHER MAINT/SUP	.09	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	793,646 SQ. FT.				793,646 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					6.78	7.34	5.95	8.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	6.78	7.34	5.95	8.62				
MISCELLANEOUS	16	.19	.16						
TOTAL INCOME	16	6.93	7.34	6.09	8.64				
EXPENSE									
CLEANING	16	.49	.51	.43	.60	.49	.51	.43	.60
REPAIR-MAINT	16	.35	.38	.34	.54	.35	.38	.34	.54
UTILITIES	16	1.12	1.16	.98	1.52	1.12	1.16	.98	1.52
RDS/GRNDS/SEC	16	.30	.30	.15	.38	.30	.30	.15	.38
ADMINISTRATIVE	16	.52	.48	.35	.71	.52	.48	.35	.71
TOTAL OPER EXP	16	2.77	3.06	2.53	3.46	2.77	3.06	2.53	3.46
FIXED EXPENSES	16	.70	.76	.61	.92	.70	.76	.61	.92
TOTAL OPER+FIX	16	3.48	3.86	3.14	4.37	3.48	3.86	3.14	4.37
LEASING EXP	16	2.16	1.81	.78	2.41				
TOTAL PAYROLL	15	.31	.24						
TOTAL CONTRACT	16	.56	.53	.40	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3472	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	341	15
AVG % OFFICE OCCUPANCY	66.0	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.21	16
RENTABLE/GROSS SQFT	.95	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	16	**UTILITIES TOTAL**	1.12	16	SECURITY TOTAL	.12	15	**FIXED EXP TOTAL**	.70	16	**TOTAL PAYROLL**	.31	15
PAYROLL	.08	2	ELECTRICAL	1.06	16	SEC PAYROLL			REAL ESTATE TAX	.61	16	CLEANING	.08	2
CONTRACT	.33	16	GAS			SEC CONTRACTS	.12	15	BUILDING INS	.09	16	REPAIR/MAINT	.15	14
SUP/MAT/MISC	.06	16	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	14
TRASH REMOVAL	.06	16	PURCH STEAM			**ADMIN TOTAL**	.52	16	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.35	16	PURCH CH WTR			PAYROLL	.22	2				ADMINISTRATIVE	.22	2
PAYROLL	.15	14	COAL			MGMT FEES	.27	16	**LEASING EXPENSES**	2.16	16	**TOTAL CONTRACTS**	.58	16
ELEVATOR	.03	16	WATER/SEWER	.05	16	PROF FEES	.04	14	ADV/PROMOTION	.07	16	CLEANING	.33	16
HVAC	.09	16	**RDS/GNDS/SEC**	.30	16	GEN OFC EXP	.08	15	COMMISSIONS			REPAIR/MAINT	.19	16
ELECTRICAL	.04	16	**TOTAL**			OTHER ADM EXP			PROF FEES	.76	15	RDS/GROUNDS	.12	16
STRUCT/ROOF	.02	14	RDS/GNDS TOTAL	.18	16				TENANT ALTS	1.66	15	SECURITY	.12	15
PLUMBING	.01	16	RDS/GNDS PAYRL	.05	14				BUY-OUTS			ADMINISTRATIVE	.30	16
FIRE/LIFE SFTY	.01	14	RDS/GNDS CONTR	.12	16				OTHER LEASING					
OTHER MAINT/SUP	.05	16	RDS/GNDS OTHER	.02	15									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boise, ID

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,059,983 SQ. FT.				1,055,406 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.37	10.78	9.50	11.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.45	10.78	9.67	11.37				
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	10.46	10.78	9.68	11.37				
EXPENSE									
CLEANING	9	.76	.80	.53	1.04	.77	.80	.53	1.04
REPAIR-MAINT	6	1.27	.87	.79	1.04	1.27	.88	.79	1.04
UTILITIES	8	1.26	1.11	.95	1.39	1.26	1.11	.95	1.39
RDS/GRNDS/SEC	6	.34	.48	.12	.59	.34	.48	.13	.59
ADMINISTRATIVE	9	.70	.43	.08	.91	.70	.43	.08	.91
TOTAL OPER EXP	5	4.38	3.17	3.13	6.58	4.41	3.18	3.16	6.58
FIXED EXPENSES	9	1.60	1.65	1.10	1.97	1.61	1.65	1.11	1.97
TOTAL OPER + FIX	5	6.05	5.03	4.53	8.32	6.08	5.03	4.57	9.32
LEASING EXP	3	.50	.74						
TOTAL PAYROLL	5	.92	.91	.22	1.92				
TOTAL CONTRACT	8	.87	.97	.81	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24295	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	7
AVG % OFFICE OCCUPANCY	90.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.69	5
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	8
PAYROLL		
CONTRACT	.71	8
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.27	6
PAYROLL	.58	5
ELEVATOR	.16	5
HVAC	.14	5
ELECTRICAL	.07	5
STRUCT/ROOF	.07	2
PLUMBING	.04	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.36	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	8
ELECTRICAL	1.04	8
GAS	.17	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.34	6
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	5
SEC PAYROLL	.30	2
SEC CONTRACTS	.38	3
SEC OTHER		
ADMIN TOTAL	.70	8
PAYROLL	.65	2
MGMT FEES	.42	5
PROF FEES	.05	3
GEN OFC EXP	.35	5
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.60	8
REAL ESTATE TAX	1.34	8
BUILDING INS	.24	8
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	.50	3
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.21	2
TENANT ALTS	.59	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	5
CLEANING		
REPAIR/MAINT	.58	5
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.65	2
TOTAL CONTRACTS	.87	8
CLEANING	.71	8
REPAIR/MAINT	.43	5
RDS/GROUNDS	.06	3
SECURITY	.39	3
ADMINISTRATIVE	.35	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	88,255 SQ. FT.				88,255 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.03	11.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.03	11.24						
MISCELLANEOUS									
TOTAL INCOME	2	11.03	11.24						
EXPENSE									
CLEANING	4	.94	.98	.69	1.04	.94	.98	.69	1.04
REPAIR-MAINT									
UTILITIES	4	1.17	1.11	.93	1.36	1.17	1.11	.93	1.36
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.24	.08	.04	.49	.24	.08	.04	.49
TOTAL OPER EXP									
FIXED EXPENSES	4	1.48	1.54	1.23	1.95	1.48	1.54	1.23	1.95
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.03	1.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15102	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	336	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.31	2
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	3
PAYROLL		
CONTRACT	.90	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF	–	
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.17	4
ELECTRICAL	.95	4
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	3
REAL ESTATE TAX	.86	3
BUILDING INS	.61	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.03	3
CLEANING	.90	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boise, ID

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	881,825 SQ. FT.				877,248 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.77	.70	.57	.99	.77	.70	.58	.99
REPAIR-MAINT	4	1.31	.82	.75	1.87	1.32	.83	.75	1.88
UTILITIES	4	1.27	1.11	.95	1.58	1.27	1.11	.95	1.58
RDS/GRNDS/SEC	4	.30	.26	.10	.48	.31	.26	.10	.48
ADMINISTRATIVE	4	.72	.56	.37	1.09	.72	.56	.37	1.09
TOTAL OPER EXP	4	4.37	3.16	3.13	5.62	4.39	3.18	3.16	5.62
FIXED EXPENSES	4	1.67	1.75	1.40	1.97	1.68	1.75	1.41	1.97
TOTAL OPER + FIX	4	6.04	4.91	4.53	7.59	6.07	4.91	4.57	7.59
LEASING EXP	2	.49	.59						
TOTAL PAYROLL	4	.92	.30	.22	1.61				
TOTAL CONTRACT	4	.84	.81	.65	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26051	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	4
AVG % OFFICE OCCUPANCY	92.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.21	2
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4
PAYROLL		
CONTRACT	.72	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.31	4
PAYROLL	.60	4
ELEVATOR	.16	3
HVAC	.12	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.05	2
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.39	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	4
ELECTRICAL	1.05	4
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL	.30	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.72	4
PAYROLL		
MGMT FEES	.43	3
PROF FEES	.05	2
GEN OFC EXP	.41	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	4
REAL ESTATE TAX	1.42	4
BUILDING INS	.24	4
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	.49	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.21	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	4
CLEANING		
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	4
CLEANING	.72	4
REPAIR/MAINT	.42	3
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.35	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	13,814,565 SQ. FT.				13,169,280 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					22.76	21.20	17.13	26.58
RETAIL AREA	29	22.54	24.46	15.81	34.84				
OTHER AREA	11	10.98	6.89	3.49	18.40				
TOTAL RENT	43	22.41	20.38	16.78	27.23				
MISCELLANEOUS	32	1.86	.61	.15	2.07				
TOTAL INCOME	43	24.05	21.75	18.04	28.34				
EXPENSE									
CLEANING	41	1.34	1.26	1.03	1.46	1.36	1.37	1.09	1.51
REPAIR-MAINT	43	1.78	1.17	.99	1.74	1.84	1.27	1.04	1.84
UTILITIES	40	2.01	1.67	1.03	1.96	2.06	1.84	1.03	2.16
RDS/GRNDS/SEC	40	.44	.39	.29	.51	.46	.42	.33	.55
ADMINISTRATIVE	42	1.01	.98	.75	1.40	1.05	1.06	.79	1.50
TOTAL OPER EXP	38	6.89	5.97	5.39	6.77	7.20	6.26	5.80	7.18
FIXED EXPENSES	43	4.20	3.78	3.21	4.83	4.41	4.09	3.47	5.45
TOTAL OPER + FIX	38	11.18	10.05	9.01	10.91	11.68	10.87	9.74	12.17
LEASING EXP	35	4.78	.47	.16	2.11				
TOTAL PAYROLL	40	1.53	.89	.58	1.20				
TOTAL CONTRACT	40	1.28	1.29	.77	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11137	36
AVG SQFT/RETAIL TENANT	2141	23
AVG SQFT/OFFICE WORKER	241	29
AVG % OFFICE OCCUPANCY	93.0	40
AVG % RETAIL OCCUPANCY	83.8	27
AVG $ RATE YR-END RENT	28.88	32
RENTABLE/GROSS SQFT	.89	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	39
PAYROLL	.80	4
CONTRACT	.94	39
SUP/MAT/MISC	.10	35
TRASH REMOVAL	.13	39
REPR/MAINT TOTAL	1.84	41
PAYROLL	.79	35
ELEVATOR	.30	40
HVAC	.25	38
ELECTRICAL	.07	39
STRUCT/ROOF	.17	17
PLUMBING	.04	37
FIRE/LIFE SFTY	.04	26
OTHER MAINT/SUP	.37	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	39
ELECTRICAL	1.43	39
GAS	.07	19
FUEL OIL	.18	15
PURCH STEAM	.66	9
PURCH CH WTR	.13	3
COAL		
WATER/SEWER	.13	35
RDS/GNDS/SEC TOTAL	.44	38
RDS/GNDS TOTAL	.05	32
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	25
RDS/GNDS OTHER	.04	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	35
SEC PAYROLL	.31	15
SEC CONTRACTS	.34	30
SEC OTHER	.02	11
ADMIN TOTAL	1.00	40
PAYROLL	.31	26
MGMT FEES	.55	38
PROF FEES	.14	33
GEN OFC EXP	.08	34
OTHER ADM EXP	.04	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.28	42
REAL ESTATE TAX	3.88	42
BUILDING INS	.18	42
PERS PROP TAX	.02	3
OTHER TAX	.78	5
LEASING EXPENSES	4.78	35
ADV/PROMOTION	.05	23
COMMISSIONS	.11	15
PROF FEES	1.10	24
TENANT ALTS	4.60	22
BUY-OUTS	.89	2
OTHER LEASING	.12	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.53	40
CLEANING	.80	4
REPAIR/MAINT	.79	35
RDS/GROUNDS		
SECURITY	.31	15
ADMINISTRATIVE	.31	26
TOTAL CONTRACTS	1.28	40
CLEANING	.94	39
REPAIR/MAINT	.73	41
RDS/GROUNDS	.04	25
SECURITY	.34	30
ADMINISTRATIVE	.62	38

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	131,179 SQ. FT.				118,494 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					19.63	18.16	18.19	22.18
RETAIL AREA	3	28.21	32.97						
OTHER AREA									
TOTAL RENT	4	20.50	17.99	16.69	22.84				
MISCELLANEOUS	2	.80	.65						
TOTAL INCOME	4	20.92	18.04	16.69	23.49				
EXPENSE									
CLEANING	3	1.33	1.24			1.48	1.40		
REPAIR-MAINT	4	1.63	1.46	.96	2.16	1.90	1.64	.99	2.49
UTILITIES	4	1.49	1.49	1.14	1.85	1.61	1.66	1.18	2.02
RDS/GRNDS/SEC	3	.21	.10			.24	.10		
ADMINISTRATIVE	3	.98	.95			1.09	.95		
TOTAL OPER EXP	3	6.04	5.98			6.75	6.97		
FIXED EXPENSES	4	3.55	3.77	2.89	4.11	3.93	3.90	3.02	4.69
TOTAL OPER+FIX	3	9.53	9.76			10.65	9.76		
LEASING EXP	3	75	.89						
TOTAL PAYROLL	4	.98	.79	.46	1.53				
TOTAL CONTRACT	3	1.10	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2927	4
AVG SQFT/RETAIL TENANT	1586	3
AVG SQFT/OFFICE WORKER	181	2
AVG % OFFICE OCCUPANCY	93.9	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	22.03	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	3	**UTILITIES TOTAL**	1.49	4	SECURITY TOTAL	.37	2	**FIXED EXP TOTAL**	3.55	4	**TOTAL PAYROLL**	.98	4
PAYROLL			ELECTRICAL	1.22	4	SEC PAYROLL			REAL ESTATE TAX	3.29	4	CLEANING		
CONTRACT	.89	3	GAS	.35	2	SEC CONTRACTS	.37	2	BUILDING INS	.26	4	REPAIR/MAINT	.55	3
SUP/MAT/MISC	.15	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.29	3	PURCH STEAM			**ADMIN TOTAL**	.98	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.75	3	ADMINISTRATIVE		
PAYROLL	.65	3	COAL			MGMT FEES	.71	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.10	3
ELEVATOR	.29	4	WATER/SEWER	.10	4	PROF FEES	.20	3	COMMISSIONS	.20	2	CLEANING	.89	3
HVAC	.38	3	**RDS/GNDS/SEC**	.21	3	GEN OFC EXP	.05	3	PROF FEES	.21	2	REPAIR/MAINT	.83	4
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.62	2	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.37	2
PLUMBING	.13	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.91	3
FIRE/LIFE SFTY	.08	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.29	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	693,099 SQ. FT.				630,394 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					23.88	23.61	21.79	26.42
RETAIL AREA	7	24.86	27.73	21.91	40.02				
OTHER AREA									
TOTAL RENT	10	24.12	23.50	21.75	26.57				
MISCELLANEOUS	6	1.21	1.37	.11	2.13				
TOTAL INCOME	10	24.83	24.54	21.75	27.62				
EXPENSE									
CLEANING	10	1.25	1.28	.91	1.52	1.38	1.39	.99	1.64
REPAIR-MAINT	10	1.34	1.17	.97	1.62	1.46	1.39	1.01	1.72
UTILITIES	9	1.33	1.52	.97	1.82	1.42	1.68	.97	1.91
RDS/GRNDS/SEC	9	.38	.31	.09	.58	.42	.35	.09	.62
ADMINISTRATIVE	10	1.19	1.10	.90	1.50	1.31	1.19	.90	1.81
TOTAL OPER EXP	9	5.48	5.47	4.86	6.10	5.95	5.97	5.13	6.40
FIXED EXPENSES	10	4.37	3.88	3.65	5.01	4.80	4.10	3.70	5.53
TOTAL OPER+FIX	9	9.57	9.68	8.72	10.15	10.39	10.12	9.29	11.51
LEASING EXP	8	7.05	.32	.16	9.11				
TOTAL PAYROLL	9	.75	.76	.57	.89				
TOTAL CONTRACT	10	1.31	1.42	.74	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3771	6
AVG SQFT/RETAIL TENANT	2398	4
AVG SQFT/OFFICE WORKER	225	5
AVG % OFFICE OCCUPANCY	88.0	9
AVG % RETAIL OCCUPANCY	96.0	6
AVG $ RATE YR-END RENT	27.37	7
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	10	**UTILITIES TOTAL**	1.33	9	SECURITY TOTAL	.45	7	**FIXED EXP TOTAL**	4.37	10	**TOTAL PAYROLL**	.75	9
PAYROLL			ELECTRICAL	.93	9	SEC PAYROLL			REAL ESTATE TAX	4.04	10	CLEANING		
CONTRACT	1.00	10	GAS	.09	5	SEC CONTRACTS	.40	7	BUILDING INS	.33	10	REPAIR/MAINT	.69	8
SUP/MAT/MISC	.09	10	FUEL OIL	.38	6	SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	10	PURCH STEAM			**ADMIN TOTAL**	1.19	10	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.34	10	PURCH CH WTR			PAYROLL	.26	4				ADMINISTRATIVE	.26	4
PAYROLL	.69	8	COAL			MGMT FEES	.86	10	**LEASING EXPENSES**	7.05	8			
ELEVATOR	.21	9	WATER/SEWER	.11	8	PROF FEES	.15	7	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	1.31	10
HVAC	.22	9	**RDS/GNDS/SEC**	.38	9	GEN OFC EXP	.10	8	COMMISSIONS	.03	2	CLEANING	1.00	10
ELECTRICAL	.05	10	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES	.08	4	REPAIR/MAINT	.54	10
STRUCT/ROOF	.05	6	RDS/GNDS TOTAL	.03	8				TENANT ALTS	12.17	5	RDS/GROUNDS	.03	5
PLUMBING	.05	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	7
FIRE/LIFE SFTY	.04	8	RDS/GNDS CONTR	.03	5				OTHER LEASING	.01	2	ADMINISTRATIVE	.96	10
OTHER MAINT/SUP	.26	9	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,467,003 SQ. FT.				2,274,019 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					19.43	18.77	12.59	29.90
RETAIL AREA	8	25.43	20.18	13.78	40.26				
OTHER AREA	3	6.47	3.91						
TOTAL RENT	13	18.43	16.83	9.84	28.76				
MISCELLANEOUS	9	.98	.18	.09	2.04				
TOTAL INCOME	13	19.18	19.35	10.62	28.92				
EXPENSE									
CLEANING	12	1.18	1.21	.99	1.34	1.23	1.26	1.06	1.40
REPAIR-MAINT	13	1.05	1.03	.86	1.12	1.09	1.05	.91	1.26
UTILITIES	11	1.29	1.25	.79	1.74	1.34	1.25	.64	1.79
RDS/GRNDS/SEC	13	.46	.42	.26	.60	.50	.42	.27	.69
ADMINISTRATIVE	13	1.09	.94	.53	1.48	1.19	1.06	.54	1.64
TOTAL OPER EXP	10	5.66	5.33	4.81	5.99	6.08	5.70	5.44	6.25
FIXED EXPENSES	13	3.35	3.41	1.94	4.42	3.63	4.01	2.25	4.69
TOTAL OPER + FIX	10	9.46	9.90	8.59	10.56	10.15	10.62	9.71	11.57
LEASING EXP	10	4.29	.33	.13	2.04				
TOTAL PAYROLL	13	.83	.75	.40	.99				
TOTAL CONTRACT	13	1.16	1.22	.57	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5507	11
AVG SQFT/RETAIL TENANT	1903	7
AVG SQFT/OFFICE WORKER	271	9
AVG % OFFICE OCCUPANCY	92.4	11
AVG % RETAIL OCCUPANCY	79.2	7
AVG $ RATE YR-END RENT	23.64	11
RENTABLE/GROSS SQFT	.92	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**12**
PAYROLL		
CONTRACT	.94	12
SUP/MAT/MISC	.09	10
TRASH REMOVAL	.15	12
REPR/MAINT TOTAL	**1.05**	**13**
PAYROLL	.40	10
ELEVATOR	.19	13
HVAC	.18	13
ELECTRICAL	.08	13
STRUCT/ROOF	.06	5
PLUMBING	.05	12
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.20	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.29**	**11**
ELECTRICAL	1.00	11
GAS	.08	5
FUEL OIL	.15	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	11
RDS/GNDS/SEC TOTAL	**.46**	**13**
RDS/GNDS TOTAL	.10	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER	.11	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	13
SEC PAYROLL	.18	8
SEC CONTRACTS	.33	10
SEC OTHER	.03	3
ADMIN TOTAL	**1.09**	**13**
PAYROLL	.56	8
MGMT FEES	.57	12
PROF FEES	.10	11
GEN OFC EXP	.08	12
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.35**	**13**
REAL ESTATE TAX	3.09	13
BUILDING INS	.22	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**4.29**	**10**
ADV/PROMOTION	.16	8
COMMISSIONS	.28	5
PROF FEES	.45	7
TENANT ALTS	6.09	5
BUY-OUTS		
OTHER LEASING	.16	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**13**
CLEANING		
REPAIR/MAINT	.40	10
RDS/GROUNDS		
SECURITY	.18	8
ADMINISTRATIVE	.56	8
TOTAL CONTRACTS	**1.16**	**13**
CLEANING	.94	12
REPAIR/MAINT	.54	13
RDS/GROUNDS	.04	7
SECURITY	.33	10
ADMINISTRATIVE	.67	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	9,480,800 SQ. FT.				9,183,020 SQ. FT.			
	#	DOLLARS/SQ. FT.		[illegible] RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN		HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					23.93	20.25	19.02	31.80
RETAIL AREA	7	20.91	24.46	15	30.13				
OTHER AREA	4	16.96	18.40	9.55	22.76				
TOTAL RENT	11	23.83	20.38	19.23	31.84				
MISCELLANEOUS	10	2.29	.78	.56	3.01				
TOTAL INCOME	11	25.95	27.41	20.52	32.22				
EXPENSE									
CLEANING	11	1.39	1.39	1.16	1.45	1.42	1.40	1.18	1.46
REPAIR-MAINT	11	2.02	1.55	1.40	2.61	2.07	1.55	1.44	2.64
UTILITIES	11	2.28	2.40	2.11	2.70	2.32	2.42	2.21	2.72
RDS/GRNDS/SEC	10	.44	.46	.38	.50	.46	.48	.39	.54
ADMINISTRATIVE	11	.96	.86	.78	1.19	.99	.91	.80	1.20
TOTAL OPER EXP	11	7.35	6.83	6.47	7.49	7.59	7.11	6.73	7.83
FIXED EXPENSES	11	4.60	5.34	3.67	5.90	4.75	5.44	3.97	6.01
TOTAL OPER + FIX	11	11.95	12.17	10.30	12.73	12.34	12.39	11.13	13.19
LEASING EXP	9	5.34	.62	.31	6.20				
TOTAL PAYROLL	9	1.88	1.20	.90	1.51				
TOTAL CONTRACT	9	1.30	1.31	.64	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17659	10
AVG SQFT/RETAIL TENANT	2776	5
AVG SQFT/OFFICE WORKER	243	9
AVG % OFFICE OCCUPANCY	92.9	11
AVG % RETAIL OCCUPANCY	83.3	7
AVG $ RATE YR-END RENT	31.93	8
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**9**
PAYROLL	.88	3
CONTRACT	.93	9
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.13	9
REPR/MAINT TOTAL	**2.16**	**9**
PAYROLL	.91	9
ELEVATOR	.35	9
HVAC	.30	8
ELECTRICAL	.08	8
STRUCT/ROOF	.22	4
PLUMBING	.04	7
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.43	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.26**	**10**
ELECTRICAL	1.64	10
GAS	.01	3
FUEL OIL		
PURCH STEAM	.67	7
PURCH CH WTR	.15	2
COAL		
WATER/SEWER	.14	8
RDS/GNDS/SEC TOTAL	**.44**	**8**
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	8
SEC PAYROLL	.36	3
SEC CONTRACTS	.34	6
SEC OTHER	.01	3
ADMIN TOTAL	**.94**	**9**
PAYROLL	.26	9
MGMT FEES	.49	8
PROF FEES	.16	7
GEN OFC EXP	.08	9
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.77**	**10**
REAL ESTATE TAX	4.39	10
BUILDING INS	.17	10
PERS PROP TAX		
OTHER TAX	.67	3
LEASING EXPENSES	**5.34**	**9**
ADV/PROMOTION	.03	7
COMMISSIONS	.09	5
PROF FEES	1.41	7
TENANT ALTS	4.62	8
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.88**	**9**
CLEANING	.88	3
REPAIR/MAINT	.91	9
RDS/GROUNDS		
SECURITY	.36	3
ADMINISTRATIVE	.26	9
TOTAL CONTRACTS	**1.30**	**9**
CLEANING	.93	9
REPAIR/MAINT	.86	9
RDS/GROUNDS	.05	8
SECURITY	.34	6
ADMINISTRATIVE	.55	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	3,299,243 SQ. FT.				3,284,130 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					20.48	17.88	13.48	23.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	34	20.18	16.75	13.05	23.88				
MISCELLANEOUS	15	.62	.60	.09	1.21				
TOTAL INCOME	34	20.42	16.75	13.14	24.10				
EXPENSE									
CLEANING	37	1.14	1.06	.85	1.24	1.15	1.06	.85	1.24
REPAIR-MAINT	35	1.07	.83	.50	1.31	1.07	.83	.50	1.31
UTILITIES	36	1.90	1.81	1.41	2.36	1.90	1.81	1.41	2.36
RDS/GRNDS/SEC	37	.75	.73	.38	.90	.75	.73	.38	.90
ADMINISTRATIVE	37	1.00	1.00	.48	1.47	1.01	1.09	.48	1.47
TOTAL OPER EXP	35	5.94	5.72	4.88	6.29	5.97	5.72	4.88	6.63
FIXED EXPENSES	36	2.34	2.07	1.79	2.53	2.35	2.07	1.79	2.53
TOTAL OPER+FIX	34	8.32	8.14	7.26	9.19	8.36	8.21	7.26	9.19
LEASING EXP	17	1.53	1.64	.52	3.86				
TOTAL PAYROLL	33	.91	.86	.50	1.04				
TOTAL CONTRACT	37	1.36	1.06	.83	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9066	35
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	25
AVG % OFFICE OCCUPANCY	91.1	35
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.46	28
RENTABLE/GROSS SQFT	.93	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**37**
PAYROLL		
CONTRACT	.92	37
SUP/MAT/MISC	.08	31
TRASH REMOVAL	.17	35
REPR/MAINT TOTAL	**1.07**	**35**
PAYROLL	.69	21
ELEVATOR	.06	34
HVAC	.28	34
ELECTRICAL	.12	32
STRUCT/ROOF	.07	9
PLUMBING	.03	19
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.27	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.90**	**36**
ELECTRICAL	1.76	36
GAS	.11	5
FUEL OIL	.19	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	35
RDS/GNDS/SEC TOTAL	**.75**	**37**
RDS/GNDS TOTAL	.37	34
RDS/GNDS PAYRL	.13	9
RDS/GNDS CONTR	.21	22
RDS/GNDS OTHER	.25	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	32
SEC PAYROLL	.87	2
SEC CONTRACTS	.40	29
SEC OTHER		
ADMIN TOTAL	**1.00**	**37**
PAYROLL	.45	27
MGMT FEES	.59	28
PROF FEES	.09	24
GEN OFC EXP	.08	31
OTHER ADM EXP	.05	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.22**	**35**
REAL ESTATE TAX	2.01	35
BUILDING INS	.21	34
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.53**	**17**
ADV/PROMOTION	.26	8
COMMISSIONS		
PROF FEES	.40	13
TENANT ALTS	.86	15
BUY-OUTS	.45	3
OTHER LEASING	.63	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**33**
CLEANING		
REPAIR/MAINT	.69	21
RDS/GROUNDS	.13	9
SECURITY	.87	2
ADMINISTRATIVE	.45	27
TOTAL CONTRACTS	**1.36**	**37**
CLEANING	.92	37
REPAIR/MAINT	.49	35
RDS/GROUNDS	.21	22
SECURITY	.40	29
ADMINISTRATIVE	.56	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	206,960 SQ. FT.				206,960 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.11	12.65	10.97	13.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.11	12.65	10.97	13.78				
MISCELLANEOUS	2	.74	.73						
TOTAL INCOME	6	15.30	12.71	11.72	13.78				
EXPENSE									
CLEANING	6	1.04	1.21	.99	1.23	1.04	1.21	.99	1.23
REPAIR-MAINT	6	.84	.58	.23	1.31	.84	.58	.23	1.31
UTILITIES	6	1.63	1.75	1.30	1.97	1.63	1.75	1.30	1.97
RDS/GRNDS/SEC	6	.52	.72	.36	.77	.52	.72	.36	.77
ADMINISTRATIVE	6	1.07	1.36	.93	1.44	1.07	1.36	.93	1.44
TOTAL OPER EXP	6	5.10	5.10	4.34	6.29	5.10	5.10	4.34	6.29
FIXED EXPENSES	6	2.36	2.34	1.93	2.62	2.36	2.34	1.93	2.62
TOTAL OPER+FIX	6	7.46	7.94	7.31	8.37	7.46	7.94	7.31	8.37
LEASING EXP	3	5.94	4.37						
TOTAL PAYROLL	5	.98	.88	.67	1.24				
TOTAL CONTRACT	6	1.08	.92	.75	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25074	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	344	3
AVG % OFFICE OCCUPANCY	94.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.93	3
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**6**
PAYROLL		
CONTRACT	.78	6
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.20	6
REPR/MAINT TOTAL	**.84**	**6**
PAYROLL	.70	2
ELEVATOR	.08	6
HVAC	.20	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**6**
ELECTRICAL	1.47	6
GAS		
FUEL OIL	.17	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	**.52**	**6**
RDS/GNDS TOTAL	.41	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER	.38	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	4
SEC PAYROLL		
SEC CONTRACTS	.32	4
SEC OTHER		
ADMIN TOTAL	**1.07**	**6**
PAYROLL	.82	4
MGMT FEES	.49	6
PROF FEES	.15	2
GEN OFC EXP	.04	5
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.38**	**6**
REAL ESTATE TAX	2.19	6
BUILDING INS	.18	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**5.94**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	2.26	3
TENANT ALTS	3.53	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.98**	**5**
CLEANING		
REPAIR/MAINT	.70	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.82	4
TOTAL CONTRACTS	**1.08**	**6**
CLEANING	.78	6
REPAIR/MAINT	.35	6
RDS/GROUNDS	.18	3
SECURITY	.32	4
ADMINISTRATIVE	.54	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	689,270 SQ. FT.				689,270 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.32	14.05	10.95	23.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	16.32	14.05	10.95	23.20				
MISCELLANEOUS									
TOTAL INCOME	8	16.34	14.05	11.04	23.20				
EXPENSE									
CLEANING	9	.80	.91	.36	1.12	.80	.91	.36	1.12
REPAIR-MAINT	7	.61	.55	.48	.65	.61	.55	.48	.65
UTILITIES	8	1.83	1.79	1.30	2.35	1.83	1.79	1.30	2.35
RDS/GRNDS/SEC	9	.67	.51	.37	.90	.67	.51	.37	.90
ADMINISTRATIVE	9	.91	.43	.24	1.82	.91	.43	.24	1.82
TOTAL OPER EXP	7	5.14	5.59	4.96	5.98	5.14	5.59	4.96	5.98
FIXED EXPENSES	8	1.61	1.64	1.13	2.14	1.61	1.64	1.13	2.14
TOTAL OPER+FIX	6	6.62	7.08	5.70	7.80	6.62	7.08	5.70	7.80
LEASING EXP	4	1.66	1.17	.39	2.83				
TOTAL PAYROLL	6	.79	.85	.58	.91				
TOTAL CONTRACT	9	1.17	1.17	.46	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9641	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	5
AVG % OFFICE OCCUPANCY	77.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.20	7
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**9**	**UTILITIES TOTAL**	**1.83**	**8**	SECURITY TOTAL	.36	8	**FIXED EXP TOTAL**	**1.61**	**8**	**TOTAL PAYROLL**	**.79**	**6**
PAYROLL			ELECTRICAL	1.74	6	SEC PAYROLL			REAL ESTATE TAX	1.43	8	CLEANING		
CONTRACT	.57	9	GAS			SEC CONTRACTS	.36	8	BUILDING INS	.19	8	REPAIR/MAINT	.42	3
SUP/MAT/MISC	.11	9	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.61**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.91**	**9**				ADMINISTRATIVE	.70	5
PAYROLL	.42	3	COAL			PAYROLL	.70	5	**LEASING EXPENSES**	**1.86**	**4**			
ELEVATOR	.06	7	WATER/SEWER	.06	8	MGMT FEES	.49	8	ADV/PROMOTION	.44	3	**TOTAL CONTRACTS**	**1.17**	**9**
HVAC	.16	7	**RDS/GNDS/SEC**	**.67**	**9**	PROF FEES	.02	4	COMMISSIONS			CLEANING	.57	9
ELECTRICAL	.03	6	**TOTAL**			GEN OFC EXP	.04	6	PROF FEES	.32	4	REPAIR/MAINT	.29	7
STRUCT/ROOF			RDS/GNDS TOTAL	.34	9	OTHER ADM EXP	.07	6	TENANT ALTS	1.30	3	RDS/GROUNDS	.26	9
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.36	8
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.26	9				OTHER LEASING			ADMINISTRATIVE	.50	8
OTHER MAINT/SUP	.15	7	RDS/GNDS OTHER	.15	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,533,809 SQ. FT.				1,533,809 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					21.59	22.94	18.12	23.88
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	21.59	22.94	18.12	23.88				
MISCELLANEOUS									
TOTAL INCOME	7	21.91	22.94	18.12	24.51				
EXPENSE									
CLEANING	9	1.21	1.15	.90	1.62	1.21	1.15	.90	1.62
REPAIR-MAINT	9	1.05	.93	.67	1.87	1.05	.93	.67	1.87
UTILITIES	9	2.04	2.02	1.63	2.53	2.04	2.02	1.63	2.53
RDS/GRNDS/SEC	9	.70	.71	.39	1.17	.70	.71	.39	1.17
ADMINISTRATIVE	9	1.13	1.38	.67	1.49	1.13	1.38	.67	1.49
TOTAL OPER EXP	9	6.13	6.06	5.32	7.61	6.13	6.06	5.32	7.61
FIXED EXPENSES	9	2.69	2.46	1.91	3.18	2.69	2.46	1.91	3.18
TOTAL OPER+FIX	9	8.82	9.18	8.35	9.63	8.82	9.18	8.35	9.63
LEASING EXP	4	1.39	1.21	.47	1.90				
TOTAL PAYROLL	9	.84	.86	.38	1.48				
TOTAL CONTRACT	9	1.35	1.07	.98	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15763	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	258	8
AVG % OFFICE OCCUPANCY	94.6	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.33	5
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**9**	**UTILITIES TOTAL**	**2.04**	**9**	SECURITY TOTAL	.47	9	**FIXED EXP TOTAL**	**2.48**	**8**	**TOTAL PAYROLL**	**.94**	**9**
PAYROLL			ELECTRICAL	1.94	9	SEC PAYROLL	.87	2	REAL ESTATE TAX	2.28	8	CLEANING		
CONTRACT	.99	9	GAS	.13	2	SEC CONTRACTS	.40	6	BUILDING INS	.22	7	REPAIR/MAINT	.73	3
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	9	PURCH STEAM						OTHER TAX			SECURITY	.87	2
REPR/MAINT TOTAL	**1.05**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**1.13**	**9**				ADMINISTRATIVE	.44	9
PAYROLL	.73	3	COAL			PAYROLL	.44	9	**LEASING EXPENSES**	**1.39**	**4**			
ELEVATOR	.07	8	WATER/SEWER	.07	8	MGMT FEES	.61	8	ADV/PROMOTION	.18	2	**TOTAL CONTRACTS**	**1.35**	**9**
HVAC	.33	9	**RDS/GNDS/SEC**	**.70**	**9**	PROF FEES	.05	5	COMMISSIONS			CLEANING	.99	9
ELECTRICAL	.15	8	**TOTAL**			GEN OFC EXP	.08	7	PROF FEES	.27	2	REPAIR/MAINT	.55	9
STRUCT/ROOF			RDS/GNDS TOTAL	.27	7	OTHER ADM EXP	.04	5	TENANT ALTS	.55	3	RDS/GROUNDS	.19	6
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	6
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.19	6				OTHER LEASING	.67	2	ADMINISTRATIVE	.64	8
OTHER MAINT/SUP	.31	9	RDS/GNDS OTHER	.15	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,268,507 SQ. FT.				2,231,949 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.28	15.76	11.51	16.38
RETAIL AREA	3	7.90	24.81						
OTHER AREA	3	11.47	14.31						
TOTAL RENT	7	12.27	15.76	11.55	16.44				
MISCELLANEOUS									
TOTAL INCOME	7	14.93	16.01	14.74	16.70				
EXPENSE									
CLEANING	7	.85	.78	.70	1.01	.85	.78	.71	1.01
REPAIR-MAINT	7	1.21	.96	.57	1.25	1.21	.96	.57	1.25
UTILITIES	7	2.34	1.76	1.50	2.29	2.34	1.76	1.50	2.29
RDS/GRNDS/SEC	7	.31	.23	.19	.28	.31	.23	.19	.28
ADMINISTRATIVE	7	.45	.48	.26	.68	.46	.48	.28	.68
TOTAL OPER EXP	7	5.16	3.94	3.52	5.82	5.24	4.02	3.65	5.86
FIXED EXPENSES	6	2.08	1.76	1.19	3.00	2.13	1.76	1.30	3.02
TOTAL OPER+FIX	6	6.55	5.51	4.67	8.31	6.70	5.73	4.67	8.38
LEASING EXP									
TOTAL PAYROLL	7	.48	.53	.26	.88				
TOTAL CONTRACT	7	.65	.66	.56	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15872	7
AVG SQFT/RETAIL TENANT	736	3
AVG SQFT/OFFICE WORKER	222	5
AVG % OFFICE OCCUPANCY	94.6	7
AVG % RETAIL OCCUPANCY	26.6	4
AVG $ RATE YR-END RENT	20.14	7
RENTABLE/GROSS SQFT	91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	6	**UTILITIES TOTAL**	2.34	7	SECURITY TOTAL	.28	7	**FIXED EXP TOTAL**	2.08	6	**TOTAL PAYROLL**	.48	7
PAYROLL			ELECTRICAL	1.99	7	SEC PAYROLL	.09	4	REAL ESTATE TAX	1.51	6	CLEANING		
CONTRACT	.63	6	GAS	.40	4	SEC CONTRACTS	.27	5	BUILDING INS	.31	7	REPAIR/MAINT	.54	6
SUP/MAT/MISC	.04	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM			**ADMIN TOTAL**	.45	7	OTHER TAX	.66	2	SECURITY	.09	4
REPR/MAINT TOTAL	1.09	6	PURCH CH WTR			PAYROLL	.12	5	**LEASING EXPENSES**			ADMINISTRATIVE	.12	5
PAYROLL	.54	6	COAL			MGMT FEES	.31	5	ADV/PROMOTION			**TOTAL CONTRACTS**	.85	7
ELEVATOR	.15	6	WATER/SEWER	.07	5	PROF FEES	.01	2	COMMISSIONS			CLEANING	.63	6
HVAC	.18	3	**RDS/GNDS/SEC TOTAL**	.31	7	GEN OFC EXP	.04	4	PROF FEES			REPAIR/MAINT	.27	6
ELECTRICAL			RDS/GNDS TOTAL	.05	4	OTHER ADM EXP	.38	2	TENANT ALTS			RDS/GROUNDS	.02	2
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	5
PLUMBING			RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.32	5
FIRE/LIFE SFTY			RDS/GNDS OTHER	.03	4									
OTHER MAINT/SUP	.14	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	568,215 SQ. FT.				565,145 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.29	15.96		
RETAIL AREA	2	27.52	45.80						
OTHER AREA									
TOTAL RENT	3	16.34	16.01						
MISCELLANEOUS									
TOTAL INCOME	3	16.34	16.01						
EXPENSE									
CLEANING	3	.97	.94			.97	.94		
REPAIR-MAINT	3	1.43	.96			1.43	.96		
UTILITIES	3	1.94	1.76			1.94	1.76		
RDS/GRNDS/SEC	3	.54	.23			.55	.23		
ADMINISTRATIVE	3	.62	.56			.63	.56		
TOTAL OPER EXP	3	5.51	5.31			5.54	5.36		
FIXED EXPENSES	3	2.62	3.00			2.63	3.02		
TOTAL OPER+FIX	3	8.13	8.31			8.17	8.38		
LEASING EXP									
TOTAL PAYROLL	3	.94	.91						
TOTAL CONTRACT	3	1.31	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23799	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	177	3
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.65	3
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	3	**UTILITIES TOTAL**	1.94	3	SECURITY TOTAL	.51	3	**FIXED EXP TOTAL**	2.62	3	**TOTAL PAYROLL**	.94	3
PAYROLL			ELECTRICAL	1.43	3	SEC PAYROLL	.07	2	REAL ESTATE TAX	1.82	3	CLEANING		
CONTRACT	.84	3	GAS	.52	2	SEC CONTRACTS	.58	2	BUILDING INS	.28	3	REPAIR/MAINT	.73	3
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM			**ADMIN TOTAL**	.62	3	OTHER TAX	.66	2	SECURITY	.07	2
REPR/MAINT TOTAL	1.43	3	PURCH CH WTR			PAYROLL	.20	2	**LEASING EXPENSES**			ADMINISTRATIVE	.20	2
PAYROLL	.73	3	COAL			MGMT FEES	.32	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.31	3
ELEVATOR	.18	3	WATER/SEWER	.13	2	PROF FEES			COMMISSIONS			CLEANING	.84	3
HVAC	.20	2	**RDS/GNDS/SEC TOTAL**	.54	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.49	3
ELECTRICAL			RDS/GNDS TOTAL	.05	2	OTHER ADM EXP	.38	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.58	2
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.32	2
FIRE/LIFE SFTY			RDS/GNDS OTHER	.03	2									
OTHER MAINT/SUP	.21	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, WV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,241,775 SQ. FT.				1,241,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.85	13.46	10.14	16.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.91	13.46	10.14	16.23				
MISCELLANEOUS	4	1.95	1.65	.16	4.70				
TOTAL INCOME	7	15.28	13.65	10.21	19.37				
EXPENSE									
CLEANING	7	.68	.70	.53	.78	.68	.70	.53	.78
REPAIR-MAINT	7	1.14	1.07	.72	1.37	1.14	1.07	.72	1.37
UTILITIES	7	1.61	1.47	1.30	1.70	1.61	1.47	1.30	1.70
RDS/GRNDS/SEC	7	.38	.37	.32	.41	.38	.37	.32	.41
ADMINISTRATIVE	6	.79	.61	.44	1.36	.79	.61	.44	1.36
TOTAL OPER EXP	7	4.60	4.70	3.58	5.05	4.60	4.70	3.58	5.05
FIXED EXPENSES	7	1.53	1.32	1.14	1.86	1.53	1.32	1.14	1.86
TOTAL OPER + FIX	7	6.32	6.34	5.10	6.91	6.32	6.34	5.10	6.91
LEASING EXP	5	.46	.74	.05	.89				
TOTAL PAYROLL	7	.63	.54	.47	.80				
TOTAL CONTRACT	7	.94	.79	.75	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6157	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	7
AVG % OFFICE OCCUPANCY	88.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.51	7
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**7**	**UTILITIES TOTAL**	**1.61**	**7**	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	**1.52**	**7**	**TOTAL PAYROLL**	**.63**	**7**
PAYROLL			ELECTRICAL	1.45	7	SEC PAYROLL			REAL ESTATE TAX	1.11	7	CLEANING		
CONTRACT	.60	7	GAS			SEC CONTRACTS	.31	6	BUILDING INS	.18	6	REPAIR/MAINT	.35	6
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER			PERS PROP TAX	.09	2	RDS/GROUNDS		
TRASH REMOVAL	.02	6	PURCH STEAM						OTHER TAX	.28	6	SECURITY		
REPR/MAINT TOTAL	**1.00**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**6**				ADMINISTRATIVE	.24	6
PAYROLL	.35	6	COAL			PAYROLL	.24	6	**LEASING EXPENSES**	**.46**	**5**			
ELEVATOR	.19	6	WATER/SEWER	.10	6	MGMT FEES	.85	3	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**.94**	**7**
HVAC	.15	6				PROF FEES	.03	5	COMMISSIONS			CLEANING	.60	7
ELECTRICAL	.05	5	**RDS/GNDS/SEC TOTAL**	**.38**	**7**	GEN OFC EXP	.05	6	PROF FEES	.07	3	REPAIR/MAINT	.47	6
STRUCT/ROOF	.19	2	RDS/GNDS TOTAL	.08	5	OTHER ADM EXP	.12	5	TENANT ALTS	.47	4	RDS/GROUNDS	.09	4
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	6
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.09	4				OTHER LEASING	.05	3	ADMINISTRATIVE	.45	5
OTHER MAINT/SUP	.17	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,241,775 SQ. FT.				1,241,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.85	13.46	10.14	16.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.91	13.46	10.14	16.23				
MISCELLANEOUS	4	1.95	1.65	.16	4.70				
TOTAL INCOME	7	15.28	13.65	10.21	19.37				
EXPENSE									
CLEANING	7	.68	.70	.53	.78	.68	.70	.53	.78
REPAIR-MAINT	7	1.14	1.07	.72	1.37	1.14	1.07	.72	1.37
UTILITIES	7	1.61	1.47	1.30	1.70	1.61	1.47	1.30	1.70
RDS/GRNDS/SEC	7	.38	.37	.32	.41	.38	.37	.32	.41
ADMINISTRATIVE	6	.79	.61	.44	1.36	.79	.61	.44	1.36
TOTAL OPER EXP	7	4.60	4.70	3.58	5.05	4.60	4.70	3.58	5.05
FIXED EXPENSES	7	1.53	1.32	1.14	1.86	1.53	1.32	1.14	1.86
TOTAL OPER + FIX	7	6.32	6.34	5.10	6.91	6.32	6.34	5.10	6.91
LEASING EXP	5	.46	.74	.05	.89				
TOTAL PAYROLL	7	.63	.54	.47	.80				
TOTAL CONTRACT	7	.94	.79	.75	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6157	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	7
AVG % OFFICE OCCUPANCY	88.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.51	7
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**7**	**UTILITIES TOTAL**	**1.61**	**7**	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	**1.53**	**7**	**TOTAL PAYROLL**	**.63**	**7**
PAYROLL			ELECTRICAL	1.45	7	SEC PAYROLL			REAL ESTATE TAX	1.11	7	CLEANING		
CONTRACT	.60	7	GAS			SEC CONTRACTS	.31	6	BUILDING INS	.18	6	REPAIR/MAINT	.35	6
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER			PERS PROP TAX	.09	2	RDS/GROUNDS		
TRASH REMOVAL	.02	6	PURCH STEAM						OTHER TAX	.28	6	SECURITY		
REPR/MAINT TOTAL	**1.00**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**6**				ADMINISTRATIVE	.24	6
PAYROLL	.35	6	COAL			PAYROLL	.24	6	**LEASING EXPENSES**	**.46**	**5**			
ELEVATOR	.19	6	WATER/SEWER	.10	6	MGMT FEES	.85	3	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**.94**	**7**
HVAC	.15	6				PROF FEES	.03	5	COMMISSIONS			CLEANING	.60	7
ELECTRICAL	.05	5	**RDS/GNDS/SEC TOTAL**	**.38**	**7**	GEN OFC EXP	.05	6	PROF FEES	.07	3	REPAIR/MAINT	.47	6
STRUCT/ROOF	.19	2	RDS/GNDS TOTAL	.08	5	OTHER ADM EXP	.12	5	TENANT ALTS	.47	4	RDS/GROUNDS	.09	4
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	6
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.09	4				OTHER LEASING	.05	3	ADMINISTRATIVE	.45	5
OTHER MAINT/SUP	.17	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	4,483,431 SQ. FT.				4,268,914 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	15					14.26	11.27	8.30	15.60
RETAIL AREA	7	12.46	14.17	11.28	17.99				
OTHER AREA	4	9.62	8.82						
TOTAL RENT	15	14.02	11.33	8.30	15.49				
MISCELLANEOUS	10	.35	.05	.01	.27				
TOTAL INCOME	15	14.33	11.40	8.34	16.50				
EXPENSE									
CLEANING	16	.83	.80	.71	.97	.85	.84	.72	.97
REPAIR-MAINT	15	.82	.85	.78	.97	.83	.85	.78	.98
UTILITIES	16	1.45	1.56	1.36	1.79	1.46	1.56	1.36	1.79
RDS/GRNDS/SEC	16	.46	.40	.16	.51	.49	.43	.16	.54
ADMINISTRATIVE	16	.64	.39	.27	.73	.67	.39	.26	.74
TOTAL OPER EXP	15	4.19	4.03	3.62	4.50	4.40	4.04	3.69	4.64
FIXED EXPENSES	14	1.12	.99	.79	1.17	1.18	.99	.79	1.23
TOTAL OPER+FIX	14	5.32	4.86	4.45	5.59	5.59	5.14	4.45	5.81
LEASING EXP	14	1.64	.42	.10	3.22				
TOTAL PAYROLL	16	.89	.72	.37	.98				
TOTAL CONTRACT	16	.76	.80	.72	.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10009	15
AVG SQFT/RETAIL TENANT	2195	8
AVG SQFT/OFFICE WORKER	243	15
AVG % OFFICE OCCUPANCY	94.6	15
AVG % RETAIL OCCUPANCY	96.7	8
AVG $ RATE YR-END RENT	17.59	15
RENTABLE/GROSS SQFT	.90	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**16**
PAYROLL		
CONTRACT	.72	14
SUP/MAT/MISC	.09	15
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	**.82**	**15**
PAYROLL	.30	15
ELEVATOR	.17	15
HVAC	.10	15
ELECTRICAL	.05	15
STRUCT/ROOF	.03	6
PLUMBING	.01	12
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.16	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**16**
ELECTRICAL	1.38	16
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	**.46**	**16**
RDS/GNDS TOTAL	.04	13
RDS/GNDS PAYRL	.11	3
RDS/GNDS CONTR	.04	11
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	13
SEC PAYROLL	.41	8
SEC CONTRACTS	.09	10
SEC OTHER	.02	8
ADMIN TOTAL	**.64**	**16**
PAYROLL	.21	8
MGMT FEES	.37	14
PROF FEES	.04	8
GEN OFC EXP	.05	11
OTHER ADM EXP	.07	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.13**	**13**
REAL ESTATE TAX	1.04	13
BUILDING INS	.08	14
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**1.64**	**14**
ADV/PROMOTION	.04	9
COMMISSIONS		
PROF FEES	.46	10
TENANT ALTS	1.80	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**16**
CLEANING		
REPAIR/MAINT	.30	15
RDS/GROUNDS	.11	3
SECURITY	.41	8
ADMINISTRATIVE	.21	8
TOTAL CONTRACTS	**.76**	**16**
CLEANING	.72	14
REPAIR/MAINT	.35	15
RDS/GROUNDS	.04	11
SECURITY	.00	10
ADMINISTRATIVE	.39	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	94,736 SQ. FT.				94,736 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					10.92	12.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.92	12.21						
MISCELLANEOUS									
TOTAL INCOME	2	10.93	12.22						
EXPENSE									
CLEANING	3	.95	.97			.95	.97		
REPAIR-MAINT	2	.88	.89			.88	.89		
UTILITIES	3	1.60	1.53			1.60	1.53		
RDS/GRNDS/SEC	3	.33	.24			.33	.24		
ADMINISTRATIVE	3	.43	.39			.43	.39		
TOTAL OPER EXP	2	4.04	4.03			4.04	4.03		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP	3	.70	.29						
TOTAL PAYROLL	3	.57	.61						
TOTAL CONTRACT	3	.85	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11842	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	195	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.84	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**3**
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC	.22	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.88**	**2**
PAYROLL	.36	2
ELEVATOR	.07	2
HVAC	.17	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**3**
ELECTRICAL	1.55	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.33**	**3**
RDS/GNDS TOTAL	.31	3
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.17	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.43**	**3**
PAYROLL	.35	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.70**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**3**
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS	.16	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.85**	**3**
CLEANING	.66	3
REPAIR/MAINT	.31	2
RDS/GROUNDS	.17	3
SECURITY		
ADMINISTRATIVE	.35	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	274,863 SQ. FT.				274,863 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.18	8.69	7.72	10.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.18	8.69	7.72	10.35				
MISCELLANEOUS	2	.12	.12						
TOTAL INCOME	4	9.25	8.69	7.76	10.43				
EXPENSE									
CLEANING	4	.86	.70	.60	1.03	.86	.70	.60	1.03
REPAIR-MAINT	4	.88	.85	.77	.95	.88	.85	.77	.95
UTILITIES	4	1.65	1.73	1.45	1.85	1.65	1.73	1.45	1.85
RDS/GRNDS/SEC	4	.07	.07	.05	.09	.07	.07	.05	.09
ADMINISTRATIVE	4	.34	.35	.27	.39	.34	.35	.27	.39
TOTAL OPER EXP	4	3.80	3.65	3.29	4.17	3.80	3.65	3.29	4.17
FIXED EXPENSES	4	.80	.79	.67	.89	.80	.79	.67	.89
TOTAL OPER + FIX	4	4.60	4.45	3.96	5.06	4.60	4.45	3.96	5.06
LEASING EXP	2	3.18	2.87						
TOTAL PAYROLL	4	.60	.37	.35	.76				
TOTAL CONTRACT	4	.81	.70	.57	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1838	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	4
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.44	4
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**4**	**UTILITIES TOTAL**	**1.65**	**4**	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	**.87**	**3**	**TOTAL PAYROLL**	**.60**	**4**
PAYROLL			ELECTRICAL	1.39	4	SEC PAYROLL			REAL ESTATE TAX	.74	3	CLEANING		
CONTRACT	.77	4	GAS	.21	2	SEC CONTRACTS	.05	2	BUILDING INS	.05	3	REPAIR/MAINT	.45	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	**.34**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.88**	**4**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**3.18**	**2**	ADMINISTRATIVE		
PAYROLL	.45	4	COAL			MGMT FEES	.30	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.81**	**4**
ELEVATOR	.11	4	WATER/SEWER	.10	4	PROF FEES	.01	2	COMMISSIONS			CLEANING	.77	4
HVAC	.14	4	**RDS/GNDS/SEC**	**.07**	**4**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.32	4
ELECTRICAL	.03	4	**TOTAL**			OTHER ADM EXP	.01	3	TENANT ALTS	3.08	2	RDS/GROUNDS		
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.08	2				BUY-OUTS			SECURITY	.05	2
PLUMBING	.02	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.21	4
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.12	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,400,813 SQ. FT.				1,317,113 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.96	15.60		
RETAIL AREA	3	16.66	15.27						
OTHER AREA	2	5.15	6.82						
TOTAL RENT	3	14.66	15.49						
MISCELLANEOUS	2	.20	.21						
TOTAL INCOME	3	14.81	15.49						
EXPENSE									
CLEANING	3	.90	.97			.92	1.00		
REPAIR-MAINT	3	.83	.89			.84	.89		
UTILITIES	3	1.69	1.72			1.70	1.72		
RDS/GRNDS/SEC	3	.50	.47			.53	.50		
ADMINISTRATIVE	3	.56	.70			.60	.73		
TOTAL OPER EXP	3	4.44	4.50			4.73	4.82		
FIXED EXPENSES	3	1.07	1.07			1.14	1.11		
TOTAL OPER + FIX	3	5.54	5.37			5.89	5.75		
LEASING EXP	3	.30	.33						
TOTAL PAYROLL	3	.67	.72						
TOTAL CONTRACT	3	1.09	.83						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43261	3
AVG SQFT/RETAIL TENANT	1549	3
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	95.3	3
AVG % RETAIL OCCUPANCY	95.3	3
AVG $ RATE YR-END RENT	18.22	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**3**	**UTILITIES TOTAL**	**1.69**	**3**	SECURITY TOTAL	.48	3	**FIXED EXP TOTAL**	**1.07**	**3**	**TOTAL PAYROLL**	**.67**	**3**
PAYROLL			ELECTRICAL	1.65	3	SEC PAYROLL	.40	2	REAL ESTATE TAX	.97	3	CLEANING		
CONTRACT	.75	3	GAS			SEC CONTRACTS	.16	3	BUILDING INS	.10	3	REPAIR/MAINT	.32	3
SUP/MAT/MISC	.11	2	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**.56**	**3**	OTHER TAX			SECURITY	.40	2
REPR/MAINT TOTAL	**.83**	**3**	PURCH CH WTR			PAYROLL	.06	2	**LEASING EXPENSES**	**.30**	**3**	ADMINISTRATIVE	.06	2
PAYROLL	.32	3	COAL			MGMT FEES	.43	3	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	**1.09**	**3**
ELEVATOR	.14	3	WATER/SEWER	.06	2	PROF FEES	.02	2	COMMISSIONS			CLEANING	.75	3
HVAC	.10	3	**RDS/GNDS/SEC**	**.50**	**3**	GEN OFC EXP			PROF FEES	.34	2	REPAIR/MAINT	.32	3
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.07	3	TENANT ALTS			RDS/GROUNDS	.02	2
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.01	3				BUY-OUTS			SECURITY	.16	3
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.44	3
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR	.02	2									
OTHER MAINT/SUP	.18	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,053,611 SQ. FT.				1,053,611 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					10.54	12.34	8.19	14.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	10.54	12.34	8.19	14.19				
MISCELLANEOUS	11	.14	.15	.05	.24				
TOTAL INCOME	16	10.65	12.34	8.25	14.24				
EXPENSE									
CLEANING	12	.68	.64	.50	.80	.68	.64	.50	.80
REPAIR-MAINT	15	.49	.45	.33	.64	.47	.45	.33	.58
UTILITIES	14	1.17	1.29	.94	1.44	1.12	1.14	.94	1.33
RDS/GRNDS/SEC	13	.29	.30	.19	.32	.29	.30	.19	.32
ADMINISTRATIVE	13	.63	.69	.53	.89	.63	.69	.53	.89
TOTAL OPER EXP	11	3.13	3.05	2.80	3.63	3.13	3.05	2.80	3.63
FIXED EXPENSES	13	1.02	1.05	.96	1.11	1.02	1.05	.96	1.11
TOTAL OPER + FIX	11	4.16	4.15	3.78	4.69	4.16	4.15	3.78	4.69
LEASING EXP	15	3.77	1.19	.06	3.68				
TOTAL PAYROLL	16	.18	.19	.08	.25				
TOTAL CONTRACT	16	.73	.67	.58	.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5294	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	259	14
AVG % OFFICE OCCUPANCY	79.7	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.52	15
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**12**
PAYROLL	.01	3
CONTRACT	.58	12
SUP/MAT/MISC	.04	12
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	**.49**	**16**
PAYROLL	.25	9
ELEVATOR	.08	15
HVAC	.09	12
ELECTRICAL	.03	8
STRUCT/ROOF	.08	6
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.11	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.17**	**14**
ELECTRICAL	1.14	14
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	14
RDS/GNDS/SEC TOTAL	**.29**	**13**
RDS/GNDS TOTAL	.22	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	13
RDS/GNDS OTHER	.06	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	9
SEC PAYROLL		
SEC CONTRACTS	.06	8
SEC OTHER		
ADMIN TOTAL	**.63**	**13**
PAYROLL	.10	8
MGMT FEES	.46	13
PROF FEES	.07	6
GEN OFC EXP	.07	8
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.02**	**13**
REAL ESTATE TAX	.82	13
BUILDING INS	.11	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**3.77**	**15**
ADV/PROMOTION	.08	10
COMMISSIONS		
PROF FEES	.30	10
TENANT ALTS	4.77	9
BUY-OUTS		
OTHER LEASING	.22	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.18**	**16**
CLEANING	.01	3
REPAIR/MAINT	.25	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	8
TOTAL CONTRACTS	**.73**	**16**
CLEANING	.58	12
REPAIR/MAINT	.26	16
RDS/GROUNDS	.16	13
SECURITY	.06	8
ADMINISTRATIVE	.52	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	361,970 SQ. FT.				361,970 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.10	12.79	6.90	14.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.10	12.79	6.90	14.19				
MISCELLANEOUS	3	.16	.09						
TOTAL INCOME	5	11.19	13.09	6.90	14.24				
EXPENSE									
CLEANING	4	.57	.53	.50	.65	.57	.53	.50	.65
REPAIR-MAINT	5	.47	.45	.28	.64	.47	.45	.28	.64
UTILITIES	4	1.17	1.21	1.07	1.31	1.17	1.21	1.07	1.31
RDS/GRNDS/SEC	5	.25	.30	.14	.34	.25	.30	.14	.34
ADMINISTRATIVE	5	.69	.69	.54	.82	.69	.69	.54	.82
TOTAL OPER EXP	4	3.24	3.05	3.00	3.55	3.24	3.05	3.00	3.55
FIXED EXPENSES	5	.99	1.09	.80	1.11	.99	1.09	.80	1.11
TOTAL OPER + FIX	4	4.30	4.15	4.04	4.64	4.30	4.15	4.04	4.64
LEASING EXP	4	2.92	2.21	.38	5.81				
TOTAL PAYROLL	5	.21	.22	.14	.25				
TOTAL CONTRACT	5	.63	.62	.44	.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5468	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	4
AVG % OFFICE OCCUPANCY	83.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.15	5
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.57**	**4**
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.47**	**5**
PAYROLL	.14	5
ELEVATOR	.08	4
HVAC	.07	4
ELECTRICAL	.01	4
STRUCT/ROOF	.02	2
PLUMBING		
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.17**	**4**
ELECTRICAL	1.14	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	**.25**	**5**
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	5
SEC PAYROLL		
SEC CONTRACTS	.04	5
SEC OTHER		
ADMIN TOTAL	**.89**	**5**
PAYROLL	.12	3
MGMT FEES	.47	5
PROF FEES	.11	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.99**	**5**
REAL ESTATE TAX	.84	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.92**	**4**
ADV/PROMOTION	.11	4
COMMISSIONS		
PROF FEES	.42	3
TENANT ALTS	3.58	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.21**	**5**
CLEANING		
REPAIR/MAINT	.14	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	**.83**	**5**
CLEANING	.48	4
REPAIR/MAINT	.17	5
RDS/GROUNDS	.18	5
SECURITY	.04	5
ADMINISTRATIVE	.54	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	586,016 SQ. FT.				586,016 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.35	13.98	7.27	17.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.35	13.98	7.27	17.20				
MISCELLANEOUS	4	.14	.19	.10	.24				
TOTAL INCOME	4	10.49	14.17	7.37	17.43				
EXPENSE									
CLEANING	4	.75	.80	.60	.90	.75	.80	.60	.90
REPAIR-MAINT	4	.47	.44	.35	.64	.47	.44	.35	.64
UTILITIES	3	1.14	1.33			1.14	1.33		
RDS/GRNDS/SEC	4	.32	.31	.29	.37	.32	.31	.29	.37
ADMINISTRATIVE	4	.60	.71	.44	.91	.60	.71	.44	.91
TOTAL OPER EXP	3	3.13	3.35			3.13	3.35		
FIXED EXPENSES	4	1.05	1.06	1.00	1.12	1.05	1.06	1.00	1.12
TOTAL OPER+FIX	3	4.16	4.35			4.16	4.35		
LEASING EXP	4	4.86	2.10	.83	6.55				
TOTAL PAYROLL	4	.12	.05	.01	.20				
TOTAL CONTRACT	4	.82	.83	.67	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7757	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	3
AVG % OFFICE OCCUPANCY	77.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.58	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	4	**UTILITIES TOTAL**	1.14	3	SECURITY TOTAL	.10	4	**FIXED EXP TOTAL**	1.05	4	**TOTAL PAYROLL**	.12	4
PAYROLL	.01	3	ELECTRICAL	1.10	3	SEC PAYROLL			REAL ESTATE TAX	.99	4	CLEANING	.01	3
CONTRACT	.64	4	GAS			SEC CONTRACTS	.08	3	BUILDING INS	.07	4	REPAIR/MAINT		
SUP/MAT/MISC	.03	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	.60	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.47	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.50	4	**LEASING EXPENSES**	4.86	4			
ELEVATOR	.08	4	WATER/SEWER	.04	3	PROF FEES	.05	3	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	.82	4
HVAC	.10	4	**RDS/GNDS/SEC**	.32	4	GEN OFC EXP			COMMISSIONS			CLEANING	.64	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP			PROF FEES	.26	3	REPAIR/MAINT	.33	4
STRUCT/ROOF	.09	4	RDS/GNDS TOTAL	.22	4				TENANT ALTS	5.83	3	RDS/GROUNDS	.14	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	3
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.14	4				OTHER LEASING	.23	4	ADMINISTRATIVE	.54	4
OTHER MAINT/SUP	.09	3	RDS/GNDS OTHER	.09	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chattanooga, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	351,092 SQ. FT.				346,717 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.19	8.10		
RETAIL AREA	2	13.80	11.87						
OTHER AREA									
TOTAL RENT	3	11.23	8.10						
MISCELLANEOUS									
TOTAL INCOME	3	11.24	8.11						
EXPENSE									
CLEANING	3	.65	.65			.65	.65		
REPAIR-MAINT	3	1.05	1.14			1.06	1.14		
UTILITIES	3	1.90	1.53			1.92	1.53		
RDS/GRNDS/SEC	3	.31	.31			.31	.31		
ADMINISTRATIVE	3	1.15	.61			1.16	.62		
TOTAL OPER EXP	3	5.06	4.48			5.12	4.48		
FIXED EXPENSES	3	1.47	.79			1.49	.82		
TOTAL OPER+FIX	3	6.53	5.27			6.61	5.27		
LEASING EXP	3	.24	.20						
TOTAL PAYROLL	3	1.24	.81						
TOTAL CONTRACT	3	.82	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3864	3
AVG SQFT/RETAIL TENANT	875	2
AVG SQFT/OFFICE WORKER	250	3
AVG % OFFICE OCCUPANCY	91.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.98	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3	**UTILITIES TOTAL**	1.34	2	SECURITY TOTAL	.30	3	**FIXED EXP TOTAL**	1.47	3	**TOTAL PAYROLL**	1.24	3
PAYROLL	.12	2	ELECTRICAL	1.12	2	SEC PAYROLL			REAL ESTATE TAX	1.04	3	CLEANING	.12	2
CONTRACT	.51	3	GAS	.12	2	SEC CONTRACTS	.30	3	BUILDING INS	.37	3	REPAIR/MAINT	.44	2
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	1.15	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.01	2	PURCH CH WTR			PAYROLL	1.34	2				ADMINISTRATIVE	1.34	2
PAYROLL	.44	2	COAL			MGMT FEES	.33	2	**LEASING EXPENSES**	.24	3			
ELEVATOR	.30	2	WATER/SEWER	.11	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.82	3
HVAC	.11	2	**RDS/GNDS/SEC**	.31	3	GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.51	3
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.51	2
STRUCT/ROOF			RDS/GNDS TOTAL	.02	2				TENANT ALTS	.13	2	RDS/GROUNDS	.02	2
PLUMBING	.06	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.30	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.37	2
OTHER MAINT/SUP	.06	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chattanooga, TN

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	351,092 SQ. FT.				346,717 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					11.19	8.10		
RETAIL AREA	2	13.80	11.87						
OTHER AREA									
TOTAL RENT	3	11.23	8.10						
MISCELLANEOUS									
TOTAL INCOME	3	11.24	8.11						
EXPENSE									
CLEANING	3	.65	.65			.65	.65		
REPAIR-MAINT	3	1.05	1.14			1.06	1.14		
UTILITIES	3	1.90	1.53			1.92	1.53		
RDS/GRNDS/SEC	3	.31	.31			.31	.31		
ADMINISTRATIVE	3	1.15	.61			1.16	.62		
TOTAL OPER EXP	3	5.06	4.48			5.12	4.48		
FIXED EXPENSES	3	1.47	.79			1.49	.82		
TOTAL OPER+FIX	3	6.53	5.27			6.61	5.27		
LEASING EXP	3	.24	.20						
TOTAL PAYROLL	3	1.24	.81						
TOTAL CONTRACT	3	.82	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3864	3
AVG SQFT/RETAIL TENANT	875	2
AVG SQFT/OFFICE WORKER	250	3
AVG % OFFICE OCCUPANCY	91.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.98	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3
PAYROLL	.12	2
CONTRACT	.51	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.01	2
PAYROLL	.44	2
ELEVATOR	.30	2
HVAC	.11	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	2
ELECTRICAL	1.12	2
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	1.15	3
PAYROLL	1.34	2
MGMT FEES	.33	2
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	3
REAL ESTATE TAX	1.04	3
BUILDING INS	.37	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.24	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.13	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.24	3
CLEANING	.12	2
REPAIR/MAINT	.44	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.34	2
TOTAL CONTRACTS	.82	3
CLEANING	.51	3
REPAIR/MAINT	.51	2
RDS/GROUNDS	.02	2
SECURITY	.30	3
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	109 BLDS	46,096,101 SQ. FT.				43,858,998 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	96					19.83	17.90	13.69	22.22
RETAIL AREA	66	21.80	20.40	13.05	32.13				
OTHER AREA	16	7.53	3.59	2.83	7.44				
TOTAL RENT	98	19.73	17.68	14.48	22.06				
MISCELLANEOUS	84	.49	.33	.13	.65				
TOTAL INCOME	98	20.14	18.13	15.02	22.69				
EXPENSE									
CLEANING	93	1.61	1.43	1.26	1.71	1.65	1.47	1.30	1.79
REPAIR-MAINT	106	1.62	1.55	1.11	1.95	1.66	1.58	1.15	1.97
UTILITIES	107	1.70	1.52	1.08	2.02	1.73	1.58	1.13	2.07
RDS/GRNDS/SEC	100	.43	.35	.24	.48	.45	.36	.26	.50
ADMINISTRATIVE	103	.99	1.05	.77	1.32	1.04	1.12	.82	1.36
TOTAL OPER EXP	90	6.33	5.98	5.12	6.93	6.65	6.38	5.34	7.38
FIXED EXPENSES	103	5.62	4.69	3.43	6.46	5.91	5.00	3.66	6.66
TOTAL OPER+FIX	85	12.01	11.16	9.44	12.81	12.63	11.47	10.04	13.22
LEASING EXP	76	1.76	1.07	.22	3.31				
TOTAL PAYROLL	88	1.42	1.20	.72	2.13				
TOTAL CONTRACT	89	1.26	1.27	.35	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10033	97
AVG SQFT/RETAIL TENANT	3236	58
AVG SQFT/OFFICE WORKER	249	66
AVG % OFFICE OCCUPANCY	90.4	107
AVG % RETAIL OCCUPANCY	90.6	66
AVG $ RATE YR-END RENT	28.06	88
RENTABLE/GROSS SQFT	.92	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.62	88
PAYROLL	1.00	40
CONTRACT	1.15	83
SUP/MAT/MISC	.09	74
TRASH REMOVAL	.05	81
REPR/MAINT TOTAL	1.62	84
PAYROLL	.71	67
ELEVATOR	.31	80
HVAC	.30	80
ELECTRICAL	.10	78
STRUCT/ROOF	.10	40
PLUMBING	.03	77
FIRE/LIFE SFTY	.03	53
OTHER MAINT/SUP	.27	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	85
ELECTRICAL	1.51	84
GAS	.26	61
FUEL OIL	.12	4
PURCH STEAM	.55	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	84
RDS/GNDS/SEC TOTAL	.44	81
RDS/GNDS TOTAL	.13	40
RDS/GNDS PAYRL	.20	12
RDS/GNDS CONTR	.05	26
RDS/GNDS OTHER	.05	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	79
SEC PAYROLL	.38	39
SEC CONTRACTS	.22	57
SEC OTHER	.03	38
ADMIN TOTAL	1.02	83
PAYROLL	.31	72
MGMT FEES	.61	64
PROF FEES	.13	68
GEN OFC EXP	.09	75
OTHER ADM EXP	.19	59

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.69	86
REAL ESTATE TAX	5.48	86
BUILDING INS	.20	82
PERS PROP TAX		
OTHER TAX	.03	16
LEASING EXPENSES	1.76	76
ADV/PROMOTION	.07	54
COMMISSIONS	.14	45
PROF FEES	.32	59
TENANT ALTS	1.51	63
BUY-OUTS	.19	8
OTHER LEASING	.20	25

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.42	88
CLEANING	1.00	40
REPAIR/MAINT	.71	67
RDS/GROUNDS	.20	12
SECURITY	.38	39
ADMINISTRATIVE	.31	72
TOTAL CONTRACTS	1.26	89
CLEANING	1.15	83
REPAIR/MAINT	.83	81
RDS/GROUNDS	.05	26
SECURITY	.22	57
ADMINISTRATIVE	.63	72

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	447,527 SQ. FT.				408,973 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.96	13.79	11.25	18.25
RETAIL AREA	4	22.80	21.78	17.67	26.19				
OTHER AREA	2	3.59	3.59						
TOTAL RENT	5	15.29	15.37	11.30	18.90				
MISCELLANEOUS	5	.21	.20	.11	.29				
TOTAL INCOME	5	15.50	15.57	11.52	19.09				
EXPENSE									
CLEANING	5	1.03	1.03	.69	1.39	1.10	1.03	.78	1.44
REPAIR-MAINT	6	1.17	1.13	.64	1.78	1.25	1.20	.69	1.84
UTILITIES	5	1.59	1.68	.93	2.28	1.63	1.68	.99	2.32
RDS/GRNDS/SEC	5	.45	.37	.19	.70	.49	.37	.21	.75
ADMINISTRATIVE	6	1.14	1.25	.92	1.49	1.24	1.31	1.12	1.49
TOTAL OPER EXP	4	5.60	5.71	4.56	6.83	5.85	5.95	4.79	7.06
FIXED EXPENSES	6	3.09	3.00	2.13	4.58	3.38	3.40	2.74	4.58
TOTAL OPER+FIX	4	8.96	9.49	7.32	10.83	9.37	10.33	7.81	11.18
LEASING EXP	6	1.36	.61	.15	1.02				
TOTAL PAYROLL	6	1.22	.74	.32	1.95				
TOTAL CONTRACT	6	.70	.66	.08	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3697	6
AVG SQFT/RETAIL TENANT	4467	4
AVG SQFT/OFFICE WORKER	344	4
AVG % OFFICE OCCUPANCY	89.5	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	17.97	5
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**5**
PAYROLL		
CONTRACT	.60	5
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	**1.17**	**6**
PAYROLL	.70	4
ELEVATOR	.12	6
HVAC	.18	6
ELECTRICAL	.10	6
STRUCT/ROOF	.03	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**5**
ELECTRICAL	1.32	5
GAS	.56	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC	**.45**	**5**
TOTAL		
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	5
SEC PAYROLL	.41	2
SEC CONTRACTS	.35	3
SEC OTHER		
ADMIN TOTAL	**1.13**	**6**
PAYROLL	.58	4
MGMT FEES	.60	5
PROF FEES	.18	5
GEN OFC EXP	.09	6
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.09**	**6**
REAL ESTATE TAX	2.86	6
BUILDING INS	.22	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.36**	**6**
ADV/PROMOTION	.03	6
COMMISSIONS	.09	3
PROF FEES	.31	5
TENANT ALTS	.86	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**6**
CLEANING		
REPAIR/MAINT	.70	4
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE	.58	4
TOTAL CONTRACTS	**.70**	**6**
CLEANING	.60	5
REPAIR/MAINT	.50	6
RDS/GROUNDS		
SECURITY	.35	3
ADMINISTRATIVE	.78	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	5,076,088 SQ. FT.				4,881,031 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					17.43	15.46	12.43	21.26
RETAIL AREA	18	27.48	24.65	16.00	34.51				
OTHER AREA	3	8.09	2.95						
TOTAL RENT	22	17.84	16.42	12.62	22.80				
MISCELLANEOUS	16	.64	.47	.22	1.20				
TOTAL INCOME	22	18.31	17.23	13.03	22.94				
EXPENSE									
CLEANING	24	1.70	1.44	1.28	1.72	1.75	1.48	1.32	1.84
REPAIR-MAINT	24	1.76	1.61	1.11	2.03	1.81	1.68	1.15	2.07
UTILITIES	24	1.81	1.71	1.39	2.00	1.82	1.69	1.40	2.01
RDS/GRNDS/SEC	22	.43	.41	.30	.48	.45	.42	.32	.50
ADMINISTRATIVE	22	1.13	1.21	.82	1.44	1.18	1.24	.87	1.67
TOTAL OPER EXP	24	6.66	6.12	5.30	7.31	6.94	6.52	5.67	8.15
FIXED EXPENSES	23	4.20	3.94	3.02	5.31	4.38	4.17	3.16	5.60
TOTAL OPER+FIX	23	10.95	10.32	9.05	12.71	11.44	10.77	9.42	13.53
LEASING EXP	15	2.60	2.33	.79	3.82				
TOTAL PAYROLL	22	1.39	1.24	.88	1.51				
TOTAL CONTRACT	21	1.38	1.26	.96	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4492	22
AVG SQFT/RETAIL TENANT	2931	16
AVG SQFT/OFFICE WORKER	229	18
AVG % OFFICE OCCUPANCY	90.4	24
AVG % RETAIL OCCUPANCY	100.0	17
AVG $ RATE YR-END RENT	21.16	21
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.74**	**21**
PAYROLL	.96	10
CONTRACT	1.16	21
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.06	20
REPR/MAINT TOTAL	**1.53**	**20**
PAYROLL	.70	16
ELEVATOR	.27	19
HVAC	.24	20
ELECTRICAL	.10	19
STRUCT/ROOF	.16	7
PLUMBING	.04	19
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.29	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**21**
ELECTRICAL	1.51	21
GAS	.32	17
FUEL OIL	.26	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	21
RDS/GNDS/SEC	**.44**	**19**
TOTAL		
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	19
SEC PAYROLL	.29	9
SEC CONTRACTS	.38	12
SEC OTHER	.05	5
ADMIN TOTAL	**1.22**	**19**
PAYROLL	.44	17
MGMT FEES	.78	14
PROF FEES	.18	15
GEN OFC EXP	.10	16
OTHER ADM EXP	.09	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.12**	**22**
REAL ESTATE TAX	3.81	22
BUILDING INS	.33	19
PERS PROP TAX		
OTHER TAX	.39	2
LEASING EXPENSES	**2.80**	**15**
ADV/PROMOTION	.07	11
COMMISSIONS	.87	9
PROF FEES	.38	13
TENANT ALTS	2.12	12
BUY-OUTS		
OTHER LEASING	.03	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.39**	**22**
CLEANING	.96	10
REPAIR/MAINT	.70	16
RDS/GROUNDS	.09	2
SECURITY	.29	9
ADMINISTRATIVE	.44	17
TOTAL CONTRACTS	**1.38**	**21**
CLEANING	1.16	21
REPAIR/MAINT	.72	20
RDS/GROUNDS	.03	3
SECURITY	.38	12
ADMINISTRATIVE	.84	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	10,665,772 SQ. FT.				10,179,142 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					18.02	17.90	15.49	19.79
RETAIL AREA	17	26.69	20.28	10.77	31.06				
OTHER AREA	5	4.76	4.76	1.92	8.50				
TOTAL RENT	19	18.23	17.56	15.37	20.15				
MISCELLANEOUS	18	.69	.29	.10	.83				
TOTAL INCOME	19	18.88	18.49	16.81	20.32				
EXPENSE									
CLEANING	23	1.53	1.49	1.34	1.68	1.58	1.53	1.37	1.74
REPAIR-MAINT	23	1.68	1.58	1.42	1.92	1.73	1.59	1.42	1.98
UTILITIES	23	1.83	1.50	1.27	2.11	1.86	1.56	1.27	2.14
RDS/GRNDS/SEC	21	.32	.32	.19	.43	.33	.34	.21	.44
ADMINISTRATIVE	23	1.00	.99	.80	1.20	1.05	1.04	.83	1.21
TOTAL OPER EXP	23	6.45	5.99	5.62	6.67	6.73	6.22	5.68	7.05
FIXED EXPENSES	23	5.20	5.44	3.74	6.53	5.44	5.76	3.88	6.83
TOTAL OPER + FIX	23	11.62	11.96	10.01	12.73	12.18	12.35	10.54	13.07
LEASING EXP	22	3.40	1.46	.69	4.76				
TOTAL PAYROLL	22	1.38	.90	.68	2.59				
TOTAL CONTRACT	23	1.25	1.34	1.11	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9440	23
AVG SQFT/RETAIL TENANT	3690	17
AVG SQFT/OFFICE WORKER	237	17
AVG % OFFICE OCCUPANCY	88.3	23
AVG % RETAIL OCCUPANCY	93.5	17
AVG $ RATE YR-END RENT	26.35	17
RENTABLE/GROSS SQFT	.89	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.53**	**23**
PAYROLL	.86	10
CONTRACT	1.20	20
SUP/MAT/MISC	.07	23
TRASH REMOVAL	.06	21
REPR/MAINT TOTAL	**1.70**	**22**
PAYROLL	.67	20
ELEVATOR	.30	22
HVAC	.31	22
ELECTRICAL	.10	21
STRUCT/ROOF	.10	15
PLUMBING	.03	20
FIRE/LIFE SFTY	.03	16
OTHER MAINT/SUP	.27	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**23**
ELECTRICAL	1.55	22
GAS	.34	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	23
RDS/GNDS/SEC TOTAL	**.32**	**21**
RDS/GNDS TOTAL	.05	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	20
SEC PAYROLL	.15	9
SEC CONTRACTS	.23	19
SEC OTHER	.02	12
ADMIN TOTAL	**1.00**	**22**
PAYROLL	.31	17
MGMT FEES	.59	19
PROF FEES	.16	16
GEN OFC EXP	.09	20
OTHER ADM EXP	.08	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.20**	**23**
REAL ESTATE TAX	4.98	23
BUILDING INS	.18	21
PERS PROP TAX		
OTHER TAX	.02	9
LEASING EXPENSES	**3.40**	**22**
ADV/PROMOTION	.06	16
COMMISSIONS	.08	16
PROF FEES	.71	16
TENANT ALTS	3.35	18
BUY-OUTS	.24	2
OTHER LEASING	.05	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.38**	**22**
CLEANING	.88	10
REPAIR/MAINT	.67	20
RDS/GROUNDS		
SECURITY	.15	9
ADMINISTRATIVE	.31	17
TOTAL CONTRACTS	**1.25**	**23**
CLEANING	1.20	20
REPAIR/MAINT	.83	22
RDS/GROUNDS	.04	9
SECURITY	.23	19
ADMINISTRATIVE	.72	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	25,404,074 SQ. FT.				23,977,240 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					21.01	21.54	17.30	23.96
RETAIL AREA	19	18.07	18.57	12.51	23.20				
OTHER AREA	6	7.99	3.94	3.05	8.49				
TOTAL RENT	23	20.73	20.79	16.99	23.77				
MISCELLANEOUS	17	.42	.34	.14	.59				
TOTAL INCOME	23	21.06	21.20	16.99	24.75				
EXPENSE									
CLEANING	23	1.58	1.35	1.26	1.68	1.63	1.35	1.31	1.74
REPAIR-MAINT	23	1.54	1.24	1.05	1.78	1.59	1.28	1.08	1.83
UTILITIES	23	1.59	1.17	1.04	1.92	1.63	1.20	1.05	1.92
RDS/GRNDS/SEC	22	.43	.29	.22	.46	.45	.30	.23	.47
ADMINISTRATIVE	21	.96	1.05	.73	1.21	1.02	1.13	.77	1.26
TOTAL OPER EXP	23	6.05	5.39	4.61	6.47	6.41	5.67	4.83	6.99
FIXED EXPENSES	23	6.14	6.00	4.55	6.92	6.51	6.14	4.72	7.19
TOTAL OPER + FIX	23	12.19	11.20	9.70	12.94	12.92	11.57	10.64	13.20
LEASING EXP	20	.95	.63	.08	1.55				
TOTAL PAYROLL	21	1.30	1.20	.55	2.11				
TOTAL CONTRACT	21	1.27	1.20	.26	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16195	17
AVG SQFT/RETAIL TENANT	3106	13
AVG SQFT/OFFICE WORKER	260	16
AVG % OFFICE OCCUPANCY	92.0	22
AVG % RETAIL OCCUPANCY	86.1	18
AVG $ RATE YR-END RENT	30.89	22
RENTABLE/GROSS SQFT	.96	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.61**	**21**
PAYROLL	.94	9
CONTRACT	1.14	21
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	**1.54**	**20**
PAYROLL	.66	15
ELEVATOR	.32	20
HVAC	.32	20
ELECTRICAL	.09	20
STRUCT/ROOF	.10	13
PLUMBING	.03	20
FIRE/LIFE SFTY	.04	14
OTHER MAINT/SUP	.23	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**21**
ELECTRICAL	1.50	21
GAS	.17	14
FUEL OIL	.09	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	**.44**	**20**
RDS/GNDS TOTAL	.07	10
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.03	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	19
SEC PAYROLL	.46	11
SEC CONTRACTS	.19	13
SEC OTHER	.02	11
ADMIN TOTAL	**.98**	**19**
PAYROLL	.28	18
MGMT FEES	.60	14
PROF FEES	.10	18
GEN OFC EXP	.08	16
OTHER ADM EXP	.24	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.20**	**21**
REAL ESTATE TAX	6.00	21
BUILDING INS	.20	20
PERS PROP TAX		
OTHER TAX	.02	5
LEASING EXPENSES	**.95**	**20**
ADV/PROMOTION	.07	15
COMMISSIONS	.08	11
PROF FEES	.18	16
TENANT ALTS	.70	17
BUY-OUTS	.05	4
OTHER LEASING	.30	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.30**	**21**
CLEANING	.94	9
REPAIR/MAINT	.68	15
RDS/GROUNDS	.03	3
SECURITY	.46	11
ADMINISTRATIVE	.28	18
TOTAL CONTRACTS	**1.27**	**21**
CLEANING	1.14	21
REPAIR/MAINT	.85	20
RDS/GROUNDS	.05	8
SECURITY	.19	13
ADMINISTRATIVE	.54	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	94 BLDS	9,906,413 SQ. FT.				9,775,836 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	93					14.89	13.81	10.99	18.09
RETAIL AREA	15	10.29	13.51	4.49	24.43				
OTHER AREA	8	6.14	7.89	1.43	12.96				
TOTAL RENT	93	14.91	13.81	11.19	17.71				
MISCELLANEOUS	63	.44	.14	.04	.34				
TOTAL INCOME	93	15.23	14.42	11.34	18.14				
EXPENSE									
CLEANING	92	.86	.80	.67	.94	.86	.80	.67	.94
REPAIR-MAINT	93	1.02	.94	.78	1.13	1.03	.94	.78	1.13
UTILITIES	77	1.56	1.46	1.20	1.82	1.57	1.48	1.21	1.82
RDS/GRNDS/SEC	91	.45	.37	.24	.51	.46	.37	.24	.51
ADMINISTRATIVE	94	.82	.85	.60	1.04	.83	.86	.60	1.06
TOTAL OPER EXP	74	4.77	4.64	4.27	5.16	4.84	4.70	4.27	5.35
FIXED EXPENSES	93	3.40	3.06	2.08	4.12	3.45	3.12	2.08	4.15
TOTAL OPER + FIX	73	8.22	7.78	6.73	9.41	8.34	7.82	6.73	9.57
LEASING EXP	77	1.19	.33	.12	1.37				
TOTAL PAYROLL	83	.63	.49	.32	.74				
TOTAL CONTRACT	92	1.04	.94	.73	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8117	82
AVG SQFT/RETAIL TENANT	3327	14
AVG SQFT/OFFICE WORKER	266	56
AVG % OFFICE OCCUPANCY	89.9	90
AVG % RETAIL OCCUPANCY	90.8	14
AVG $ RATE YR-END RENT	19.51	85
RENTABLE/GROSS SQFT	.90	60

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**91**
PAYROLL	.23	28
CONTRACT	.66	90
SUP/MAT/MISC	.07	76
TRASH REMOVAL	.07	85
REPR/MAINT TOTAL	**1.01**	**88**
PAYROLL	.38	70
ELEVATOR	.11	70
HVAC	.22	86
ELECTRICAL	.06	79
STRUCT/ROOF	.09	57
PLUMBING	.02	72
FIRE/LIFE SFTY	.02	53
OTHER MAINT/SUP	.26	85

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**76**
ELECTRICAL	1.41	75
GAS	.24	23
FUEL OIL	.08	2
PURCH STEAM		
PURCH CH WTR	.09	15
COAL		
WATER/SEWER	.07	60
RDS/GNDS/SEC TOTAL	**.44**	**90**
RDS/GNDS TOTAL	.24	89
RDS/GNDS PAYRL	.16	6
RDS/GNDS CONTR	.20	81
RDS/GNDS OTHER	.05	50

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	65
SEC PAYROLL	.17	12
SEC CONTRACTS	.22	56
SEC OTHER	.01	23
ADMIN TOTAL	**.83**	**93**
PAYROLL	.24	57
MGMT FEES	.57	88
PROF FEES	.07	72
GEN OFC EXP	.08	69
OTHER ADM EXP	.05	57

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.40**	**93**
REAL ESTATE TAX	3.26	93
BUILDING INS	.14	92
PERS PROP TAX		
OTHER TAX	.06	14
LEASING EXPENSES	**1.19**	**77**
ADV/PROMOTION	.06	64
COMMISSIONS	.09	29
PROF FEES	.17	61
TENANT ALTS	1.37	51
BUY-OUTS		
OTHER LEASING	.08	14

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**83**
CLEANING	.23	28
REPAIR/MAINT	.38	70
RDS/GROUNDS	.16	6
SECURITY	.17	12
ADMINISTRATIVE	.24	57
TOTAL CONTRACTS	**1.04**	**92**
CLEANING	.66	90
REPAIR/MAINT	.46	87
RDS/GROUNDS	.20	81
SECURITY	.22	56
ADMINISTRATIVE	.60	91

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	254,387 SQ. FT.				254,387 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.92	11.10	10.23	11.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.92	11.10	10.23	11.86				
MISCELLANEOUS	4	.06	.03	.01	.09				
TOTAL INCOME	7	10.96	11.24	10.23	11.87				
EXPENSE									
CLEANING	7	.71	.74	.69	.78	.71	.74	.69	.78
REPAIR-MAINT	6	.57	.56	.47	.76	.57	.56	.47	.76
UTILITIES	6	1.44	1.31	1.18	1.69	1.44	1.31	1.18	1.69
RDS/GRNDS/SEC	5	.36	.32	.13	.45	.36	.32	.13	.45
ADMINISTRATIVE	7	.64	.62	.59	.72	.64	.62	.59	.72
TOTAL OPER EXP	5	3.81	3.77	2.89	4.71	3.81	3.77	2.89	4.71
FIXED EXPENSES	7	2.34	2.11	1.99	2.70	2.34	2.11	1.99	2.70
TOTAL OPER + FIX	5	6.23	6.22	4.88	7.73	6.23	6.22	4.88	7.73
LEASING EXP	6	.69	.13	.06	1.37				
TOTAL PAYROLL	4	.19	.21	.10	.28				
TOTAL CONTRACT	7	.83	.79	.64	.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4011	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	189	3
AVG % OFFICE OCCUPANCY	75.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.82	6
RENTABLE/GROSS SQFT	.98	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**7**
PAYROLL		
CONTRACT	.54	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	**.57**	**6**
PAYROLL	.24	3
ELEVATOR	.07	6
HVAC	.17	6
ELECTRICAL	.03	4
STRUCT/ROOF	.02	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.15	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.44**	**6**
ELECTRICAL	1.41	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	**.36**	**6**
RDS/GNDS TOTAL	.35	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	6
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	**.64**	**7**
PAYROLL		
MGMT FEES	.51	7
PROF FEES	.10	5
GEN OFC EXP	.06	4
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.36**	**7**
REAL ESTATE TAX	2.26	7
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.69**	**6**
ADV/PROMOTION	.05	4
COMMISSIONS		
PROF FEES	.16	5
TENANT ALTS	1.28	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.19**	**4**
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.83**	**7**
CLEANING	.54	7
REPAIR/MAINT	.30	6
RDS/GROUNDS	.31	6
SECURITY	.03	2
ADMINISTRATIVE	.58	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	19 BLDS	1,387,327 SQ. FT.				1,371,168 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	19					13.42	15.01	11.09	16.76	
RETAIL AREA	2	15.93	21.06							
OTHER AREA										
TOTAL RENT	19	14.01	15.01	11.42	16.69					
MISCELLANEOUS	13	.37	.13	.03	.65					
TOTAL INCOME	19	14.27	15.03	11.51	16.93					
EXPENSE										
CLEANING	18	.91	.78	.67	.96	.91	.78	.67	.96	
REPAIR-MAINT	19	.95	.94	.78	1.07	.95	.94	.78	1.10	
UTILITIES	18	1.69	1.67	1.39	1.91	1.70	1.67	1.39	1.91	
RDS/GRNDS/SEC	18	.35	.35	.25	.50	.36	.35	.25	.50	
ADMINISTRATIVE	19	.93	.92	.71	1.14	.94	.99	.72	1.14	
TOTAL OPER EXP	17	4.80	4.61	4.42	5.07	4.87	4.76	4.42	5.44	
FIXED EXPENSES	19	2.88	2.91	1.93	3.64	2.92	2.91	1.93	3.67	
TOTAL OPER+FIX	17	7.71	7.74	6.28	8.69	7.81	7.74	6.41	9.01	
LEASING EXP	14	1.27	.31	.05	1.38					
TOTAL PAYROLL	17	.56	.48	.29	.74					
TOTAL CONTRACT	18	.99	.94	.73	1.12					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4108	19
AVG SQFT/RETAIL TENANT	4074	2
AVG SQFT/OFFICE WORKER	241	12
AVG % OFFICE OCCUPANCY	89.0	19
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.27	16
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**18**	**UTILITIES TOTAL**	**1.67**	**17**	SECURITY TOTAL	.10	11	**FIXED EXP TOTAL**	**2.88**	**19**	**TOTAL PAYROLL**	**.56**	**17**
PAYROLL	.49	2	ELECTRICAL	1.51	17	SEC PAYROLL			REAL ESTATE TAX	2.75	19	CLEANING	.49	2
CONTRACT	.74	18	GAS	.20	8	SEC CONTRACTS	.04	10	BUILDING INS	.12	19	REPAIR/MAINT	.37	15
SUP/MAT/MISC	.08	14	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	13	PURCH STEAM			**ADMIN TOTAL**	**.93**	**19**	OTHER TAX	.18	2	SECURITY		
REPR/MAINT TOTAL	**.92**	**18**	PURCH CH WTR			PAYROLL	.29	8				ADMINISTRATIVE	.29	8
PAYROLL	.37	15	COAL			MGMT FEES	.63	19	**LEASING EXPENSES**	**1.27**	**14**			
ELEVATOR	.07	15	WATER/SEWER	.07	16	PROF FEES	.09	13	ADV/PROMOTION	.04	9	**TOTAL CONTRACTS**	**.99**	**18**
HVAC	.17	17	**RDS/GNDS/SEC**	**.35**	**18**	GEN OFC EXP	.12	15	COMMISSIONS	.08	7	CLEANING	.74	18
ELECTRICAL	.05	16	**TOTAL**			OTHER ADM EXP	.02	11	PROF FEES	.48	8	REPAIR/MAINT	.37	18
STRUCT/ROOF	.10	9	RDS/GNDS TOTAL	.30	17				TENANT ALTS	1.39	9	RDS/GROUNDS	.28	15
PLUMBING	.02	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	10
FIRE/LIFE SFTY	.03	14	RDS/GNDS CONTR	.28	15				OTHER LEASING	.01	2	ADMINISTRATIVE	.69	19
OTHER MAINT/SUP	.24	18	RDS/GNDS OTHER	.10	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	21 BLDS	3,503,574 SQ. FT.				3,471,766 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	21					15.23	14.30	11.45	21.22	
RETAIL AREA										
OTHER AREA	2	2.02	4.21							
TOTAL RENT	21	15.16	14.30	11.29	21.22					
MISCELLANEOUS	13	.27	.18	.08	.36					
TOTAL INCOME	21	15.33	14.42	11.44	21.39					
EXPENSE										
CLEANING	20	.89	.83	.67	1.02	.89	.83	.67	1.02	
REPAIR-MAINT	21	.97	.94	.84	1.12	.97	.94	.84	1.12	
UTILITIES	20	1.35	1.28	1.06	1.61	1.36	1.28	1.09	1.61	
RDS/GRNDS/SEC	20	.44	.30	.22	.54	.44	.30	.23	.55	
ADMINISTRATIVE	21	.79	.85	.55	1.00	.80	.85	.55	1.00	
TOTAL OPER EXP	19	4.52	4.47	4.21	4.74	4.56	4.47	4.21	4.74	
FIXED EXPENSES	20	3.25	3.25	2.34	4.37	3.28	3.25	2.34	4.54	
TOTAL OPER+FIX	18	7.72	7.46	7.06	9.10	7.80	7.46	7.06	9.35	
LEASING EXP	13	.88	.42	.10	1.12					
TOTAL PAYROLL	19	.55	.46	.34	.57					
TOTAL CONTRACT	20	.99	.90	.79	1.16					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14522	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	242	13
AVG % OFFICE OCCUPANCY	89.9	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.23	15
RENTABLE/GROSS SQFT	.93	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**19**	**UTILITIES TOTAL**	**1.35**	**20**	SECURITY TOTAL	.20	16	**FIXED EXP TOTAL**	**3.25**	**20**	**TOTAL PAYROLL**	**.55**	**19**
PAYROLL	.55	4	ELECTRICAL	1.21	19	SEC PAYROLL			REAL ESTATE TAX	3.10	20	CLEANING	.55	4
CONTRACT	.67	18	GAS			SEC CONTRACTS	.23	13	BUILDING INS	.14	21	REPAIR/MAINT	.37	16
SUP/MAT/MISC	.13	14	FUEL OIL	.08	2	SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	18	PURCH STEAM			**ADMIN TOTAL**	**.82**	**20**	OTHER TAX	.03	3	SECURITY		
REPR/MAINT TOTAL	**.96**	**19**	PURCH CH WTR	.15	2	PAYROLL	.24	9				ADMINISTRATIVE	.24	9
PAYROLL	.37	16	COAL			MGMT FEES	.60	19	**LEASING EXPENSES**	**.88**	**13**			
ELEVATOR	.10	19	WATER/SEWER	.07	19	PROF FEES	.06	15	ADV/PROMOTION	.06	10	**TOTAL CONTRACTS**	**.99**	**20**
HVAC	.23	19	**RDS/GNDS/SEC**	**.41**	**19**	GEN OFC EXP	.08	16	COMMISSIONS	.06	4	CLEANING	.67	18
ELECTRICAL	.06	15	**TOTAL**			OTHER ADM EXP	.05	15	PROF FEES	.12	9	REPAIR/MAINT	.44	19
STRUCT/ROOF	.06	10	RDS/GNDS TOTAL	.24	19				TENANT ALTS	1.29	7	RDS/GROUNDS	.23	19
PLUMBING	.01	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	13
FIRE/LIFE SFTY	.02	12	RDS/GNDS CONTR	.23	19				OTHER LEASING	.05	3	ADMINISTRATIVE	.65	19
OTHER MAINT/SUP	.22	19	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	4,923,009 SQ. FT.				4,700,979 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					12.39	10.60	9.01	12.86
RETAIL AREA	5	16.09	16.47	11.32	20.97				
OTHER AREA	2	.89	1.17						
TOTAL RENT	16	12.15	11.09	9.01	12.61				
MISCELLANEOUS	11	.56	.34	.08	.93				
TOTAL INCOME	16	12.56	11.15	9.14	13.67				
EXPENSE									
CLEANING	19	.88	.80	.61	.96	.90	.80	.62	.97
REPAIR-MAINT	19	1.12	1.01	.74	1.41	1.14	1.01	.74	1.41
UTILITIES	18	1.39	1.23	1.07	1.81	1.39	1.25	1.07	1.81
RDS/GRNDS/SEC	18	.41	.44	.25	.63	.43	.47	.26	.69
ADMINISTRATIVE	19	.73	.65	.51	1.06	.77	.69	.56	1.06
TOTAL OPER EXP	18	4.53	4.13	3.65	5.42	4.77	4.22	3.71	6.10
FIXED EXPENSES	19	1.40	1.13	.88	1.76	1.47	1.18	.99	1.88
TOTAL OPER+FIX	18	5.88	6.09	4.56	6.65	6.19	6.38	4.59	7.69
LEASING EXP	9	.51	.36	.23	1.03				
TOTAL PAYROLL	14	1.38	1.29	.67	1.66				
TOTAL CONTRACT	15	.64	.53	.45	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21574	15
AVG SQFT/RETAIL TENANT	1602	7
AVG SQFT/OFFICE WORKER	236	19
AVG % OFFICE OCCUPANCY	93.5	19
AVG % RETAIL OCCUPANCY	89.9	7
AVG $ RATE YR-END RENT	18.02	15
RENTABLE/GROSS SQFT	.89	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**15**	**UTILITIES TOTAL**	**1.37**	**15**	SECURITY TOTAL	.37	15	**FIXED EXP TOTAL**	**1.40**	**15**	**TOTAL PAYROLL**	**1.38**	**14**
PAYROLL	.74	9	ELECTRICAL	1.21	15	SEC PAYROLL	.18	5	REAL ESTATE TAX	1.25	15	CLEANING	.74	9
CONTRACT	.34	11	GAS	.19	11	SEC CONTRACTS	.38	13	BUILDING INS	.14	15	REPAIR/MAINT	.50	14
SUP/MAT/MISC	.11	15	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.04	4	RDS/GROUNDS	.11	4
TRASH REMOVAL	.04	15	PURCH STEAM			**ADMIN TOTAL**	**.70**	**15**	OTHER TAX	.01	3	SECURITY	.18	5
REPR/MAINT TOTAL	**1.13**	**15**	PURCH CH WTR			PAYROLL	.34	13	**LEASING EXPENSES**	**.51**	**9**	ADMINISTRATIVE	.34	13
PAYROLL	.50	14	COAL			MGMT FEES	.24	10	ADV/PROMOTION	.05	8	**TOTAL CONTRACTS**	**.64**	**15**
ELEVATOR	.20	15	WATER/SEWER	.07	15	PROF FEES	.09	9	COMMISSIONS	.01	2	CLEANING	.34	11
HVAC	.13	15	**RDS/GNDS/SEC**	**.42**	**15**	GEN OFC EXP	.08	12	PROF FEES	.09	6	REPAIR/MAINT	.43	15
ELECTRICAL	.06	15	**TOTAL**			OTHER ADM EXP	.07	11	TENANT ALTS	.35	9	RDS/GROUNDS	.05	6
STRUCT/ROOF	.02	9	RDS/GNDS TOTAL	.08	10				BUY-OUTS			SECURITY	.38	13
PLUMBING	.03	14	RDS/GNDS PAYRL	.11	4				OTHER LEASING	.15	3	ADMINISTRATIVE	.31	11
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.05	6									
OTHER MAINT/SUP	.21	13	RDS/GNDS OTHER	.01	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	652,254 SQ. FT.				608,209 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.75	10.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.47	9.48						
MISCELLANEOUS	2	.71	.82						
TOTAL INCOME	3	9.86	9.48						
EXPENSE									
CLEANING	3	.63	.61			.64	.69		
REPAIR-MAINT	3	1.18	1.41			1.20	1.41		
UTILITIES	3	1.58	1.86			1.58	1.86		
RDS/GRNDS/SEC	3	.49	.44			.52	.44		
ADMINISTRATIVE	3	.63	.56			.67	.57		
TOTAL OPER EXP	3	4.50	5.13			4.82	5.73		
FIXED EXPENSES	3	.72	.88			.77	.99		
TOTAL OPER+FIX	3	5.22	6.09			5.60	6.81		
LEASING EXP	2	1.78	1.71						
TOTAL PAYROLL	3	.99	1.29						
TOTAL CONTRACT	3	.93	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9055	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	328	3
AVG % OFFICE OCCUPANCY	86.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.73	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**3**	**UTILITIES TOTAL**	**1.58**	**3**	SECURITY TOTAL	.46	3	**FIXED EXP TOTAL**	**.72**	**3**	**TOTAL PAYROLL**	**.99**	**3**
PAYROLL			ELECTRICAL	1.25	3	SEC PAYROLL			REAL ESTATE TAX	.44	3	CLEANING		
CONTRACT	.49	3	GAS	.24	3	SEC CONTRACTS	.41	3	BUILDING INS	.24	3	REPAIR/MAINT	.65	3
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**.63**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.18**	**3**	PURCH CH WTR			PAYROLL	.31	3	**LEASING EXPENSES**	**1.78**	**2**	ADMINISTRATIVE	.31	3
PAYROLL	.65	3	COAL			MGMT FEES	.39	2	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	**.93**	**3**
ELEVATOR	.09	3	WATER/SEWER	.10	3	PROF FEES	.02	2	COMMISSIONS	.01	2	CLEANING	.49	3
HVAC	.12	3	**RDS/GNDS/SEC**	**.49**	**3**	GEN OFC EXP	.06	3	PROF FEES	.17	2	REPAIR/MAINT	.37	3
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP	.06	2	TENANT ALTS	1.53	2	RDS/GROUNDS		
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.04	2				BUY-OUTS			SECURITY	.41	3
PLUMBING	.04	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.23	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.15	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,201,131 SQ. FT.				2,154,638 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.85	11.56	8.13	14.31
RETAIL AREA	3	14.22	11.66						
OTHER AREA									
TOTAL RENT	5	11.69	11.58	8.16	13.95				
MISCELLANEOUS	5	.29	.08	.05	.52				
TOTAL INCOME	5	11.98	11.61	8.24	14.47				
EXPENSE									
CLEANING	5	.82	.89	.59	.93	.83	.89	.60	.93
REPAIR-MAINT	5	.90	.84	.68	1.09	.91	.85	.69	1.11
UTILITIES	5	1.11	1.11	1.02	1.23	1.11	1.11	1.02	1.24
RDS/GRNDS/SEC	5	.34	.35	.18	.46	.35	.35	.19	.47
ADMINISTRATIVE	5	.71	.74	.43	.93	.73	.75	.44	.94
TOTAL OPER EXP	5	3.89	3.99	3.35	4.15	3.97	3.99	3.43	4.28
FIXED EXPENSES	5	1.57	1.29	.80	2.15	1.60	1.29	.82	2.22
TOTAL OPER+FIX	5	5.46	5.28	4.15	6.30	5.57	5.28	4.25	6.50
LEASING EXP	3	.32	.36						
TOTAL PAYROLL	5	1.04	.72	.62	1.48				
TOTAL CONTRACT	5	.59	.51	.27	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20798	5
AVG SQFT/RETAIL TENANT	1258	3
AVG SQFT/OFFICE WORKER	283	5
AVG % OFFICE OCCUPANCY	93.6	5
AVG % RETAIL OCCUPANCY	88.7	3
AVG $ RATE YR-END RENT	19.26	4
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**5**	**UTILITIES TOTAL**	**1.11**	**5**	SECURITY TOTAL	.32	5	**FIXED EXP TOTAL**	**1.57**	**5**	**TOTAL PAYROLL**	**1.04**	**5**
PAYROLL	.49	3	ELECTRICAL	1.03	5	SEC PAYROLL	.23	2	REAL ESTATE TAX	1.47	5	CLEANING	.49	3
CONTRACT	.35	5	GAS			SEC CONTRACTS	.37	3	BUILDING INS	.10	5	REPAIR/MAINT	.38	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM						OTHER TAX			SECURITY	.23	2
			PURCH CH WTR			**ADMIN TOTAL**	**.71**	**5**				ADMINISTRATIVE	.26	4
REPR/MAINT TOTAL	**.90**	**5**	COAL			PAYROLL	.26	4	**LEASING EXPENSES**	**.32**	**3**			
PAYROLL	.38	5	WATER/SEWER	.08	5	MGMT FEES	.20	5	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**.59**	**5**
ELEVATOR	.20	5				PROF FEES	.12	5	COMMISSIONS			CLEANING	.35	5
HVAC	.11	5	**RDS/GNDS/SEC**	**.34**	**5**	GEN OFC EXP	.09	5	PROF FEES	.12	2	REPAIR/MAINT	.36	5
ELECTRICAL	.03	5	**TOTAL**			OTHER ADM EXP	.08	4	TENANT ALTS	.20	3	RDS/GROUNDS	.02	3
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.03	3				BUY-OUTS			SECURITY	.37	3
PLUMBING	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.33	5
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.02	3									
OTHER MAINT/SUP	.16	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,833,958 SQ. FT.				1,833,958 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					11.96	13.17	9.42	14.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	11.96	13.17	9.42	14.73				
MISCELLANEOUS	25	.32	.03	.01	.14				
TOTAL INCOME	25	12.28	13.28	9.42	14.86				
EXPENSE									
CLEANING	26	.67	.69	.64	.73	.67	.69	.64	.73
REPAIR-MAINT	26	.67	.66	.61	.79	.67	.68	.61	.79
UTILITIES	22	1.36	1.46	1.23	1.59	1.36	1.46	1.23	1.59
RDS/GRNDS/SEC	26	.28	.27	.20	.33	.28	.27	.20	.33
ADMINISTRATIVE	25	.87	.89	.82	.94	.87	.89	.82	.94
TOTAL OPER EXP	22	4.10	3.94	3.53	4.08	4.10	3.94	3.53	4.08
FIXED EXPENSES	26	1.34	1.23	.86	1.77	1.34	1.23	.86	1.77
TOTAL OPER+FIX	22	5.44	5.09	4.71	5.82	5.44	5.09	4.71	5.82
LEASING EXP	23	1.71	.93	.20	2.54				
TOTAL PAYROLL	25	.58	.59	.49	.66				
TOTAL CONTRACT	26	.76	.79	.72	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4830	26
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	262	23
AVG % OFFICE OCCUPANCY	87.2	26
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.39	25
RENTABLE/GROSS SQFT	.94	22

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.67**	**26**	**UTILITIES TOTAL**	**1.36**	**22**	SECURITY TOTAL	.09	23	**FIXED EXP TOTAL**	**1.34**	**26**	**TOTAL PAYROLL**	**.58**	**25**
PAYROLL	.15	4	ELECTRICAL	1.24	22	SEC PAYROLL			REAL ESTATE TAX	1.20	26	CLEANING	.15	4
CONTRACT	.56	24	GAS	.13	10	SEC CONTRACTS	.08	23	BUILDING INS	.14	26	REPAIR/MAINT	.30	22
SUP/MAT/MISC	.07	26	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	26	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.87**	**25**				ADMINISTRATIVE	.29	22
REPR/MAINT TOTAL	**.67**	**26**	COAL			PAYROLL	.29	22	**LEASING EXPENSES**	**1.71**	**23**			
PAYROLL	.30	22	WATER/SEWER	.07	22	MGMT FEES	.47	25	ADV/PROMOTION	.16	23	**TOTAL CONTRACTS**	**.78**	**26**
ELEVATOR	.07	26				PROF FEES	.04	21	COMMISSIONS	.03	7	CLEANING	.56	24
HVAC	.12	26	**RDS/GNDS/SEC**	**.28**	**26**	GEN OFC EXP	.10	22	PROF FEES	.27	22	REPAIR/MAINT	.28	26
ELECTRICAL	.03	26	**TOTAL**			OTHER ADM EXP	.02	22	TENANT ALTS	1.44	21	RDS/GROUNDS	.19	25
STRUCT/ROOF	.03	23	RDS/GNDS TOTAL	.20	26				BUY-OUTS			SECURITY	.06	23
PLUMBING	.01	26	RDS/GNDS PAYRL						OTHER LEASING	.08	4	ADMINISTRATIVE	.51	25
FIRE/LIFE SFTY	.02	15	RDS/GNDS CONTR	.19	25									
OTHER MAINT/SUP	.13	23	RDS/GNDS OTHER	.02	24									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	493,400 SQ. FT.				493,400 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.78	13.17	8.89	16.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.79	13.17	8.89	16.09				
MISCELLANEOUS	5	.10	.02	.00	.22				
TOTAL INCOME	5	12.89	13.17	8.90	16.32				
EXPENSE									
CLEANING	6	.75	.74	.71	.81	.75	.74	.71	.81
REPAIR-MAINT	6	.75	.68	.63	.89	.75	.68	.63	.89
UTILITIES	6	1.48	1.43	1.29	1.72	1.48	1.43	1.29	1.72
RDS/GRNDS/SEC	6	.41	.35	.30	.46	.41	.35	.30	.46
ADMINISTRATIVE	5	.88	.87	.79	.97	.88	.87	.79	.97
TOTAL OPER EXP	6	5.12	4.04	3.94	4.41	5.12	4.04	3.94	4.41
FIXED EXPENSES	6	1.31	1.20	.86	1.88	1.31	1.20	.86	1.88
TOTAL OPER+FIX	6	6.43	5.41	4.49	6.56	6.43	5.41	4.49	6.56
LEASING EXP	5	3.92	2.72	.39	8.91				
TOTAL PAYROLL	5	.57	.54	.49	.70				
TOTAL CONTRACT	6	.99	.92	.87	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8453	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	256	6
AVG % OFFICE OCCUPANCY	92.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.82	5
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**6**	**UTILITIES TOTAL**	**1.48**	**6**	SECURITY TOTAL	.16	6	**FIXED EXP TOTAL**	**1.31**	**6**	**TOTAL PAYROLL**	**.57**	**5**
PAYROLL			ELECTRICAL	1.35	6	SEC PAYROLL			REAL ESTATE TAX	1.12	6	CLEANING		
CONTRACT	.61	6	GAS			SEC CONTRACTS	.15	6	BUILDING INS	.19	6	REPAIR/MAINT	.35	5
SUP/MAT/MISC	.10	6	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.75**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**5**				ADMINISTRATIVE	.26	4
PAYROLL	.35	5	COAL			PAYROLL	.26	4	**LEASING EXPENSES**	**3.92**	**5**			
ELEVATOR	.07	6	WATER/SEWER	.10	6	MGMT FEES	.50	5	ADV/PROMOTION	.29	5	**TOTAL CONTRACTS**	**.99**	**6**
HVAC	.14	6	**RDS/GNDS/SEC**	**.41**	**6**	PROF FEES	.13	2	COMMISSIONS			CLEANING	.61	6
ELECTRICAL	.04	6	**TOTAL**			GEN OFC EXP	.11	4	PROF FEES	.51	5	REPAIR/MAINT	.30	6
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.25	6	OTHER ADM EXP	.03	4	TENANT ALTS	3.93	4	RDS/GROUNDS	.23	6
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	6
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.23	6				OTHER LEASING	.03	3	ADMINISTRATIVE	.55	5
OTHER MAINT/SUP	.15	6	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	884,359 SQ. FT.				884,359 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.53	13.82	10.76	14.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.54	13.83	10.76	14.42				
MISCELLANEOUS	6	.59	.07	.02	.38				
TOTAL INCOME	6	13.12	14.07	13.28	14.48				
EXPENSE									
CLEANING	6	.63	.66	.62	.70	.63	.66	.62	.70
REPAIR-MAINT	6	.72	.70	.65	.74	.72	.70	.65	.74
UTILITIES	6	1.18	1.44	.88	1.56	1.18	1.44	.88	1.56
RDS/GRNDS/SEC	6	.23	.24	.19	.28	.23	.24	.19	.28
ADMINISTRATIVE	6	.79	.89	.79	.92	.79	.89	.79	.92
TOTAL OPER EXP	6	3.55	3.57	3.37	4.05	3.55	3.57	3.37	4.05
FIXED EXPENSES	6	1.50	1.56	1.01	1.79	1.50	1.56	1.01	1.79
TOTAL OPER+FIX	6	5.05	5.12	5.06	5.37	5.05	5.12	5.06	5.37
LEASING EXP	5	1.23	.93	.47	1.98				
TOTAL PAYROLL	6	.62	.61	.48	.71				
TOTAL CONTRACT	6	.65	.75	.64	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9123	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	6
AVG % OFFICE OCCUPANCY	88.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.36	6
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**6**	**UTILITIES TOTAL**	**1.18**	**6**	SECURITY TOTAL	.08	4	**FIXED EXP TOTAL**	**1.50**	**6**	**TOTAL PAYROLL**	**.62**	**6**
PAYROLL	.14	3	ELECTRICAL	1.08	6	SEC PAYROLL			REAL ESTATE TAX	1.42	6	CLEANING	.14	3
CONTRACT	.53	5	GAS	.09	2	SEC CONTRACTS	.06	4	BUILDING INS	.08	6	REPAIR/MAINT	.32	6
SUP/MAT/MISC	.06	6	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.72**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**6**				ADMINISTRATIVE	.25	5
PAYROLL	.32	6	COAL			PAYROLL	.25	5	**LEASING EXPENSES**	**1.23**	**5**			
ELEVATOR	.06	6	WATER/SEWER	.07	6	MGMT FEES	.43	6	ADV/PROMOTION	.13	5	**TOTAL CONTRACTS**	**.65**	**6**
HVAC	.11	6	**RDS/GNDS/SEC**	**.23**	**6**	PROF FEES	.05	6	COMMISSIONS	.01	3	CLEANING	.53	5
ELECTRICAL	.04	6	**TOTAL**			GEN OFC EXP	.09	5	PROF FEES	.25	4	REPAIR/MAINT	.27	6
STRUCT/ROOF	.03	5	RDS/GNDS TOTAL	.17	6	OTHER ADM EXP	.03	4	TENANT ALTS	.98	4	RDS/GROUNDS	.18	5
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	4
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.18	5				OTHER LEASING			ADMINISTRATIVE	.48	6
OTHER MAINT/SUP	.14	6	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	9,522,918 SQ. FT.				8,980,069 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					12.62	12.34	10.80	13.91
RETAIL AREA	14	13.15	12.66	9.23	15.76				
OTHER AREA	10	4.76	4.67	3.51	11.02				
TOTAL RENT	19	12.14	12.05	9.67	13.55				
MISCELLANEOUS	16	.99	.62	.18	1.76				
TOTAL INCOME	19	13.01	12.93	11.74	14.30				
EXPENSE									
CLEANING	20	1.04	1.03	.72	1.08	1.07	1.06	.77	1.12
REPAIR-MAINT	19	1.13	1.21	.74	1.89	1.17	1.25	.76	1.90
UTILITIES	20	1.98	2.15	1.53	2.53	2.02	2.22	1.53	2.53
RDS/GRNDS/SEC	20	.46	.40	.21	.51	.49	.44	.24	.54
ADMINISTRATIVE	21	.92	.64	.50	.99	.97	.74	.53	1.02
TOTAL OPER EXP	19	5.28	5.49	3.59	6.81	5.60	5.56	4.03	7.03
FIXED EXPENSES	20	1.77	1.42	.94	1.81	1.88	1.51	.99	1.83
TOTAL OPER+FIX	18	7.10	7.64	4.86	8.47	7.52	7.83	5.37	8.87
LEASING EXP	17	1.37	.57	.13	2.95				
TOTAL PAYROLL	20	1.00	.87	.70	1.17				
TOTAL CONTRACT	20	.96	1.02	.45	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14271	21
AVG SQFT/RETAIL TENANT	3214	17
AVG SQFT/OFFICE WORKER	294	18
AVG % OFFICE OCCUPANCY	91.2	21
AVG % RETAIL OCCUPANCY	87.7	17
AVG $ RATE YR-END RENT	18.09	19
RENTABLE/GROSS SQFT	.90	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**20**	**UTILITIES TOTAL**	**1.98**	**20**	SECURITY TOTAL	.39	19	**FIXED EXP TOTAL**	**1.77**	**20**	**TOTAL PAYROLL**	**1.00**	**20**
PAYROLL	.56	9	ELECTRICAL	1.52	20	SEC PAYROLL	.29	11	REAL ESTATE TAX	1.56	20	CLEANING	.56	9
CONTRACT	.70	19	GAS	.20	15	SEC CONTRACTS	.25	16	BUILDING INS	.16	19	REPAIR/MAINT	.43	17
SUP/MAT/MISC	.06	14	FUEL OIL			SEC OTHER	.07	11	PERS PROP TAX	.16	5	RDS/GROUNDS		
TRASH REMOVAL	.05	19	PURCH STEAM	.34	8	**ADMIN TOTAL**	**.92**	**21**	OTHER TAX	.05	8	SECURITY	.29	11
REPR/MAINT TOTAL	**1.15**	**18**	PURCH CH WTR			PAYROLL	.32	15	**LEASING EXPENSES**	**1.37**	**17**	ADMINISTRATIVE	.32	15
PAYROLL	.43	17	COAL			MGMT FEES	.36	16	ADV/PROMOTION	.06	14	**TOTAL CONTRACTS**	**.96**	**20**
ELEVATOR	.22	18	WATER/SEWER	.14	20	PROF FEES	.15	16	COMMISSIONS	.28	5	CLEANING	.70	19
HVAC	.14	18	**RDS/GNDS/SEC**	**.46**	**20**	GEN OFC EXP	.09	17	PROF FEES	.39	12	REPAIR/MAINT	.53	18
ELECTRICAL	.03	18	**TOTAL**			OTHER ADM EXP	.17	18	TENANT ALTS	1.14	10	RDS/GROUNDS	.10	10
STRUCT/ROOF	.13	10	RDS/GNDS TOTAL	.13	12				BUY-OUTS	1.01	3	SECURITY	.25	18
PLUMBING	.03	16	RDS/GNDS PAYRL						OTHER LEASING	.22	3	ADMINISTRATIVE	.44	20
FIRE/LIFE SFTY	.05	9	RDS/GNDS CONTR	.10	10									
OTHER MAINT/SUP	.26	18	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	786,753 SQ. FT.				760,367 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.07	11.58	6.48	12.72
RETAIL AREA	4	12.66	11.55	9.23	14.78				
OTHER AREA	2	4.53	4.94						
TOTAL RENT	5	10.14	11.28	6.48	12.71				
MISCELLANEOUS	5	1.69	1.76	.83	2.20				
TOTAL INCOME	5	11.83	13.04	7.78	14.43				
EXPENSE									
CLEANING	4	1.02	.90	.70	1.21	1.05	.92	.74	1.22
REPAIR-MAINT	4	1.47	1.26	.66	1.91	1.50	1.28	.70	1.92
UTILITIES	4	2.19	2.08	1.41	2.62	2.19	2.08	1.41	2.62
RDS/GRNDS/SEC	5	.29	.24	.16	.40	.30	.24	.17	.42
ADMINISTRATIVE	5	.73	.54	.34	1.03	.76	.59	.37	1.04
TOTAL OPER EXP	4	5.85	5.17	3.55	7.13	6.09	5.38	3.92	7.21
FIXED EXPENSES	5	1.12	1.26	.68	1.44	1.16	1.40	.69	1.51
TOTAL OPER+FIX	4	7.09	6.57	4.86	8.32	7.38	6.84	5.37	8.41
LEASING EXP	4	3.30	1.24	.01	5.20				
TOTAL PAYROLL	4	.97	.59	.32	1.31				
TOTAL CONTRACT	5	.74	.84	.19	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9384	5
AVG SQFT/RETAIL TENANT	1615	4
AVG SQFT/OFFICE WORKER	271	4
AVG % OFFICE OCCUPANCY	92.6	5
AVG % RETAIL OCCUPANCY	82.9	4
AVG $ RATE YR-END RENT	13.81	5
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**4**	**UTILITIES TOTAL**	**2.19**	**4**	SECURITY TOTAL	.30	4	**FIXED EXP TOTAL**	**1.12**	**5**	**TOTAL PAYROLL**	**.97**	**4**
PAYROLL			ELECTRICAL	1.70	4	SEC PAYROLL	.16	3	REAL ESTATE TAX	.93	5	CLEANING		
CONTRACT	.66	4	GAS	.03	2	SEC CONTRACTS	.16	4	BUILDING INS	.21	4	REPAIR/MAINT	.34	4
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM	.47	3	**ADMIN TOTAL**	**.73**	**5**	OTHER TAX	.03	2	SECURITY	.16	3
REPR/MAINT TOTAL	**1.47**	**4**	PURCH CH WTR			PAYROLL	.34	2	**LEASING EXPENSES**	**3.30**	**4**	ADMINISTRATIVE	.34	2
PAYROLL	.34	4	COAL			MGMT FEES	.41	5	ADV/PROMOTION	.09	3	**TOTAL CONTRACTS**	**.74**	**5**
ELEVATOR	.18	4	WATER/SEWER	.10	4	PROF FEES	.04	4	COMMISSIONS			CLEANING	.66	4
HVAC	.09	4	**RDS/GNDS/SEC**	**.29**	**5**	GEN OFC EXP	.02	5	PROF FEES	.12	3	REPAIR/MAINT	.52	4
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.10	4	TENANT ALTS	2.45	2	RDS/GROUNDS	.06	3
STRUCT/ROOF			RDS/GNDS TOTAL	.05	4				BUY-OUTS			SECURITY	.18	4
PLUMBING	.03	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.44	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.06	3									
OTHER MAINT/SUP	.61	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,664,678 SQ. FT.				3,428,180 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.58	13.57	12.91	14.59
RETAIL AREA	4	18.12	14.80	12.43	33.67				
OTHER AREA	3	9.06	16.45						
TOTAL RENT	7	13.69	13.11	12.03	14.45				
MISCELLANEOUS	5	.35	.18	.04	.74				
TOTAL INCOME	7	13.95	13.56	12.55	14.49				
EXPENSE									
CLEANING	7	1.02	1.04	1.03	1.09	1.06	1.08	1.05	1.14
REPAIR-MAINT	7	1.43	1.32	.95	1.91	1.49	1.34	1.03	1.96
UTILITIES	7	2.02	2.19	1.55	2.50	2.10	2.25	1.62	2.52
RDS/GRNDS/SEC	7	.39	.43	.28	.50	.42	.44	.33	.51
ADMINISTRATIVE	7	.84	.81	.60	1.04	.90	.86	.71	1.08
TOTAL OPER EXP	7	5.71	5.66	4.86	6.43	6.10	6.02	5.34	6.67
FIXED EXPENSES	7	1.92	1.81	1.31	2.54	2.05	1.83	1.46	2.63
TOTAL OPER + FIX	7	7.62	8.46	6.34	8.52	8.15	8.82	6.94	8.94
LEASING EXP	6	2.60	2.35	.96	4.68				
TOTAL PAYROLL	7	.89	.81	.71	1.04				
TOTAL CONTRACT	7	1.05	1.15	.72	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8511	7
AVG SQFT/RETAIL TENANT	2766	6
AVG SQFT/OFFICE WORKER	274	5
AVG % OFFICE OCCUPANCY	88.6	7
AVG % RETAIL OCCUPANCY	83.3	6
AVG $ RATE YR-END RENT	19.53	7
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**7**
PAYROLL	.57	2
CONTRACT	.82	7
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	**1.53**	**6**
PAYROLL	.50	6
ELEVATOR	.24	6
HVAC	.22	6
ELECTRICAL	.03	6
STRUCT/ROOF	.22	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.31	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**7**
ELECTRICAL	1.56	7
GAS	.17	5
FUEL OIL		
PURCH STEAM	.40	4
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC	**.39**	**7**
TOTAL		
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	7
SEC PAYROLL	.23	4
SEC CONTRACTS	.26	5
SEC OTHER	.02	3
ADMIN TOTAL	**.84**	**7**
PAYROLL	.25	5
MGMT FEES	.40	6
PROF FEES	.13	5
GEN OFC EXP	.09	6
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.92**	**7**
REAL ESTATE TAX	1.71	7
BUILDING INS	.18	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.60**	**6**
ADV/PROMOTION	.10	4
COMMISSIONS	.31	4
PROF FEES	.46	5
TENANT ALTS	1.69	6
BUY-OUTS	.26	2
OTHER LEASING	.51	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**7**
CLEANING	.57	2
REPAIR/MAINT	.50	6
RDS/GROUNDS		
SECURITY	.23	4
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	**1.05**	**7**
CLEANING	.82	7
REPAIR/MAINT	.73	6
RDS/GROUNDS	.06	4
SECURITY	.26	5
ADMINISTRATIVE	.52	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	4,039,945 SQ. FT.				3,865,067 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.01	11.40		
RETAIL AREA	3	11.99	12.25						
OTHER AREA									
TOTAL RENT	3	10.82	11.25						
MISCELLANEOUS	3	1.49	.38						
TOTAL INCOME	3	12.30	11.85						
EXPENSE									
CLEANING	4	1.08	1.02	.97	1.14	1.12	1.07	.99	1.19
REPAIR-MAINT	3	.86	1.15			.89	1.17		
UTILITIES	4	1.43	1.68	1.10	2.04	1.45	1.71	1.11	2.06
RDS/GRNDS/SEC	4	.55	.52	.22	.97	.57	.54	.23	1.04
ADMINISTRATIVE	4	1.11	.99	.61	1.93	1.16	1.02	.62	2.09
TOTAL OPER EXP	3	4.30	4.95			4.45	5.06		
FIXED EXPENSES	4	1.94	1.49	1.20	2.58	2.03	1.57	1.27	2.68
TOTAL OPER + FIX	3	6.34	6.50			6.57	6.60		
LEASING EXP	4	.35	.26	.03	.53				
TOTAL PAYROLL	4	1.07	1.11	.59	1.52				
TOTAL CONTRACT	4	.94	1.20	.62	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40253	4
AVG SQFT/RETAIL TENANT	4135	4
AVG SQFT/OFFICE WORKER	342	4
AVG % OFFICE OCCUPANCY	91.6	4
AVG % RETAIL OCCUPANCY	90.4	4
AVG $ RATE YR-END RENT	17.96	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**4**
PAYROLL	.72	2
CONTRACT	.58	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**.86**	**3**
PAYROLL	.46	2
ELEVATOR	.24	3
HVAC	.08	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**4**
ELECTRICAL	1.08	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC	**.54**	**4**
TOTAL		
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	4
SEC PAYROLL		
SEC CONTRACTS	.32	3
SEC OTHER	.11	3
ADMIN TOTAL	**1.11**	**4**
PAYROLL	.36	3
MGMT FEES	.33	4
PROF FEES	.20	3
GEN OFC EXP	.12	3
OTHER ADM EXP	.30	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.94**	**4**
REAL ESTATE TAX	1.71	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.35**	**4**
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES		
TENANT ALTS	.31	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.07**	**4**
CLEANING	.72	2
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	3
TOTAL CONTRACTS	**.94**	**4**
CLEANING	.58	4
REPAIR/MAINT	.40	3
RDS/GROUNDS	.14	3
SECURITY	.32	3
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	432,510 SQ. FT.				404,945 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					11.53	12.14	9.69	13.71	
RETAIL AREA	4	16.48	12.55							
OTHER AREA										
TOTAL RENT	8	11.05	12.25	8.35	13.36					
MISCELLANEOUS	7	.83	.70	.37	1.64					
TOTAL INCOME	8	11.81	12.55	9.98	13.54					
EXPENSE										
CLEANING	7	.87	1.18	.82	1.81	.88	1.18	.83	1.81	
REPAIR-MAINT	8	.95	.96	.77	1.33	.97	.97	.77	1.33	
UTILITIES	8	2.88	2.94	2.24	3.08	2.88	2.94	2.24	3.08	
RDS/GRNDS/SEC	8	.57	.59	.23	.82	.61	.67	.23	.82	
ADMINISTRATIVE	7	1.78	2.12	1.08	2.25	1.90	2.12	1.21	2.28	
TOTAL OPER EXP	7	7.50	7.27	6.54	10.53	7.65	7.46	6.68	10.53	
FIXED EXPENSES	7	1.64	1.68	1.45	1.77	1.67	1.70	1.48	1.78	
TOTAL OPER+FIX	7	9.14	8.95	8.06	12.21	9.32	9.18	8.23	12.21	
LEASING EXP	6	1.23	.24	.04	1.12					
TOTAL PAYROLL	8	1.29	1.63	.53	2.21					
TOTAL CONTRACT	8	1.10	1.20	.93	2.23					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1567	7
AVG SQFT/RETAIL TENANT	1150	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.5	7
AVG % RETAIL OCCUPANCY	88.5	4
AVG $ RATE YR-END RENT	15.18	8
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**7**	**UTILITIES TOTAL**	**2.88**	**8**	SECURITY TOTAL	.50	7	**FIXED EXP TOTAL**	**1.64**	**7**	**TOTAL PAYROLL**	**1.29**	**8**
PAYROLL			ELECTRICAL	2.15	6	SEC PAYROLL			REAL ESTATE TAX	1.46	7	CLEANING		
CONTRACT	.72	7	GAS	.81	6	SEC CONTRACTS	.50	7	BUILDING INS	.24	4	REPAIR/MAINT	.56	8
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	7	PURCH STEAM			**ADMIN TOTAL**	**1.78**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**8**	PURCH CH WTR			PAYROLL	.74	6				ADMINISTRATIVE	.74	6
PAYROLL	.56	8	COAL			MGMT FEES	.67	7	**LEASING EXPENSES**	**1.23**	**6**			
ELEVATOR	.08	8	WATER/SEWER	.16	8	PROF FEES	.50	4	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.10**	**8**
HVAC	.11	8				GEN OFC EXP	.14	7	COMMISSIONS			CLEANING	.72	7
ELECTRICAL	.07	4	**RDS/GNDS/SEC**	**.57**	**8**	OTHER ADM EXP	.04	2	PROF FEES	.18	4	REPAIR/MAINT	.27	8
STRUCT/ROOF			**TOTAL**						TENANT ALTS			RDS/GROUNDS	.13	7
PLUMBING	.05	4	RDS/GNDS TOTAL	.16	7				BUY-OUTS			SECURITY	.50	7
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.95	7
OTHER MAINT/SUP	.13	8	RDS/GNDS CONTR	.13	7									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	127,589 SQ. FT.				126,092 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					12.95	13.28	10.60	15.56	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	12.86	13.10	10.60	15.38					
MISCELLANEOUS	3	.86	.70							
TOTAL INCOME	4	13.48	13.45	11.41	15.80					
EXPENSE										
CLEANING	4	1.38	1.37	1.15	1.81	1.38	1.37	1.15	1.81	
REPAIR-MAINT	4	1.31	1.19	.91	2.16	1.31	1.19	.91	2.16	
UTILITIES	4	2.55	2.61	2.18	3.10	2.55	2.61	2.18	3.10	
RDS/GRNDS/SEC	4	.54	.53	.18	1.15	.54	.53	.18	1.15	
ADMINISTRATIVE	3	1.90	2.12			1.92	2.12			
TOTAL OPER EXP	4	7.85	7.34	6.54	10.53	7.94	7.47	6.68	10.53	
FIXED EXPENSES	4	1.58	1.62	1.45	1.77	1.59	1.62	1.48	1.77	
TOTAL OPER+FIX	4	9.42	8.96	8.06	12.21	9.54	8.96	8.23	12.21	
LEASING EXP	3	.16	.07							
TOTAL PAYROLL	4	1.97	2.10	1.23	3.36					
TOTAL CONTRACT	4	1.77	1.76	1.20	2.76					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1186	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.00	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.38**	**4**	**UTILITIES TOTAL**	**2.55**	**4**	SECURITY TOTAL	.53	3	**FIXED EXP TOTAL**	**1.58**	**4**	**TOTAL PAYROLL**	**1.97**	**4**
PAYROLL			ELECTRICAL	2.04	4	SEC PAYROLL			REAL ESTATE TAX	1.49	4	CLEANING		
CONTRACT	1.24	4	GAS	.43	3	SEC CONTRACTS	.53	3	BUILDING INS			REPAIR/MAINT	.78	4
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**1.90**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.32**	**4**	PURCH CH WTR			PAYROLL	1.54	2				ADMINISTRATIVE	1.54	2
PAYROLL	.78	4	COAL			MGMT FEES	.77	3	**LEASING EXPENSES**	**.16**	**3**			
ELEVATOR	.11	4	WATER/SEWER	.14	4	PROF FEES			ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**1.77**	**4**
HVAC	.11	4				GEN OFC EXP	.04	3	COMMISSIONS			CLEANING	1.24	4
ELECTRICAL			**RDS/GNDS/SEC**	**.54**	**4**	OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.23	4
STRUCT/ROOF			**TOTAL**						TENANT ALTS			RDS/GROUNDS	.17	4
PLUMBING			RDS/GNDS TOTAL	.17	4				BUY-OUTS			SECURITY	.53	3
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.77	3
OTHER MAINT/SUP	.30	4	RDS/GNDS CONTR	.17	4									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	5,952,031 SQ. FT.				5,689,074 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					14.63	12.25	10.54	15.62
RETAIL AREA	5	16.38	17.25	5.67	22.60				
OTHER AREA	5	12.50	4.34	2.44	18.18				
TOTAL RENT	14	14.49	12.41	10.80	15.62				
MISCELLANEOUS	10	.50	.30	.06	1.05				
TOTAL INCOME	14	14.97	12.73	10.95	17.16				
EXPENSE									
CLEANING	20	1.04	.90	.61	1.21	1.06	.90	.61	1.23
REPAIR-MAINT	20	1.56	1.34	.83	1.89	1.59	1.34	.84	1.89
UTILITIES	20	1.65	1.56	1.33	1.98	1.67	1.56	1.33	1.98
RDS/GRNDS/SEC	20	.56	.42	.33	.67	.59	.43	.34	.69
ADMINISTRATIVE	20	.73	.65	.33	.95	.77	.69	.33	.95
TOTAL OPER EXP	20	5.65	5.21	4.15	6.17	5.91	5.26	4.21	6.40
FIXED EXPENSES	14	1.39	1.19	1.04	1.42	1.46	1.21	1.09	1.51
TOTAL OPER + FIX	14	7.11	6.93	4.87	7.79	7.45	7.42	4.87	7.79
LEASING EXP	12	1.40	.42	.11	2.30				
TOTAL PAYROLL	19	1.79	1.15	.42	1.96				
TOTAL CONTRACT	19	.67	.65	.44	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13314	19
AVG SQFT/RETAIL TENANT	1618	9
AVG SQFT/OFFICE WORKER	222	18
AVG % OFFICE OCCUPANCY	90.3	20
AVG % RETAIL OCCUPANCY	90.7	9
AVG $ RATE YR-END RENT	18.58	12
RENTABLE/GROSS SQFT	.88	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**19**	**UTILITIES TOTAL**	**1.65**	**19**	SECURITY TOTAL	.47	19	**FIXED EXP TOTAL**	**1.42**	**13**	**TOTAL PAYROLL**	**1.79**	**19**
PAYROLL	.96	12	ELECTRICAL	1.51	19	SEC PAYROLL	.22	6	REAL ESTATE TAX	1.29	13	CLEANING	.96	12
CONTRACT	.27	19	GAS	.17	14	SEC CONTRACTS	.37	17	BUILDING INS	.12	13	REPAIR/MAINT	.83	17
SUP/MAT/MISC	.09	19	FUEL OIL			SEC OTHER	.02	9	PERS PROP TAX			RDS/GROUNDS	.12	3
TRASH REMOVAL	.04	18	PURCH STEAM			**ADMIN TOTAL**	**.77**	**19**	OTHER TAX			SECURITY	.22	6
REPR/MAINT TOTAL	**1.57**	**19**	PURCH CH WTR			PAYROLL	.29	12				ADMINISTRATIVE	.29	12
PAYROLL	.83	17	COAL			MGMT FEES	.36	16	**LEASING EXPENSES**	**1.40**	**12**			
ELEVATOR	.26	19	WATER/SEWER	.06	19	PROF FEES	.09	8	ADV/PROMOTION	.19	4	**TOTAL CONTRACTS**	**.87**	**19**
HVAC	.19	19	**RDS/GNDS/SEC**	**.58**	**19**	GEN OFC EXP	.17	16	COMMISSIONS	.05	2	CLEANING	.27	19
ELECTRICAL	.07	18	**TOTAL**			OTHER ADM EXP	.06	16	PROF FEES	.36	4	REPAIR/MAINT	.54	19
STRUCT/ROOF	.02	8	RDS/GNDS TOTAL	.11	18				TENANT ALTS	2.12	10	RDS/GROUNDS	.06	16
PLUMBING	.04	13	RDS/GNDS PAYRL	.12	3				BUY-OUTS			SECURITY	.37	17
FIRE/LIFE SFTY	.01	6	RDS/GNDS CONTR	.06	16				OTHER LEASING	.23	3	ADMINISTRATIVE	.39	17
OTHER MAINT/SUP	.34	19	RDS/GNDS OTHER	.01	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	172,256 SQ. FT.				172,256 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.93	8.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.93	8.04						
MISCELLANEOUS	2	3.18	3.15						
TOTAL INCOME	3	12.32	11.82						
EXPENSE									
CLEANING	3	.70	.72			.70	.72		
REPAIR-MAINT	3	.69	.63			.69	.63		
UTILITIES	3	1.40	1.37			1.40	1.37		
RDS/GRNDS/SEC	3	.16	.12			.16	.12		
ADMINISTRATIVE	3	.72	.88			.72	.88		
TOTAL OPER EXP	3	3.68	3.98			3.68	3.98		
FIXED EXPENSES	2	.79	.79			.79	.79		
TOTAL OPER + FIX	2	4.19	4.16			4.19	4.16		
LEASING EXP	2	1.20	1.22						
TOTAL PAYROLL	3	.29	.28						
TOTAL CONTRACT	3	.57	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5482	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	3
AVG % OFFICE OCCUPANCY	85.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.42	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**3**	**UTILITIES TOTAL**	**1.40**	**3**	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	**.79**	**2**	**TOTAL PAYROLL**	**.29**	**3**
PAYROLL			ELECTRICAL	1.11	3	SEC PAYROLL			REAL ESTATE TAX	.66	2	CLEANING		
CONTRACT	.54	3	GAS	.23	3	SEC CONTRACTS	.04	2	BUILDING INS	.13	2	REPAIR/MAINT	.21	2
SUP/MAT/MISC	.13	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**	**.72**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.21	2	COAL			MGMT FEES	.38	3	**LEASING EXPENSES**	**1.20**	**2**			
ELEVATOR	.13	3	WATER/SEWER	.06	3	PROF FEES	.11	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.57**	**3**
HVAC	.10	3	**RDS/GNDS/SEC**	**.16**	**3**	GEN OFC EXP	.22	2	COMMISSIONS			CLEANING	.54	3
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			REPAIR/MAINT	.31	3
STRUCT/ROOF			RDS/GNDS TOTAL	.15	2				TENANT ALTS	1.03	2	RDS/GROUNDS		
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	2
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.45	3
OTHER MAINT/SUP	.20	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,769,488 SQ. FT.				2,671,361 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.93	11.33	10.85	14.46
RETAIL AREA	3	11.71	5.75						
OTHER AREA	4	9.08	4.18	2.44	13.66				
TOTAL RENT	7	12.63	10.88	10.83	14.23				
MISCELLANEOUS	6	.63	.41	.06	1.05				
TOTAL INCOME	7	13.18	11.13	10.87	15.52				
EXPENSE									
CLEANING	7	.85	.92	.60	1.06	.86	.92	.61	1.08
REPAIR-MAINT	7	1.83	1.68	1.24	2.45	1.86	1.77	1.26	2.46
UTILITIES	7	1.56	1.33	1.26	1.84	1.56	1.33	1.26	1.84
RDS/GRNDS/SEC	7	.48	.43	.42	.58	.50	.44	.43	.60
ADMINISTRATIVE	7	.56	.53	.37	.67	.59	.58	.38	.69
TOTAL OPER EXP	7	5.29	5.86	4.49	6.03	5.48	6.16	4.61	6.40
FIXED EXPENSES	7	1.07	1.17	1.05	1.42	1.11	1.21	1.13	1.44
TOTAL OPER + FIX	7	6.36	6.92	5.50	7.14	6.60	7.26	5.64	7.59
LEASING EXP	3	1.17	.31						
TOTAL PAYROLL	6	1.53	1.58	1.15	2.22				
TOTAL CONTRACT	6	.61	.54	.43	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9023	6
AVG SQFT/RETAIL TENANT	959	6
AVG SQFT/OFFICE WORKER	255	7
AVG % OFFICE OCCUPANCY	85.9	7
AVG % RETAIL OCCUPANCY	87.3	6
AVG $ RATE YR-END RENT	18.20	5
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**6**
PAYROLL	.64	5
CONTRACT	.23	6
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	**1.65**	**6**
PAYROLL	.69	6
ELEVATOR	.27	6
HVAC	.18	6
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.49	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**6**
ELECTRICAL	1.40	6
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	**.51**	**6**
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	6
SEC PAYROLL	.19	3
SEC CONTRACTS	.41	5
SEC OTHER	.03	6
ADMIN TOTAL	**.62**	**6**
PAYROLL	.19	6
MGMT FEES	.29	4
PROF FEES	.09	5
GEN OFC EXP	.06	4
OTHER ADM EXP	.08	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.08**	**6**
REAL ESTATE TAX	.93	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.17**	**3**
ADV/PROMOTION	.21	2
COMMISSIONS		
PROF FEES	.17	2
TENANT ALTS	1.20	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.53**	**6**
CLEANING	.64	5
REPAIR/MAINT	.69	6
RDS/GROUNDS	.03	2
SECURITY	.19	3
ADMINISTRATIVE	.19	6
TOTAL CONTRACTS	**.61**	**6**
CLEANING	.23	6
REPAIR/MAINT	.48	6
RDS/GROUNDS	.02	5
SECURITY	.41	5
ADMINISTRATIVE	.34	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,567,817 SQ. FT.				2,402,987 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					17.97	18.06		
RETAIL AREA	2	17.59	17.67						
OTHER AREA									
TOTAL RENT	2	17.84	18.10						
MISCELLANEOUS	2	.17	.18						
TOTAL INCOME	2	18.01	18.28						
EXPENSE									
CLEANING	3	1.23	1.07			1.33	1.07		
REPAIR-MAINT	3	1.56	1.67			1.60	1.67		
UTILITIES	3	1.76	1.97			1.80	1.97		
RDS/GRNDS/SEC	3	.70	.71			.75	.60		
ADMINISTRATIVE	3	.92	.56			.98	.74		
TOTAL OPER EXP	3	6.24	6.16			6.67	6.22		
FIXED EXPENSES	3	1.79	1.89			1.91	1.91		
TOTAL OPER + FIX	3	8.13	8.06			8.69	8.13		
LEASING EXP									
TOTAL PAYROLL	3	2.22	2.02						
TOTAL CONTRACT	3	.72	1.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40148	3
AVG SQFT/RETAIL TENANT	2393	3
AVG SQFT/OFFICE WORKER	187	2
AVG % OFFICE OCCUPANCY	95.2	3
AVG % RETAIL OCCUPANCY	93.5	3
AVG $ RATE YR-END RENT	19.91	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.29**	**3**
PAYROLL	1.33	2
CONTRACT	.27	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**1.56**	**3**
PAYROLL	1.16	2
ELEVATOR	.28	3
HVAC	.16	3
ELECTRICAL	.12	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**3**
ELECTRICAL	1.69	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.70**	**3**
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL	.24	2
SEC CONTRACTS	.34	3
SEC OTHER	.02	2
ADMIN TOTAL	**.92**	**3**
PAYROLL	.38	3
MGMT FEES	.45	2
PROF FEES		
GEN OFC EXP	.25	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.79**	**3**
REAL ESTATE TAX	1.68	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.22**	**3**
CLEANING	1.33	2
REPAIR/MAINT	1.16	2
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	**.72**	**3**
CLEANING	.27	3
REPAIR/MAINT	.59	3
RDS/GROUNDS	.11	3
SECURITY	.34	3
ADMINISTRATIVE	.45	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 26 BLDS 1,855,399 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,656,399 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	25					13.47	13.41	10.01	14.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	13.48	13.41	10.01	14.93				
MISCELLANEOUS	15	.36	.30	.12	1.46				
TOTAL INCOME	25	13.74	13.56	11.06	14.93				
EXPENSE									
CLEANING	22	.76	.77	.70	.84	.76	.77	.70	.84
REPAIR-MAINT	21	.72	.67	.54	.92	.71	.67	.54	.92
UTILITIES	22	1.50	1.50	1.30	1.62	1.50	1.50	1.30	1.62
RDS/GRNDS/SEC	26	.28	.33	.24	.44	.28	.33	.24	.44
ADMINISTRATIVE	26	.53	.50	.37	.72	.53	.50	.37	.72
TOTAL OPER EXP	18	3.86	4.02	3.66	4.41	3.86	4.02	3.66	4.41
FIXED EXPENSES	25	1.25	1.16	.78	1.40	1.25	1.16	.78	1.40
TOTAL OPER + FIX	18	5.15	5.35	4.51	5.70	5.15	5.35	4.51	5.70
LEASING EXP	20	1.54	.59	.12	2.43				
TOTAL PAYROLL	18	.46	.40	.20	.64				
TOTAL CONTRACT	26	.74	.92	.70	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6013	25
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	18
AVG % OFFICE OCCUPANCY	87.5	25
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.35	22
RENTABLE/GROSS SQFT	.95	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	22
PAYROLL	.50	2
CONTRACT	.58	22
SUP/MAT/MISC	.05	13
TRASH REMOVAL	.04	22
REPR/MAINT TOTAL	.72	21
PAYROLL	.25	15
ELEVATOR	.07	17
HVAC	.13	21
ELECTRICAL	.04	18
STRUCT/ROOF	.04	9
PLUMBING	.01	13
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.24	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	22
ELECTRICAL	1.39	22
GAS	.20	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	20
RDS/GNDS/SEC TOTAL	.38	26
RDS/GNDS TOTAL	.26	25
RDS/GNDS PAYRL	.20	2
RDS/GNDS CONTR	.21	24
RDS/GNDS OTHER	.11	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	21
SEC PAYROLL	.03	4
SEC CONTRACTS	.06	13
SEC OTHER	.02	7
ADMIN TOTAL	.53	26
PAYROLL	.16	10
MGMT FEES	.39	24
PROF FEES	.01	6
GEN OFC EXP	.10	10
OTHER ADM EXP	.05	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.25	25
REAL ESTATE TAX	1.15	25
BUILDING INS	.10	25
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.54	20
ADV/PROMOTION	.07	10
COMMISSIONS	.01	4
PROF FEES	.49	14
TENANT ALTS	2.03	8
BUY-OUTS		
OTHER LEASING	1.50	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	18
CLEANING	.50	2
REPAIR/MAINT	.25	15
RDS/GROUNDS	.20	2
SECURITY	.03	4
ADMINISTRATIVE	.16	10
TOTAL CONTRACTS	.74	26
CLEANING	.58	22
REPAIR/MAINT	.28	21
RDS/GROUNDS	.21	24
SECURITY	.06	13
ADMINISTRATIVE	.34	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 6 BLDS 95,425 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 95,425 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	6					11.54	10.04	9.19	13.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.54	10.04	9.19	13.47				
MISCELLANEOUS	4	2.35	1.71	1.07	3.24				
TOTAL INCOME	6	12.82	12.74	11.47	13.72				
EXPENSE									
CLEANING	5	.77	.71	.60	.97	.77	.71	.60	.97
REPAIR-MAINT	6	.69	.47	.38	.81	.62	.47	.35	.81
UTILITIES	6	1.60	1.53	1.22	1.72	1.60	1.53	1.22	1.72
RDS/GRNDS/SEC	6	.47	.41	.33	.49	.47	.41	.33	.49
ADMINISTRATIVE	6	.51	.48	.46	.76	.51	.48	.46	.76
TOTAL OPER EXP	5	4.10	4.12	3.34	4.73	4.10	4.12	3.34	4.73
FIXED EXPENSES	6	1.08	.96	.67	1.39	1.08	.96	.67	1.39
TOTAL OPER + FIX	5	5.23	5.55	4.37	5.76	5.23	5.55	4.37	5.76
LEASING EXP	3	.48	.59						
TOTAL PAYROLL	3	.47	.37						
TOTAL CONTRACT	6	.94	.73	.70	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1990	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	5
AVG % OFFICE OCCUPANCY	87.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.43	6
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	5
PAYROLL		
CONTRACT	.62	5
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	.69	6
PAYROLL	.43	2
ELEVATOR	.11	2
HVAC	.19	6
ELECTRICAL	.08	6
STRUCT/ROOF		
PLUMBING	.05	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	6
ELECTRICAL	1.33	6
GAS	.23	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.47	6
RDS/GNDS TOTAL	.38	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.32	6
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	5
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.51	6
PAYROLL		
MGMT FEES	.57	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.08	6
REAL ESTATE TAX	.95	6
BUILDING INS	.16	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	3
ADV/PROMOTION	.30	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	3
CLEANING		
REPAIR/MAINT	.43	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.94	6
CLEANING	.62	5
REPAIR/MAINT	.33	6
RDS/GROUNDS	.32	6
SECURITY	.02	2
ADMINISTRATIVE	.58	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	702,448 SQ. FT.				702,448 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					13.99	14.00	10.04	17.02	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	9	14.01	14.00	10.04	17.03					
MISCELLANEOUS	5	.31	.17	.08	.61					
TOTAL INCOME	9	14.21	14.12	10.04	17.14					
EXPENSE										
CLEANING	9	.81	.81	.71	.85	.81	.81	.71	.85	
REPAIR-MAINT	9	.84	.72	.68	1.11	.84	.72	.68	1.11	
UTILITIES	8	1.53	1.56	1.46	1.62	1.53	1.56	1.46	1.62	
RDS/GRNDS/SEC	9	.34	.34	.24	.49	.34	.34	.24	.49	
ADMINISTRATIVE	9	.63	.71	.36	.81	.63	.71	.36	.81	
TOTAL OPER EXP	8	4.10	4.06	3.88	4.27	4.10	4.06	3.88	4.27	
FIXED EXPENSES	9	1.27	1.22	.94	1.44	1.27	1.22	.94	1.44	
TOTAL OPER+FIX	8	5.41	5.35	5.01	5.82	5.41	5.35	5.01	5.82	
LEASING EXP	6	2.48	1.85	.05	5.63					
TOTAL PAYROLL	9	.41	.42	.26	.59					
TOTAL CONTRACT	9	1.04	1.06	.88	1.11					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8484	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	244	9
AVG % OFFICE OCCUPANCY	89.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.16	7
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	9
PAYROLL		
CONTRACT	.75	9
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.84	9
PAYROLL	.33	8
ELEVATOR	.06	9
HVAC	.18	9
ELECTRICAL	.04	6
STRUCT/ROOF	.05	3
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.28	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	8
ELECTRICAL	1.45	8
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.34	9
RDS/GNDS TOTAL	.28	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	9
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	5
SEC PAYROLL		
SEC CONTRACTS	.09	5
SEC OTHER		
ADMIN TOTAL	.63	9
PAYROLL	.17	5
MGMT FEES	.41	9
PROF FEES	.01	3
GEN OFC EXP	.13	6
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.27	9
REAL ESTATE TAX	1.14	9
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.48	6
ADV/PROMOTION	.03	3
COMMISSIONS		
PROF FEES	.40	4
TENANT ALTS	1.98	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	9
CLEANING		
REPAIR/MAINT	.33	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	1.04	9
CLEANING	.75	9
REPAIR/MAINT	.29	9
RDS/GROUNDS	.23	9
SECURITY	.09	5
ADMINISTRATIVE	.41	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	816,628 SQ. FT.				816,628 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					13.35	13.65	12.26	15.34	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	13.35	13.65	12.26	15.34					
MISCELLANEOUS	4	.16	.14	.06	.21					
TOTAL INCOME	5	13.47	13.65	12.39	15.49					
EXPENSE										
CLEANING	5	.71	.76	.65	.80	.71	.76	.65	.80	
REPAIR-MAINT	6	.61	.61	.53	.62	.61	.61	.53	.62	
UTILITIES	5	1.45	1.49	1.30	1.66	1.45	1.49	1.30	1.66	
RDS/GRNDS/SEC	6	.20	.17	.10	.31	.20	.17	.10	.31	
ADMINISTRATIVE	6	.46	.48	.36	.66	.46	.48	.36	.66	
TOTAL OPER EXP	5	3.60	3.73	3.11	4.24	3.60	3.73	3.11	4.24	
FIXED EXPENSES	5	1.30	1.33	1.03	1.57	1.30	1.33	1.03	1.57	
TOTAL OPER+FIX	5	4.90	5.06	4.15	5.81	4.90	5.06	4.15	5.81	
LEASING EXP	6	1.00	.41	.14	2.04					
TOTAL PAYROLL	6	.49	.39	.14	.72					
TOTAL CONTRACT	6	.48	.54	.05	1.00					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6761	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	205	4
AVG % OFFICE OCCUPANCY	86.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.79	4
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL	.50	2
CONTRACT	.40	5
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.61	6
PAYROLL	.17	5
ELEVATOR	.07	6
HVAC	.09	6
ELECTRICAL	.04	6
STRUCT/ROOF	.04	5
PLUMBING	.01	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	5
ELECTRICAL	1.35	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.20	6
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL	.02	3
SEC CONTRACTS	.03	4
SEC OTHER		
ADMIN TOTAL	.46	6
PAYROLL	.16	5
MGMT FEES	.34	5
PROF FEES	.01	2
GEN OFC EXP	.06	3
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	5
REAL ESTATE TAX	1.22	5
BUILDING INS	.07	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.00	6
ADV/PROMOTION	.08	5
COMMISSIONS	.01	2
PROF FEES	.48	4
TENANT ALTS	2.23	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.49	6
CLEANING	.50	2
REPAIR/MAINT	.17	5
RDS/GROUNDS		
SECURITY	.02	3
ADMINISTRATIVE	.16	5
TOTAL CONTRACTS	.48	6
CLEANING	.40	5
REPAIR/MAINT	.26	6
RDS/GROUNDS	.18	4
SECURITY	.03	4
ADMINISTRATIVE	.25	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	18,770,506 SQ. FT.				18,273,812 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					12.75	10.32	7.26	11.14
RETAIL AREA	14	10.44	9.76	7.76	15.96				
OTHER AREA	4	5.59	4.16	2.93	6.25				
TOTAL RENT	30	12.58	9.97	6.95	11.11				
MISCELLANEOUS	22	.53	.16	.03	.49				
TOTAL INCOME	30	13.08	10.30	6.96	11.41				
EXPENSE									
CLEANING	29	.69	.55	.47	.76	.70	.56	.49	.77
REPAIR-MAINT	31	.90	.85	.55	1.04	.93	.87	.55	1.06
UTILITIES	32	1.34	1.45	1.23	1.61	1.36	1.45	1.26	1.62
RDS/GRNDS/SEC	32	.40	.32	.24	.43	.41	.34	.26	.44
ADMINISTRATIVE	32	.78	.85	.59	.99	.80	.86	.61	1.01
TOTAL OPER EXP	28	4.30	4.39	3.84	4.54	4.39	4.49	3.85	4.62
FIXED EXPENSES	30	1.79	1.35	.96	1.84	1.84	1.39	1.01	1.85
TOTAL OPER+FIX	26	6.12	5.49	5.13	6.13	6.26	5.61	5.21	6.37
LEASING EXP	26	2.71	1.27	.30	4.14				
TOTAL PAYROLL	31	.71	.62	.42	.89				
TOTAL CONTRACT	31	.79	.73	.54	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16427	26
AVG SQFT/RETAIL TENANT	2620	14
AVG SQFT/OFFICE WORKER	340	21
AVG % OFFICE OCCUPANCY	78.3	32
AVG % RETAIL OCCUPANCY	87.4	14
AVG $ RATE YR-END RENT	17.17	26
RENTABLE/GROSS SQFT	.88	22

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	28	**UTILITIES TOTAL**	1.34	31	SECURITY TOTAL	.34	29	**FIXED EXP TOTAL**	1.80	29	**TOTAL PAYROLL**	.71	31
PAYROLL	.20	5	ELECTRICAL	1.28	31	SEC PAYROLL	.30	7	REAL ESTATE TAX	1.66	29	CLEANING	.20	5
CONTRACT	.57	27	GAS	.06	7	SEC CONTRACTS	.26	18	BUILDING INS	.11	29	REPAIR/MAINT	.32	22
SUP/MAT/MISC	.05	20	FUEL OIL			SEC OTHER	.02	17	PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL	.04	22	PURCH STEAM						OTHER TAX	.05	9	SECURITY	.30	7
REPR/MAINT TOTAL	.90	30	PURCH CH WTR			**ADMIN TOTAL**	.78	31				ADMINISTRATIVE	.27	30
PAYROLL	.32	22	COAL			PAYROLL	.27	30	**LEASING EXPENSES**	2.71	26			
ELEVATOR	.20	30	WATER/SEWER	.06	29	MGMT FEES	.37	29	ADV/PROMOTION	.09	21	**TOTAL CONTRACTS**	.79	31
HVAC	.09	30	**RDS/GNDS/SEC**	.40	31	PROF FEES	.08	25	COMMISSIONS	.10	14	CLEANING	.57	27
ELECTRICAL	.05	24	**TOTAL**			GEN OFC EXP	.09	29	PROF FEES	.52	24	REPAIR/MAINT	.40	30
STRUCT/ROOF	.07	13	RDS/GNDS TOTAL	.08	28	OTHER ADM EXP	.03	25	TENANT ALTS	2.11	20	RDS/GROUNDS	.07	23
PLUMBING	.02	21	RDS/GNDS PAYRL	.01	3				BUY-OUTS	.32	5	SECURITY	.26	18
FIRE/LIFE SFTY	.01	16	RDS/GNDS CONTR	.07	23				OTHER LEASING	.08	8	ADMINISTRATIVE	.40	31
OTHER MAINT/SUP	.21	29	RDS/GNDS OTHER	.01	20									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	127,404 SQ. FT.				127,404 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.58	6.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.58	6.71						
MISCELLANEOUS									
TOTAL INCOME	3	6.59	6.73						
EXPENSE									
CLEANING	2	.61	.61			.61	.61		
REPAIR-MAINT	3	.58	.59			.58	.59		
UTILITIES	3	1.37	1.61			1.37	1.61		
RDS/GRNDS/SEC	3	.23	.13			.23	.13		
ADMINISTRATIVE	3	.78	.87			.78	.87		
TOTAL OPER EXP	2	4.19	4.18			4.19	4.18		
FIXED EXPENSES	3	1.12	.92			1.12	.92		
TOTAL OPER+FIX	2	5.07	5.06			5.07	5.06		
LEASING EXP	3	1.79	.23						
TOTAL PAYROLL	3	.46	.52						
TOTAL CONTRACT	3	.54	.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6948	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	2
AVG % OFFICE OCCUPANCY	68.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.54	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	2	**UTILITIES TOTAL**	1.37	3	SECURITY TOTAL	.17	3	**FIXED EXP TOTAL**	1.12	3	**TOTAL PAYROLL**	.46	3
PAYROLL			ELECTRICAL	1.32	3	SEC PAYROLL			REAL ESTATE TAX	1.00	3	CLEANING		
CONTRACT	.56	2	GAS			SEC CONTRACTS	.14	2	BUILDING INS	.12	3	REPAIR/MAINT	.19	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.07	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.58	3	PURCH CH WTR			**ADMIN TOTAL**	.78	3				ADMINISTRATIVE	.32	3
PAYROLL	.19	2	COAL			PAYROLL	.32	3	**LEASING EXPENSES**	1.79	3			
ELEVATOR	.09	3	WATER/SEWER	.05	3	MGMT FEES	.26	3	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	.54	3
HVAC	.08	3	**RDS/GNDS/SEC**	.23	3	PROF FEES	.11	2	COMMISSIONS	.07	2	CLEANING	.56	2
ELECTRICAL	.02	2	**TOTAL**			GEN OFC EXP	.07	3	PROF FEES	.19	3	REPAIR/MAINT	.21	3
STRUCT/ROOF			RDS/GNDS TOTAL	.10	2	OTHER ADM EXP	.03	3	TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.35	3
OTHER MAINT/SUP	.23	3	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	243,960 SQ. FT.				243,960 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.16	6.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.16	6.54						
MISCELLANEOUS									
TOTAL INCOME	3	7.20	6.54						
EXPENSE									
CLEANING	3	.58	.48			.58	.48		
REPAIR-MAINT	3	.89	1.02			.89	1.02		
UTILITIES	3	1.57	1.63			1.57	1.63		
RDS/GRNDS/SEC	3	.27	.27			.27	.27		
ADMINISTRATIVE	3	.93	.84			.93	.84		
TOTAL OPER EXP	3	4.24	4.38			4.24	4.38		
FIXED EXPENSES	3	1.03	.97			1.03	.97		
TOTAL OPER+FIX	3	5.28	5.25			5.28	5.25		
LEASING EXP	3	3.46	3.01						
TOTAL PAYROLL	3	.37	.30						
TOTAL CONTRACT	3	.64	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3867	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	2
AVG % OFFICE OCCUPANCY	62.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**3**	**UTILITIES TOTAL**	**1.57**	**3**	SECURITY TOTAL	.14	3	**FIXED EXP TOTAL**	**1.03**	**3**	**TOTAL PAYROLL**	**.37**	**3**
PAYROLL			ELECTRICAL	1.55	3	SEC PAYROLL			REAL ESTATE TAX	.96	3	CLEANING		
CONTRACT	.46	3	GAS			SEC CONTRACTS			BUILDING INS	.07	3	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.93**	**3**				ADMINISTRATIVE	.46	2
PAYROLL			COAL			PAYROLL	.46	2	**LEASING EXPENSES**	**3.46**	**3**			
ELEVATOR	.10	3	WATER/SEWER	.03	3	MGMT FEES	.35	3	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	**.64**	**3**
HVAC	.31	3	**RDS/GNDS/SEC**	**.27**	**3**	PROF FEES	.10	2	COMMISSIONS			CLEANING	.45	3
ELECTRICAL	.04	2	**TOTAL**			GEN OFC EXP	.13	3	PROF FEES	1.64	3	REPAIR/MAINT	.51	3
STRUCT/ROOF	.07	2	RDS/GNDS TOTAL	.24	3	OTHER ADM EXP	.10	2	TENANT ALTS	2.43	2	RDS/GROUNDS	.24	2
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.24	2				OTHER LEASING			ADMINISTRATIVE	.41	3
OTHER MAINT/SUP	.38	3	RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,439,420 SQ. FT.				1,348,830 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.73	7.29	6.49	10.98
RETAIL AREA	5	12.42	11.75	7.43	19.08				
OTHER AREA	2	4.23	4.16						
TOTAL RENT	8	8.09	7.55	5.71	10.90				
MISCELLANEOUS	8	.37	.12	.05	.38				
TOTAL INCOME	8	8.45	7.59	6.03	11.57				
EXPENSE									
CLEANING	8	.52	.47	.43	.65	.54	.51	.44	.70
REPAIR-MAINT	8	.78	.75	.60	.96	.79	.82	.61	1.03
UTILITIES	8	1.44	1.56	1.31	1.58	1.47	1.56	1.32	1.60
RDS/GRNDS/SEC	8	.37	.35	.23	.49	.40	.37	.25	.51
ADMINISTRATIVE	6	.80	.76	.62	.95	.65	.65	.62	1.07
TOTAL OPER EXP	8	3.89	4.11	3.38	4.32	4.15	4.55	3.58	4.59
FIXED EXPENSES	7	1.14	.97	.93	1.15	1.21	1.03	1.01	1.22
TOTAL OPER+FIX	7	5.01	5.10	4.27	5.51	5.31	5.61	4.51	5.97
LEASING EXP	7	1.32	1.25	.48	1.53				
TOTAL PAYROLL	7	.70	.70	.61	.85				
TOTAL CONTRACT	7	.72	.63	.56	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3642	7
AVG SQFT/RETAIL TENANT	2834	5
AVG SQFT/OFFICE WORKER	338	6
AVG % OFFICE OCCUPANCY	69.5	8
AVG % RETAIL OCCUPANCY	84.1	5
AVG $ RATE YR-END RENT	12.41	8
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.49**	**7**	**UTILITIES TOTAL**	**1.42**	**7**	SECURITY TOTAL	.29	5	**FIXED EXP TOTAL**	**1.12**	**6**	**TOTAL PAYROLL**	**.70**	**7**
PAYROLL			ELECTRICAL	1.32	7	SEC PAYROLL			REAL ESTATE TAX	1.01	6	CLEANING		
CONTRACT	.42	6	GAS	.07	5	SEC CONTRACTS	.33	4	BUILDING INS	.11	6	REPAIR/MAINT	.34	6
SUP/MAT/MISC	.05	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.72**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.61**	**7**				ADMINISTRATIVE	.36	7
PAYROLL	.34	6	COAL			PAYROLL	.36	7	**LEASING EXPENSES**	**1.32**	**7**			
ELEVATOR	.16	7	WATER/SEWER	.06	6	MGMT FEES	.32	6	ADV/PROMOTION	.06	6	**TOTAL CONTRACTS**	**.72**	**7**
HVAC	.10	7	**RDS/GNDS/SEC**	**.39**	**7**	PROF FEES	.04	5	COMMISSIONS	.27	5	CLEANING	.42	6
ELECTRICAL	.02	6	**TOTAL**			GEN OFC EXP	.10	7	PROF FEES	.19	7	REPAIR/MAINT	.33	7
STRUCT/ROOF	.04	4	RDS/GNDS TOTAL	.22	6	OTHER ADM EXP	.07	5	TENANT ALTS	.78	7	RDS/GROUNDS	.20	6
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS	.29	2	SECURITY	.33	4
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.20	6				OTHER LEASING	.09	2	ADMINISTRATIVE	.30	7
OTHER MAINT/SUP	.14	6	RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,168,747 SQ. FT.				1,143,850 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.69	10.68		
RETAIL AREA	3	16.31	15.96						
OTHER AREA									
TOTAL RENT	3	10.79	10.85						
MISCELLANEOUS	2	.41	.40						
TOTAL INCOME	3	11.06	10.91						
EXPENSE									
CLEANING	3	.54	.53			.54	.54		
REPAIR-MAINT	3	.85	.92			.86	.93		
UTILITIES	3	1.38	1.38			1.38	1.38		
RDS/GRNDS/SEC	3	.26	.30			.26	.31		
ADMINISTRATIVE	3	.90	.93			.92	.95		
TOTAL OPER EXP	3	3.92	3.71			4.01	3.85		
FIXED EXPENSES	3	1.25	1.19			1.28	1.22		
TOTAL OPER + FIX	3	5.17	5.31			5.28	5.52		
LEASING EXP	2	3.44	3.47						
TOTAL PAYROLL	3	.67	.57						
TOTAL CONTRACT	3	.65	.67						

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	18472	3
AVG SQFT/RETAIL TENANT	2543	3
AVG SQFT/OFFICE WORKER	242	3
AVG % OFFICE OCCUPANCY	82.4	3
AVG % RETAIL OCCUPANCY	97.0	3
AVG $ RATE YR-END RENT	12.90	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.54**	**3**
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	**.85**	**3**
PAYROLL	.29	3
ELEVATOR	.16	3
HVAC	.15	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**3**
ELECTRICAL	1.27	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.26**	**3**
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	3
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	**.90**	**3**
PAYROLL	.29	3
MGMT FEES	.44	3
PROF FEES	.07	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.25**	**3**
REAL ESTATE TAX	1.11	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	**3.44**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.63	2
TENANT ALTS	2.65	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**3**
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	**.65**	**3**
CLEANING	.49	3
REPAIR/MAINT	.40	3
RDS/GROUNDS	.05	2
SECURITY	.20	2
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	15,557,976 SQ. FT.				15,176,768 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.48	10.98	10.21	19.08
RETAIL AREA	6	9.07	8.55	6.47	10.17				
OTHER AREA									
TOTAL RENT	10	13.41	10.78	9.97	17.72				
MISCELLANEOUS	10	.56	.20	.02	.80				
TOTAL INCOME	10	13.96	11.12	9.98	18.85				
EXPENSE									
CLEANING	10	.73	.75	.59	.84	.74	.75	.59	.86
REPAIR-MAINT	11	.94	.87	.83	1.12	.96	.87	.84	1.13
UTILITIES	12	1.31	1.34	1.18	1.48	1.33	1.34	1.25	1.48
RDS/GRNDS/SEC	12	.42	.41	.31	.45	.43	.43	.32	.46
ADMINISTRATIVE	12	.76	.71	.57	.93	.78	.72	.58	.94
TOTAL OPER EXP	9	4.39	4.52	4.17	4.69	4.46	4.62	4.23	4.77
FIXED EXPENSES	11	1.92	1.93	1.66	2.26	1.97	1.98	1.71	2.30
TOTAL OPER + FIX	8	6.40	6.47	6.03	6.70	6.52	6.50	6.32	6.83
LEASING EXP	8	2.87	1.73	.60	4.67				
TOTAL PAYROLL	12	.72	.60	.42	.98				
TOTAL CONTRACT	12	.81	.84	.62	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22332	12
AVG SQFT/RETAIL TENANT	2567	6
AVG SQFT/OFFICE WORKER	361	8
AVG % OFFICE OCCUPANCY	79.0	12
AVG % RETAIL OCCUPANCY	97.4	6
AVG $ RATE YR-END RENT	17.97	12
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.73**	**10**
PAYROLL	.19	3
CONTRACT	.59	10
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	**.94**	**11**
PAYROLL	.32	11
ELEVATOR	.21	11
HVAC	.08	11
ELECTRICAL	.08	11
STRUCT/ROOF	.08	5
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.21	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.31**	**12**
ELECTRICAL	1.25	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	**.42**	**12**
RDS/GNDS TOTAL	.07	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	12
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	12
SEC PAYROLL	.31	5
SEC CONTRACTS	.27	9
SEC OTHER	.02	9
ADMIN TOTAL	**.78**	**12**
PAYROLL	.25	12
MGMT FEES	.37	11
PROF FEES	.08	10
GEN OFC EXP	.10	10
OTHER ADM EXP	.03	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.92**	**11**
REAL ESTATE TAX	1.78	11
BUILDING INS	.11	11
PERS PROP TAX		
OTHER TAX	.05	6
LEASING EXPENSES	**2.87**	**8**
ADV/PROMOTION	.09	7
COMMISSIONS	.05	5
PROF FEES	.53	6
TENANT ALTS	2.21	8
BUY-OUTS	.32	3
OTHER LEASING	.08	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**12**
CLEANING	.19	3
REPAIR/MAINT	.32	11
RDS/GROUNDS		
SECURITY	.31	5
ADMINISTRATIVE	.25	12
TOTAL CONTRACTS	**.81**	**12**
CLEANING	.59	10
REPAIR/MAINT	.41	11
RDS/GROUNDS	.06	12
SECURITY	.27	9
ADMINISTRATIVE	.40	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

ALL SUBURBAN

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	184 BLDS	20,547,654 SQ. FT.				20,194,445 SQ. FT.			
		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
OFFICE AREA	172					10.91	9.49	7.63	11.76
RETAIL AREA	24	4.86	4.31	1.26	7.42				
OTHER AREA	2	3.85	3.94						
TOTAL RENT	172	10.91	9.54	7.63	11.65				
MISCELLANEOUS	136	.55	.11	.03	.32				
TOTAL INCOME	173	11.36	9.75	7.73	12.45				
EXPENSE									
CLEANING	174	.59	.60	.50	.69	.60	.61	.50	.70
REPAIR-MAINT	170	.80	.73	.54	.90	.80	.74	.54	.91
UTILITIES	173	1.44	1.39	1.23	1.60	1.45	1.41	1.23	1.60
RDS/GRNDS/SEC	182	.41	.36	.25	.49	.41	.36	.25	.49
ADMINISTRATIVE	181	.80	.82	.60	1.01	.81	.82	.60	1.01
TOTAL OPER EXP	168	4.09	4.12	3.59	4.46	4.14	4.16	3.59	4.52
FIXED EXPENSES	181	1.42	1.22	.99	1.53	1.44	1.23	1.00	1.53
TOTAL OPER + FIX	165	5.53	5.31	4.76	5.84	5.59	5.43	4.76	5.89
LEASING EXP	149	1.27	.83	.28	1.83				
TOTAL PAYROLL	157	.61	.59	.37	.78				
TOTAL CONTRACT	162	.78	.80	.65	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5742	158
AVG SQFT/RETAIL TENANT	2517	24
AVG SQFT/OFFICE WORKER	327	114
AVG % OFFICE OCCUPANCY	80.3	175
AVG % RETAIL OCCUPANCY	78.2	26
AVG $ RATE YR-END RENT	13.14	163
RENTABLE/GROSS SQFT	.95	131

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**158**
PAYROLL	.36	17
CONTRACT	.48	157
SUP/MAT/MISC	.04	109
TRASH REMOVAL	.03	152
REPR/MAINT TOTAL	**.78**	**155**
PAYROLL	.26	124
ELEVATOR	.17	125
HVAC	.14	155
ELECTRICAL	.04	148
STRUCT/ROOF	.04	118
PLUMBING	.01	142
FIRE/LIFE SFTY	.04	93
OTHER MAINT/SUP	.17	151

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**161**
ELECTRICAL	1.34	161
GAS	.07	49
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.34	8
COAL		
WATER/SEWER	.08	154
RDS/GNDS/SEC TOTAL	**.40**	**162**
RDS/GNDS TOTAL	.20	160
RDS/GNDS PAYRL	.08	34
RDS/GNDS CONTR	.14	152
RDS/GNDS OTHER	.07	124

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	157
SEC PAYROLL	.18	19
SEC CONTRACTS	.18	139
SEC OTHER	.02	40
ADMIN TOTAL	**.84**	**163**
PAYROLL	.30	151
MGMT FEES	.37	149
PROF FEES	.08	130
GEN OFC EXP	.10	148
OTHER ADM EXP	.08	121

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.43**	**166**
REAL ESTATE TAX	1.30	166
BUILDING INS	.11	142
PERS PROP TAX		
OTHER TAX	.16	20
LEASING EXPENSES	**1.27**	**149**
ADV/PROMOTION	.06	127
COMMISSIONS	.09	56
PROF FEES	.44	133
TENANT ALTS	.98	114
BUY-OUTS	.41	12
OTHER LEASING	.11	28

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**157**
CLEANING	.36	17
REPAIR/MAINT	.26	124
RDS/GROUNDS	.08	34
SECURITY	.18	19
ADMINISTRATIVE	.30	151
TOTAL CONTRACTS	**.78**	**162**
CLEANING	.48	157
REPAIR/MAINT	.41	155
RDS/GROUNDS	.14	152
SECURITY	.18	139
ADMINISTRATIVE	.40	161

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	8 BLDS	231,386 SQ. FT.				231,386 SQ. FT.			
		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
OFFICE AREA	8					7.99	7.56	6.43	9.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	7.99	7.56	6.43	9.16				
MISCELLANEOUS	3	.39	.09						
TOTAL INCOME	8	8.14	7.57	6.47	9.16				
EXPENSE									
CLEANING	8	.69	.70	.63	.80	.69	.70	.63	.80
REPAIR-MAINT	6	.62	.48	.40	.78	.62	.48	.40	.78
UTILITIES	8	1.82	1.59	1.25	2.10	1.82	1.59	1.25	2.10
RDS/GRNDS/SEC	8	.36	.35	.29	.63	.36	.35	.29	.63
ADMINISTRATIVE	7	.75	.87	.58	.90	.75	.87	.58	.90
TOTAL OPER EXP	6	4.26	4.54	2.78	4.95	4.26	4.54	2.78	4.95
FIXED EXPENSES	7	1.14	1.39	1.03	1.59	1.14	1.39	1.03	1.59
TOTAL OPER + FIX	5	5.29	5.69	4.08	6.14	5.29	5.69	4.08	6.14
LEASING EXP	7	.81	.46	.32	.95				
TOTAL PAYROLL	5	.38	.29	.19	.54				
TOTAL CONTRACT	8	.93	1.04	.70	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2531	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	292	5
AVG % OFFICE OCCUPANCY	79.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.90	7
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**8**
PAYROLL		
CONTRACT	.59	8
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**.62**	**6**
PAYROLL	.31	2
ELEVATOR	.07	3
HVAC	.20	6
ELECTRICAL	.07	6
STRUCT/ROOF	.05	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.13	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**8**
ELECTRICAL	1.70	8
GAS	.05	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	**.36**	**8**
RDS/GNDS TOTAL	.27	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	8
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	7
SEC PAYROLL		
SEC CONTRACTS	.11	6
SEC OTHER		
ADMIN TOTAL	**.75**	**7**
PAYROLL	.32	4
MGMT FEES	.44	7
PROF FEES	.10	5
GEN OFC EXP	.06	7
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.14**	**7**
REAL ESTATE TAX	1.04	7
BUILDING INS	.08	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.81**	**7**
ADV/PROMOTION	.02	4
COMMISSIONS	.07	2
PROF FEES	.19	6
TENANT ALTS	.76	4
BUY-OUTS		
OTHER LEASING	.19	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.38**	**5**
CLEANING		
REPAIR/MAIN..	.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	4
TOTAL CONTRACTS	**.93**	**8**
CLEANING	.59	8
REPAIR/MAINT	.40	6
RDS/GROUNDS	.26	8
SECURITY	.11	6
ADMINISTRATIVE	.52	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	1,697,109 SQ. FT.				1,695,591 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	20					9.13	9.18	7.47	10.09	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	20	9.15	9.23	7.47	10.09					
MISCELLANEOUS	14	.82	.18	.02	.32					
TOTAL INCOME	20	9.73	9.52	7.48	10.16					
EXPENSE										
CLEANING	21	.58	.58	.50	.65	.58	.58	.50	.65	
REPAIR-MAINT	20	.76	.60	.48	.83	.76	.60	.48	.83	
UTILITIES	21	1.47	1.38	1.30	1.66	1.47	1.38	1.30	1.66	
RDS/GRNDS/SEC	21	.32	.27	.21	.40	.32	.27	.22	.40	
ADMINISTRATIVE	21	.90	.77	.54	1.17	.90	.77	.54	1.17	
TOTAL OPER EXP	20	4.23	3.96	3.51	4.24	4.24	3.96	3.51	4.28	
FIXED EXPENSES	22	1.04	1.01	.76	1.24	1.04	1.01	.76	1.24	
TOTAL OPER + FIX	20	5.30	5.23	4.24	5.61	5.31	5.23	4.24	5.61	
LEASING EXP	21	1.79	1.04	.64	2.96					
TOTAL PAYROLL	18	.69	.62	.35	.80					
TOTAL CONTRACT	20	.71	.68	.60	.89					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2636	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	15
AVG % OFFICE OCCUPANCY	71.0	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.79	19
RENTABLE/GROSS SQFT	.97	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	19	**UTILITIES TOTAL**	1.48	18	SECURITY TOTAL	.12	17	**FIXED EXP TOTAL**	1.05	21	**TOTAL PAYROLL**	.69	18
PAYROLL			ELECTRICAL	1.39	18	SEC PAYROLL	.25	2	REAL ESTATE TAX	.94	21	CLEANING		
CONTRACT	.50	19	GAS	.11	3	SEC CONTRACTS	.09	15	BUILDING INS	.10	21	REPAIR/MAINT	.28	13
SUP/MAT/MISC	.05	10	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX	.01	5	RDS/GROUNDS	.14	3
TRASH REMOVAL	.03	16	PURCH STEAM			**ADMIN TOTAL**	.91	20	OTHER TAX			SECURITY	.25	2
REPR/MAINT TOTAL	.77	19	PURCH CH WTR			PAYROLL	.34	16				ADMINISTRATIVE	.34	16
PAYROLL	.28	13	COAL			MGMT FEES	.40	20	**LEASING EXPENSES**	1.79	21			
ELEVATOR	.10	18	WATER/SEWER	.08	17	PROF FEES	.03	14	ADV/PROMOTION	.05	19	**TOTAL CONTRACTS**	.71	20
HVAC	.16	19	**RDS/GNDS/SEC**	.32	19	GEN OFC EXP	.10	17	COMMISSIONS	.09	9	CLEANING	.50	19
ELECTRICAL	.06	16	**TOTAL**			OTHER ADM EXP	.23	11	PROF FEES	.38	20	REPAIR/MAINT	.38	19
STRUCT/ROOF	.11	9	RDS/GNDS TOTAL	.21	19				TENANT ALTS	1.39	19	RDS/GROUNDS	.16	18
PLUMBING	.02	13	RDS/GNDS PAYRL	.14	3				BUY-OUTS	.13	3	SECURITY	.09	15
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.16	18				OTHER LEASING	.24	6	ADMINISTRATIVE	.42	20
OTHER MAINT/SUP	.21	18	RDS/GNDS OTHER	.06	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	57 BLDS	10,785,724 SQ. FT.				10,213,792 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	53					10.03	9.44	8.10	10.85	
RETAIL AREA	5	3.42	5.85	.74	7.42					
OTHER AREA	2	3.85	3.94							
TOTAL RENT	53	10.02	9.54	8.12	10.81					
MISCELLANEOUS	42	.93	.10	.03	.30					
TOTAL INCOME	53	10.74	9.66	8.19	11.40					
EXPENSE										
CLEANING	56	.59	.58	.48	.68	.60	.58	.48	.69	
REPAIR-MAINT	56	.78	.75	.55	.90	.78	.75	.55	.90	
UTILITIES	57	1.35	1.31	1.15	1.53	1.36	1.31	1.16	1.53	
RDS/GRNDS/SEC	57	.38	.37	.22	.49	.39	.37	.22	.49	
ADMINISTRATIVE	56	.91	.86	.63	1.12	.92	.87	.63	1.12	
TOTAL OPER EXP	56	4.09	4.10	3.55	4.40	4.12	4.14	3.55	4.42	
FIXED EXPENSES	57	1.29	1.21	1.04	1.46	1.30	1.21	1.04	1.46	
TOTAL OPER + FIX	56	5.37	5.26	4.72	5.68	5.41	5.27	4.72	5.68	
LEASING EXP	48	1.51	.96	.34	1.83					
TOTAL PAYROLL	52	.64	.60	.47	.80					
TOTAL CONTRACT	52	.83	.83	.68	1.02					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4459	49
AVG SQFT/RETAIL TENANT	2913	5
AVG SQFT/OFFICE WORKER	321	37
AVG % OFFICE OCCUPANCY	77.5	54
AVG % RETAIL OCCUPANCY	69.7	7
AVG $ RATE YR-END RENT	11.67	51
RENTABLE/GROSS SQFT	.95	43

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	52	**UTILITIES TOTAL**	1.36	54	SECURITY TOTAL	.20	51	**FIXED EXP TOTAL**	1.29	54	**TOTAL PAYROLL**	.64	52
PAYROLL	.25	7	ELECTRICAL	1.28	54	SEC PAYROLL	.17	6	REAL ESTATE TAX	1.17	54	CLEANING	.25	7
CONTRACT	.52	51	GAS	.08	4	SEC CONTRACTS	.20	44	BUILDING INS	.10	52	REPAIR/MAINT	.27	40
SUP/MAT/MISC	.04	33	FUEL OIL			SEC OTHER	.01	13	PERS PROP TAX			RDS/GROUNDS	.07	7
TRASH REMOVAL	.03	51	PURCH STEAM			**ADMIN TOTAL**	.93	52	OTHER TAX	.13	9	SECURITY	.17	6
REPR/MAINT TOTAL	.77	52	PURCH CH WTR			PAYROLL	.38	49				ADMINISTRATIVE	.38	49
PAYROLL	.27	40	COAL			MGMT FEES	.37	50	**LEASING EXPENSES**	1.51	48			
ELEVATOR	.13	52	WATER/SEWER	.08	53	PROF FEES	.07	38	ADV/PROMOTION	.07	41	**TOTAL CONTRACTS**	.83	52
HVAC	.14	52	**RDS/GNDS/SEC**	.39	53	GEN OFC EXP	.10	42	COMMISSIONS	.10	23	CLEANING	.52	51
ELECTRICAL	.05	50	**TOTAL**			OTHER ADM EXP	.11	35	PROF FEES	.44	39	REPAIR/MAINT	.38	52
STRUCT/ROOF	.03	38	RDS/GNDS TOTAL	.19	52				TENANT ALTS	1.23	39	RDS/GROUNDS	.15	49
PLUMBING	.01	49	RDS/GNDS PAYRL	.07	7				BUY-OUTS	.23	4	SECURITY	.20	44
FIRE/LIFE SFTY	.04	37	RDS/GNDS CONTR	.15	49				OTHER LEASING	.09	10	ADMINISTRATIVE	.41	51
OTHER MAINT/SUP	.19	51	RDS/GNDS OTHER	.05	39									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	7,958,607 SQ. FT.				7,798,714 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					13.09	13.23	9.75	16.87
RETAIL AREA	4	1.65	2.80	1.20	4.82				
OTHER AREA									
TOTAL RENT	18	12.87	12.76	9.75	16.87				
MISCELLANEOUS	16	.19	.13	.04	.26				
TOTAL INCOME	19	12.91	12.53	10.78	15.61				
EXPENSE									
CLEANING	19	.63	.65	.57	.72	.64	.65	.57	.73
REPAIR-MAINT	18	.88	.85	.72	.96	.90	.85	.75	.96
UTILITIES	19	1.26	1.24	1.15	1.46	1.29	1.25	1.15	1.46
RDS/GRNDS/SEC	18	.47	.43	.30	.58	.48	.43	.36	.64
ADMINISTRATIVE	19	.77	.71	.62	.92	.78	.78	.62	.99
TOTAL OPER EXP	18	4.02	4.11	3.91	4.45	4.09	4.20	3.91	4.53
FIXED EXPENSES	19	1.65	1.65	1.29	1.81	1.69	1.65	1.39	1.82
TOTAL OPER + FIX	18	5.69	5.75	5.28	6.17	5.79	5.84	5.37	6.18
LEASING EXP	13	1.18	.67	.18	1.94				
TOTAL PAYROLL	18	.66	.68	.36	.78				
TOTAL CONTRACT	18	.73	.71	.55	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8521	15
AVG SQFT/RETAIL TENANT	2957	5
AVG SQFT/OFFICE WORKER	319	14
AVG % OFFICE OCCUPANCY	85.7	16
AVG % RETAIL OCCUPANCY	88.7	5
AVG $ RATE YR-END RENT	16.03	17
RENTABLE/GROSS SQFT	.95	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	18
PAYROLL	.47	5
CONTRACT	.45	18
SUP/MAT/MISC	.04	15
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	.83	17
PAYROLL	.23	15
ELEVATOR	.22	17
HVAC	.12	17
ELECTRICAL	.04	17
STRUCT/ROOF	.02	12
PLUMBING	.02	16
FIRE/LIFE SFTY	.06	13
OTHER MAINT/SUP	.19	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	18
ELECTRICAL	1.13	18
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.45	3
COAL		
WATER/SEWER	.07	16
RDS/GNDS/SEC TOTAL	.47	18
RDS/GNDS TOTAL	.24	17
RDS/GNDS PAYRL	.09	5
RDS/GNDS CONTR	.13	16
RDS/GNDS OTHER	.12	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	18
SEC PAYROLL	.21	6
SEC CONTRACTS	.17	16
SEC OTHER	.02	5
ADMIN TOTAL	.77	18
PAYROLL	.24	18
MGMT FEES	.39	15
PROF FEES	.00	13
GEN OFC EXP	.13	18
OTHER ADM EXP	.03	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	18
REAL ESTATE TAX	1.51	18
BUILDING INS	.11	18
PERS PROP TAX		
OTHER TAX	.25	3
LEASING EXPENSES	1.18	13
ADV/PROMOTION	.06	11
COMMISSIONS	.07	9
PROF FEES	.98	8
TENANT ALTS	.71	8
BUY-OUTS	.63	3
OTHER LEASING	.12	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	18
CLEANING	.47	5
REPAIR/MAINT	.23	15
RDS/GROUNDS	.09	5
SECURITY	.21	6
ADMINISTRATIVE	.24	18
TOTAL CONTRACTS	.73	19
CLEANING	.45	18
REPAIR/MAINT	.46	17
RDS/GROUNDS	.13	16
SECURITY	.17	16
ADMINISTRATIVE	.39	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,149,547 SQ. FT.				1,021,110 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.22	10.82	9.04	15.08
RETAIL AREA	4	5.05	4.07	1.04	7.63				
OTHER AREA	2	.26	.40						
TOTAL RENT	8	9.30	9.26	8.76	15.08				
MISCELLANEOUS	7	.49	.17	.09	.89				
TOTAL INCOME	8	9.70	10.30	9.16	15.15				
EXPENSE									
CLEANING	9	.98	.93	.74	1.06	1.01	.97	.80	1.10
REPAIR-MAINT	9	1.24	.98	.62	1.30	1.30	1.05	.62	1.39
UTILITIES	9	1.84	1.63	1.25	2.02	1.92	1.82	1.41	2.09
RDS/GRNDS/SEC	8	.55	.28	.21	.51	.62	.33	.23	.51
ADMINISTRATIVE	9	.84	.78	.57	1.26	.95	.95	.58	1.38
TOTAL OPER EXP	8	5.11	4.80	3.83	5.27	5.77	5.27	4.06	6.06
FIXED EXPENSES	8	.70	.78	.54	1.23	.80	.92	.63	1.32
TOTAL OPER + FIX	7	5.47	5.68	5.00	6.11	6.30	6.50	5.30	7.00
LEASING EXP	6	1.45	.27	.07	.83				
TOTAL PAYROLL	9	1.35	.77	.33	1.79				
TOTAL CONTRACT	9	.83	.86	.71	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5321	8
AVG SQFT/RETAIL TENANT	1757	5
AVG SQFT/OFFICE WORKER	203	6
AVG % OFFICE OCCUPANCY	88.8	9
AVG % RETAIL OCCUPANCY	92.4	5
AVG $ RATE YR-END RENT	16.81	7
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	9
PAYROLL	.64	3
CONTRACT	.40	9
SUP/MAT/MISC	.11	9
TRASH REMOVAL	.12	5
REPR/MAINT TOTAL	1.24	9
PAYROLL	.51	9
ELEVATOR	.21	9
HVAC	.17	8
ELECTRICAL	.04	8
STRUCT/ROOF	.02	5
PLUMBING	.02	7
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	9
ELECTRICAL	1.37	9
GAS	.25	6
FUEL OIL		
PURCH STEAM	.41	3
PURCH CH WTR		
COAL		
WATER/SEWER	.12	9
RDS/GNDS/SEC TOTAL	.55	8
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	4
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	7
SEC PAYROLL		
SEC CONTRACTS	.49	7
SEC OTHER		
ADMIN TOTAL	.84	9
PAYROLL	.67	6
MGMT FEES	.39	7
PROF FEES	.08	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.70	8
REAL ESTATE TAX	.46	8
BUILDING INS	.26	7
PERS PROP TAX		
OTHER TAX	.03	5
LEASING EXPENSES	1.45	6
ADV/PROMOTION	.09	6
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.42	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.35	9
CLEANING	.64	3
REPAIR/MAINT	.51	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.67	6
TOTAL CONTRACTS	.83	9
CLEANING	.40	9
REPAIR/MAINT	.39	9
RDS/GROUNDS	.16	4
SECURITY	.49	7
ADMINISTRATIVE	.44	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	221,374 SQ. FT.				202,819 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.35	11.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.44	9.39						
MISCELLANEOUS	3	.58	.17						
TOTAL INCOME	3	11.02	10.33						
EXPENSE									
CLEANING	3	.73	.60			.79	.72		
REPAIR-MAINT	3	.73	.61			.80	.61		
UTILITIES	3	1.58	1.31			1.72	1.50		
RDS/GRNDS/SEC	3	.30	.28			.33	.30		
ADMINISTRATIVE	3	.85	.74			.93	.95		
TOTAL OPER EXP	3	4.19	3.44			4.57	3.91		
FIXED EXPENSES	3	.86	.78			.94	1.00		
TOTAL OPER+FIX	3	5.04	4.50			5.51	4.91		
LEASING EXP	3	.37	.23						
TOTAL PAYROLL	3	.68	.35						
TOTAL CONTRACT	3	.91	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4313	3
AVG SQFT/RETAIL TENANT	2319	2
AVG SQFT/OFFICE WORKER	398	2
AVG % OFFICE OCCUPANCY	82.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.37	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	3	**UTILITIES TOTAL**	1.58	3	SECURITY TOTAL	.22	2	**FIXED EXP TOTAL**	.86	3	**TOTAL PAYROLL**	.68	3
PAYROLL			ELECTRICAL	.87	3	SEC PAYROLL			REAL ESTATE TAX	.63	3	CLEANING		
CONTRACT	.63	3	GAS	.38	3	SEC CONTRACTS	.22	2	BUILDING INS	.21	3	REPAIR/MAINT	.42	3
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.85	3	OTHER TAX	.03	2	SECURITY		
REPR/MAINT TOTAL	.73	3	PURCH CH WTR			PAYROLL	.36	2	**LEASING EXPENSES**	.37	3	ADMINISTRATIVE	.36	2
PAYROLL	.42	3	COAL			MGMT FEES	.49	3	ADV/PROMOTION	.12	3	**TOTAL CONTRACTS**	.91	3
ELEVATOR	.11	3	WATER/SEWER	.33	3	PROF FEES			COMMISSIONS			CLEANING	.63	3
HVAC	.06	3	**RDS/GNDS/SEC TOTAL**	.30	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.25	3
ELECTRICAL	.04	3	RDS/GNDS TOTAL	.15	3	OTHER ADM EXP	.15	2	TENANT ALTS	.02	2	RDS/GROUNDS	.17	2
STRUCT/ROOF	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	2
PLUMBING	.02	3	RDS/GNDS CONTR	.17	2				OTHER LEASING			ADMINISTRATIVE	.49	3
FIRE/LIFE SFTY			RDS/GNDS OTHER	.02	2									
OTHER MAINT/SUP	.07	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	503,349 SQ. FT.				427,192 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.72	8.49		
RETAIL AREA									
OTHER AREA	2	.26	.40						
TOTAL RENT	3	7.90	8.75						
MISCELLANEOUS	2	.46	.77						
TOTAL INCOME	3	8.22	8.75						
EXPENSE									
CLEANING	3	.93	.93			.96	.97		
REPAIR-MAINT	3	1.49	1.32			1.59	1.50		
UTILITIES	3	1.84	1.91			1.96	1.91		
RDS/GRNDS/SEC	2	.36	.42			.44	.47		
ADMINISTRATIVE	3	1.11	.81			1.30	1.08		
TOTAL OPER EXP	2	4.97	5.05			6.02	5.84		
FIXED EXPENSES	3	.47	.45			.55	.45		
TOTAL OPER+FIX	2	5.55	5.59			6.72	6.48		
LEASING EXP	2	2.23	1.66						
TOTAL PAYROLL	3	1.60	2.05						
TOTAL CONTRACT	3	.69	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2942	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	127	2
AVG % OFFICE OCCUPANCY	81.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.37	2
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3	**UTILITIES TOTAL**	1.84	3	SECURITY TOTAL	.36	2	**FIXED EXP TOTAL**	.47	3	**TOTAL PAYROLL**	1.60	3
PAYROLL	.28	2	ELECTRICAL	1.37	3	SEC PAYROLL			REAL ESTATE TAX	.29	3	CLEANING	.28	2
CONTRACT	.50	3	GAS			SEC CONTRACTS	.27	2	BUILDING INS	.20	2	REPAIR/MAINT	.56	3
SUP/MAT/MISC	.11	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	3	PURCH STEAM	.58	2	**ADMIN TOTAL**	1.11	3	OTHER TAX	.03	2	SECURITY		
REPR/MAINT TOTAL	1.49	3	PURCH CH WTR			PAYROLL	.78	3	**LEASING EXPENSES**	2.23	2	ADMINISTRATIVE	.78	3
PAYROLL	.56	3	COAL			MGMT FEES			ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	.69	3
ELEVATOR	.18	3	WATER/SEWER	.06	3	PROF FEES			COMMISSIONS			CLEANING	.50	3
HVAC	.35	2	**RDS/GNDS/SEC TOTAL**	.38	2	GEN OFC EXP	.13	2	PROF FEES			REPAIR/MAINT	.40	3
ELECTRICAL	.06	2	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS	2.14	2	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	2
PLUMBING	.02	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.53	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	815,508 SQ. FT.				815,508 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					11.37	11.37	9.45	13.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	11.37	11.37	9.47	13.20				
MISCELLANEOUS	17	.12	.07	.02	.21				
TOTAL INCOME	25	11.43	11.37	9.49	13.20				
EXPENSE									
CLEANING	25	.68	.65	.57	.87	.68	.65	.57	.87
REPAIR-MAINT	24	.73	.74	.57	.92	.73	.74	.57	.92
UTILITIES	25	1.52	1.46	1.15	1.89	1.52	1.46	1.15	1.89
RDS/GRNDS/SEC	20	.29	.29	.20	.36	.29	.29	.20	.36
ADMINISTRATIVE	25	.59	.61	.44	.92	.59	.61	.44	.92
TOTAL OPER EXP	24	3.77	3.93	3.33	4.59	3.77	3.93	3.33	4.59
FIXED EXPENSES	25	.86	.89	.79	.99	.86	.89	.79	.99
TOTAL OPER + FIX	24	4.62	4.57	4.13	5.65	4.62	4.57	4.13	5.65
LEASING EXP	25	.57	.17	.11	.64				
TOTAL PAYROLL	24	.36	.37	.13	.63				
TOTAL CONTRACT	25	.75	.73	.60	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4259	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	11
AVG % OFFICE OCCUPANCY	90.4	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.87	13
RENTABLE/GROSS SQFT	.96	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**25**	**UTILITIES TOTAL**	**1.52**	**25**	SECURITY TOTAL	.06	6	**FIXED EXP TOTAL**	**.86**	**25**	**TOTAL PAYROLL**	**.36**	**24**
PAYROLL	.02	2	ELECTRICAL	1.33	25	SEC PAYROLL			REAL ESTATE TAX	.74	25	CLEANING	.02	2
CONTRACT	.57	25	GAS	.14	16	SEC CONTRACTS	.06	6	BUILDING INS	.13	25	REPAIR/MAINT	.40	19
SUP/MAT/MISC	.09	17	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.03	3
TRASH REMOVAL	.06	23	PURCH STEAM			**ADMIN TOTAL**	**.59**	**25**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.73**	**24**	PURCH CH WTR			PAYROLL	.19	8	**LEASING EXPENSES**	**.57**	**25**	ADMINISTRATIVE	.19	8
PAYROLL	.40	19	COAL			MGMT FEES	.46	25	ADV/PROMOTION	.07	25	**TOTAL CONTRACTS**	**.75**	**25**
ELEVATOR	.06	13	WATER/SEWER	.11	25	PROF FEES	.05	3	COMMISSIONS	.38	14	CLEANING	.57	25
HVAC	.22	24	**RDS/GNDS/SEC**	**.29**	**20**	GEN OFC EXP	.05	11	PROF FEES	.31	3	REPAIR/MAINT	.41	24
ELECTRICAL	.06	24	TOTAL			OTHER ADM EXP	.07	6	TENANT ALTS	1.34	3	RDS/GROUNDS	.22	20
STRUCT/ROOF	.05	22	RDS/GNDS TOTAL	.26	20				BUY-OUTS			SECURITY	.06	6
PLUMBING	.01	22	RDS/GNDS PAYRL	.03	3				OTHER LEASING	.16	6	ADMINISTRATIVE	.46	25
FIRE/LIFE SFTY	.09	4	RDS/GNDS CONTR	.22	20									
OTHER MAINT/SUP	.05	24	RDS/GNDS OTHER	.05	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	285,792 SQ. FT.				285,792 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.49	10.94	8.17	12.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.49	10.94	8.17	12.71				
MISCELLANEOUS	5	.07	.07	.02	.18				
TOTAL INCOME	9	10.52	11.18	8.18	12.74				
EXPENSE									
CLEANING	9	.75	.63	.57	.95	.75	.63	.57	.95
REPAIR-MAINT	9	.73	.74	.64	.92	.73	.74	.64	.92
UTILITIES	9	1.69	1.80	1.33	2.12	1.69	1.80	1.33	2.12
RDS/GRNDS/SEC	6	.28	.30	.14	.38	.28	.30	.14	.38
ADMINISTRATIVE	9	.60	.61	.44	.93	.60	.61	.44	.93
TOTAL OPER EXP	9	3.93	4.00	3.35	4.92	3.93	4.00	3.35	4.92
FIXED EXPENSES	9	.78	.83	.51	1.09	.78	.83	.51	1.09
TOTAL OPER + FIX	9	4.71	5.32	3.90	5.82	4.71	5.32	3.90	5.82
LEASING EXP	9	.27	.14	.09	.43				
TOTAL PAYROLL	9	.36	.40	.13	.70				
TOTAL CONTRACT	9	.78	.76	.62	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4105	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	193	7
AVG % OFFICE OCCUPANCY	87.6	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.29	8
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**9**	**UTILITIES TOTAL**	**1.69**	**9**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.78**	**9**	**TOTAL PAYROLL**	**.36**	**9**
PAYROLL			ELECTRICAL	1.46	9	SEC PAYROLL			REAL ESTATE TAX	.64	9	CLEANING		
CONTRACT	.65	9	GAS	.19	5	SEC CONTRACTS			BUILDING INS	.14	9	REPAIR/MAINT	.41	6
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	7	PURCH STEAM			**ADMIN TOTAL**	**.60**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.73**	**9**	PURCH CH WTR			PAYROLL	.21	5	**LEASING EXPENSES**	**.27**	**9**	ADMINISTRATIVE	.21	5
PAYROLL	.41	6	COAL			MGMT FEES	.40	9	ADV/PROMOTION	.07	9	**TOTAL CONTRACTS**	**.78**	**9**
ELEVATOR	.07	7	WATER/SEWER	.15	9	PROF FEES			COMMISSIONS	.35	3	CLEANING	.65	9
HVAC	.26	9	**RDS/GNDS/SEC**	**.28**	**6**	GEN OFC EXP	.07	5	PROF FEES			REPAIR/MAINT	.48	9
ELECTRICAL	.08	9	TOTAL			OTHER ADM EXP	.09	4	TENANT ALTS			RDS/GROUNDS	.23	6
STRUCT/ROOF	.02	7	RDS/GNDS TOTAL	.27	6				BUY-OUTS			SECURITY		
PLUMBING	.01	8	RDS/GNDS PAYRL						OTHER LEASING	.16	4	ADMINISTRATIVE	.40	9
FIRE/LIFE SFTY	.10	3	RDS/GNDS CONTR	.23	6									
OTHER MAINT/SUP	.03	9	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	346,951 SQ. FT.				346,951 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					12.76	12.48	11.37	13.61	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	6	12.77	12.48	11.37	13.61					
MISCELLANEOUS	2	.20	.19							
TOTAL INCOME	6	12.84	12.48	11.37	13.98					
EXPENSE										
CLEANING	6	.63	.70	.60	.76	.63	.70	.60	.76	
REPAIR-MAINT	5	.71	.73	.49	.92	.71	.73	.49	.92	
UTILITIES	6	1.27	1.17	1.03	1.42	1.27	1.17	1.03	1.42	
RDS/GRNDS/SEC	4	.36	.32	.28	.44	.36	.32	.28	.44	
ADMINISTRATIVE	6	.68	.62	.53	.94	.68	.62	.53	.94	
TOTAL OPER EXP	5	3.62	3.32	2.94	4.49	3.62	3.32	2.94	4.49	
FIXED EXPENSES	6	.99	.92	.81	.98	.99	.92	.81	.98	
TOTAL OPER + FIX	5	4.62	4.54	3.89	5.35	4.62	4.54	3.89	5.35	
LEASING EXP	6	.90	.30	.12	.66					
TOTAL PAYROLL	5	.34	.26	.11	.60					
TOTAL CONTRACT	6	.77	.66	.59	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3830	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	330	4
AVG % OFFICE OCCUPANCY	90.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.35	5
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	6
PAYROLL		
CONTRACT	.54	6
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.71	5
PAYROLL	.38	3
ELEVATOR	.06	4
HVAC	.24	5
ELECTRICAL	.05	5
STRUCT/ROOF	.05	5
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	6
ELECTRICAL	1.08	6
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.30	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	4
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		
ADMIN TOTAL	.68	6
PAYROLL	.18	3
MGMT FEES	.53	6
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	6
REAL ESTATE TAX	.87	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.90	6
ADV/PROMOTION	.07	6
COMMISSIONS	.26	3
PROF FEES	.36	2
TENANT ALTS	1.55	2
BUY-OUTS		
OTHER LEASING	.17	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	5
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	.77	6
CLEANING	.54	6
REPAIR/MAINT	.40	5
RDS/GROUNDS	.28	4
SECURITY	.07	3
ADMINISTRATIVE	.54	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	30 BLDS	9,421,932 SQ. FT.				9,255,904 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	29					12.01	10.61	8.66	12.68	
RETAIL AREA	11	11.38	13.12	10.18	14.86					
OTHER AREA	4	4.79	4.72	3.27	6.10					
TOTAL RENT	29	12.03	10.75	8.66	12.45					
MISCELLANEOUS	23	.40	.20	.06	.59					
TOTAL INCOME	29	12.38	10.91	8.70	13.11					
EXPENSE										
CLEANING	30	.63	.65	.50	.72	.63	.65	.50	.73	
REPAIR-MAINT	30	.96	.98	.77	1.08	.96	1.00	.77	1.10	
UTILITIES	30	1.44	1.37	1.18	1.56	1.45	1.41	1.19	1.57	
RDS/GRNDS/SEC	30	.34	.34	.23	.43	.34	.35	.25	.43	
ADMINISTRATIVE	30	.86	.87	.69	1.00	.88	.88	.72	1.01	
TOTAL OPER EXP	30	4.23	4.14	3.78	4.54	4.30	4.22	3.95	4.64	
FIXED EXPENSES	30	1.27	1.24	1.13	1.39	1.29	1.26	1.15	1.41	
TOTAL OPER + FIX	30	5.50	5.34	4.86	6.02	5.59	5.43	5.05	6.04	
LEASING EXP	24	1.43	.87	.34	2.20					
TOTAL PAYROLL	28	.82	.70	.52	1.01					
TOTAL CONTRACT	28	.72	.79	.50	.91					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7912	24
AVG SQFT/RETAIL TENANT	3139	11
AVG SQFT/OFFICE WORKER	287	17
AVG % OFFICE OCCUPANCY	78.5	30
AVG % RETAIL OCCUPANCY	83.6	11
AVG $ RATE YR-END RENT	11.39	23
RENTABLE/GROSS SQFT	.88	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	27
PAYROLL	.07	10
CONTRACT	.53	27
SUP/MAT/MISC	.04	23
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	.96	29
PAYROLL	.35	21
ELEVATOR	.20	29
HVAC	.13	28
ELECTRICAL	.03	25
STRUCT/ROOF	.03	19
PLUMBING	.01	24
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.25	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	30
ELECTRICAL	1.21	30
GAS	.07	7
FUEL OIL	.05	7
PURCH STEAM	.22	12
PURCH CH WTR	.22	5
COAL		
WATER/SEWER	.03	25
RDS/GNDS/SEC TOTAL	.33	29
RDS/GNDS TOTAL	.07	27
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.03	16
RDS/GNDS OTHER	.04	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	29
SEC PAYROLL	.26	13
SEC CONTRACTS	.14	18
SEC OTHER	.03	17
ADMIN TOTAL	.87	29
PAYROLL	.34	23
MGMT FEES	.41	28
PROF FEES	.09	19
GEN OFC EXP	.10	25
OTHER ADM EXP	.07	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.27	30
REAL ESTATE TAX	1.11	30
BUILDING INS	.12	29
PERS PROP TAX	.01	19
OTHER TAX	.03	12
LEASING EXPENSES	1.43	24
ADV/PROMOTION	.13	17
COMMISSIONS	.07	11
PROF FEES	.30	17
TENANT ALTS	1.18	18
BUY-OUTS		
OTHER LEASING	.14	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	28
CLEANING	.07	10
REPAIR/MAINT	.35	21
RDS/GROUNDS	.14	2
SECURITY	.26	13
ADMINISTRATIVE	.34	23
TOTAL CONTRACTS	.72	28
CLEANING	.53	27
REPAIR/MAINT	.40	29
RDS/GROUNDS	.03	16
SECURITY	.14	18
ADMINISTRATIVE	.44	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	272,150 SQ. FT.				263,840 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.88	9.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.72	9.71						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	2	9.73	9.72						
EXPENSE									
CLEANING	3	.56	.61			.58	.64		
REPAIR-MAINT	3	1.20	1.07			1.24	1.12		
UTILITIES	3	1.47	1.33			1.51	1.40		
RDS/GRNDS/SEC	3	.29	.29			.30	.30		
ADMINISTRATIVE	3	.70	.66			.72	.69		
TOTAL OPER EXP	3	4.22	4.29			4.36	4.50		
FIXED EXPENSES	3	1.14	1.29			1.18	1.36		
TOTAL OPER+FIX	3	5.36	5.67			5.53	5.67		
LEASING EXP	2	.34	.33						
TOTAL PAYROLL	2	.83	.83						
TOTAL CONTRACT	3	.68	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3249	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	57.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.36	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3	**UTILITIES TOTAL**	1.47	3	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	1.14	3	**TOTAL PAYROLL**	.83	2
PAYROLL			ELECTRICAL	1.27	3	SEC PAYROLL			REAL ESTATE TAX	.97	3	CLEANING		
CONTRACT	.43	3	GAS			SEC CONTRACTS	.23	3	BUILDING INS	.17	3	REPAIR/MAINT	.49	2
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.20	3	PURCH CH WTR			**ADMIN TOTAL**	.70	3				ADMINISTRATIVE	.30	2
PAYROLL	.49	2	COAL			PAYROLL	.30	2	**LEASING EXPENSES**	.34	2			
ELEVATOR	.13	3	WATER/SEWER	.02	3	MGMT FEES	.37	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.68	3
HVAC	.27	3	**RDS/GNDS/SEC**	.29	3	PROF FEES			COMMISSIONS			CLEANING	.43	3
ELECTRICAL	.07	3	**TOTAL**			GEN OFC EXP	.08	2	PROF FEES			REPAIR/MAINT	.57	3
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.06	3	OTHER ADM EXP	.11	2	TENANT ALTS			RDS/GROUNDS	.03	2
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.37	3
OTHER MAINT/SUP	.29	3	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,715,326 SQ. FT.				1,690,399 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					11.51	10.79	8.95	11.73
RETAIL AREA	4	12.71	16.21	10.07	19.95				
OTHER AREA									
TOTAL RENT	11	11.76	10.79	8.95	11.93				
MISCELLANEOUS	9	.49	.42	.12	.76				
TOTAL INCOME	11	12.17	11.27	9.69	11.95				
EXPENSE									
CLEANING	11	.64	.68	.45	.76	.64	.68	.46	.77
REPAIR-MAINT	11	.74	.77	.53	.97	.71	.77	.53	.97
UTILITIES	11	1.38	1.32	1.09	1.56	1.39	1.35	1.09	1.57
RDS/GRNDS/SEC	11	.41	.39	.27	.56	.42	.41	.27	.56
ADMINISTRATIVE	11	.91	.95	.70	1.00	.92	.97	.70	1.02
TOTAL OPER EXP	11	4.08	3.86	3.64	4.43	4.14	3.95	3.71	4.51
FIXED EXPENSES	11	1.29	1.19	1.09	1.36	1.30	1.20	1.14	1.36
TOTAL OPER+FIX	11	5.37	4.86	4.67	6.12	5.45	5.12	4.76	6.27
LEASING EXP	9	1.42	.93	.59	2.50				
TOTAL PAYROLL	10	.64	.58	.48	.67				
TOTAL CONTRACT	9	.76	.87	.45	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4056	9
AVG SQFT/RETAIL TENANT	2662	4
AVG SQFT/OFFICE WORKER	316	7
AVG % OFFICE OCCUPANCY	77.9	11
AVG % RETAIL OCCUPANCY	87.6	4
AVG $ RATE YR-END RENT	9.44	8
RENTABLE/GROSS SQFT	.85	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	8	**UTILITIES TOTAL**	1.38	11	SECURITY TOTAL	.32	10	**FIXED EXP TOTAL**	1.29	11	**TOTAL PAYROLL**	.84	10
PAYROLL			ELECTRICAL	1.20	11	SEC PAYROLL	.32	3	REAL ESTATE TAX	1.14	11	CLEANING		
CONTRACT	.56	8	GAS	.18	4	SEC CONTRACTS	.26	7	BUILDING INS	.13	10	REPAIR/MAINT	.31	6
SUP/MAT/MISC	.06	7	FUEL OIL	.04	2	SEC OTHER	.05	4	PERS PROP TAX	.01	6	RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM	.30	3				OTHER TAX	.06	3	SECURITY	.32	3
REPR/MAINT TOTAL	.70	10	PURCH CH WTR			**ADMIN TOTAL**	.96	10				ADMINISTRATIVE	.44	7
PAYROLL	.31	6	COAL			PAYROLL	.44	7	**LEASING EXPENSES**	1.42	9			
ELEVATOR	.15	10	WATER/SEWER	.05	10	MGMT FEES	.42	10	ADV/PROMOTION	.04	6	**TOTAL CONTRACTS**	.78	9
HVAC	.13	9	**RDS/GNDS/SEC**	.39	10	PROF FEES	.19	6	COMMISSIONS	.13	6	CLEANING	.56	8
ELECTRICAL	.03	9	**TOTAL**			GEN OFC EXP	.08	9	PROF FEES	.51	9	REPAIR/MAINT	.35	10
STRUCT/ROOF	.01	8	RDS/GNDS TOTAL	.11	9	OTHER ADM EXP	.08	7	TENANT ALTS	.96	7	RDS/GROUNDS	.06	5
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	7
FIRE/LIFE SFTY	.06	7	RDS/GNDS CONTR	.06	5				OTHER LEASING			ADMINISTRATIVE	.53	10
OTHER MAINT/SUP	.19	9	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	4,388,431 SQ. FT.				4,338,661 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					11.74	11.40	9.01	13.37
RETAIL AREA	4	11.17	12.36	10.18	14.47				
OTHER AREA									
TOTAL RENT	9	11.72	11.44	9.01	13.31				
MISCELLANEOUS	9	.24	.15	.05	.23				
TOTAL INCOME	9	11.96	11.59	9.11	13.52				
EXPENSE									
CLEANING	9	.63	.65	.58	.69	.64	.65	.58	.70
REPAIR-MAINT	9	1.03	1.06	.84	1.20	1.04	1.06	.84	1.21
UTILITIES	9	1.49	1.52	1.22	1.59	1.50	1.52	1.24	1.61
RDS/GRNDS/SEC	9	.35	.35	.25	.42	.35	.36	.25	.42
ADMINISTRATIVE	9	.94	.92	.79	1.05	.95	.94	.80	1.06
TOTAL OPER EXP	9	4.45	4.29	4.08	4.64	4.50	4.46	4.17	4.64
FIXED EXPENSES	9	1.23	1.25	1.17	1.34	1.24	1.27	1.18	1.34
TOTAL OPER + FIX	9	5.68	5.38	5.32	6.04	5.75	5.44	5.42	6.04
LEASING EXP	8	1.87	2.02	.34	3.24				
TOTAL PAYROLL	9	.96	1.01	.55	1.31				
TOTAL CONTRACT	9	.76	.79	.60	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7748	8
AVG SQFT/RETAIL TENANT	2479	3
AVG SQFT/OFFICE WORKER	262	6
AVG % OFFICE OCCUPANCY	76.8	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.78	9
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**9**	**UTILITIES TOTAL**	**1.49**	**9**	SECURITY TOTAL	.30	9	**FIXED EXP TOTAL**	**1.23**	**9**	**TOTAL PAYROLL**	**.96**	**9**
PAYROLL	.08	5	ELECTRICAL	1.19	9	SEC PAYROLL	.27	7	REAL ESTATE TAX	1.06	9	CLEANING	.06	5
CONTRACT	.53	9	GAS			SEC CONTRACTS	.11	5	BUILDING INS	.10	9	REPAIR/MAINT	.40	9
SUP/MAT/MISC	.02	9	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.01	7	RDS/GROUNDS		
TRASH REMOVAL	.00	9	PURCH STEAM	.25	5				OTHER TAX	.04	5	SECURITY	.27	7
REPR/MAINT TOTAL	**1.03**	**9**	PURCH CH WTR	.26	4	**ADMIN TOTAL**	**.94**	**9**				ADMINISTRATIVE	.31	8
PAYROLL	.40	9	COAL			PAYROLL	.31	8	**LEASING EXPENSES**	**1.87**	**8**			
ELEVATOR	.24	9	WATER/SEWER	.02	6	MGMT FEES	.43	9	ADV/PROMOTION	.17	5	**TOTAL CONTRACTS**	**.76**	**9**
HVAC	.29	9	**RDS/GNDS/SEC**	**.35**	**9**	PROF FEES	.10	6	COMMISSIONS	.04	3	CLEANING	.53	9
ELECTRICAL	.03	9	**TOTAL**			GEN OFC EXP	.09	7	PROF FEES	.25	4	REPAIR/MAINT	.40	9
STRUCT/ROOF	.03	6	RDS/GNDS TOTAL	.06	8	OTHER ADM EXP	.09	8	TENANT ALTS	1.53	8	RDS/GROUNDS	.03	6
PLUMBING	.01	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.03	6				OTHER LEASING	.16	2	ADMINISTRATIVE	.50	9
OTHER MAINT/SUP	.23	9	RDS/GNDS OTHER	.05	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,624,118 SQ. FT.				2,541,097 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.63	12.05	8.27	19.13
RETAIL AREA	3	10.99	12.84						
OTHER AREA	2	5.13	4.65						
TOTAL RENT	4	13.55	11.94	8.29	18.90				
MISCELLANEOUS	3	.74	.88						
TOTAL INCOME	4	14.10	12.38	8.34	19.95				
EXPENSE									
CLEANING	4	.64	.67	.53	.74	.65	.67	.54	.77
REPAIR-MAINT	4	1.02	.98	.95	1.08	1.04	1.01	.98	1.10
UTILITIES	4	1.43	1.37	1.27	1.60	1.44	1.40	1.28	1.61
RDS/GRNDS/SEC	4	.32	.32	.28	.35	.33	.33	.29	.36
ADMINISTRATIVE	4	.69	.69	.60	.78	.71	.72	.63	.80
TOTAL OPER EXP	4	4.09	4.08	3.88	4.30	4.22	4.12	3.96	4.51
FIXED EXPENSES	4	1.36	1.30	1.21	1.51	1.40	1.34	1.23	1.59
TOTAL OPER + FIX	4	5.45	5.37	5.09	5.82	5.63	5.45	5.18	6.10
LEASING EXP	2	.67	.67						
TOTAL PAYROLL	4	.73	.82	.55	.91				
TOTAL CONTRACT	4	.68	.74	.49	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16966	4
AVG SQFT/RETAIL TENANT	5064	3
AVG SQFT/OFFICE WORKER	315	3
AVG % OFFICE OCCUPANCY	84.8	4
AVG % RETAIL OCCUPANCY	73.8	3
AVG $ RATE YR-END RENT	11.84	4
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**4**	**UTILITIES TOTAL**	**1.43**	**4**	SECURITY TOTAL	.25	4	**FIXED EXP TOTAL**	**1.36**	**4**	**TOTAL PAYROLL**	**.73**	**4**
PAYROLL	.05	3	ELECTRICAL	1.27	4	SEC PAYROLL	.22	3	REAL ESTATE TAX	1.16	4	CLEANING	.05	3
CONTRACT	.52	4	GAS			SEC CONTRACTS	.10	3	BUILDING INS	.16	4	REPAIR/MAINT	.28	4
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM	.17	3				OTHER TAX	.02	3	SECURITY	.22	3
REPR/MAINT TOTAL	**1.02**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.59**	**4**				ADMINISTRATIVE	.31	3
PAYROLL	.28	4	COAL			PAYROLL	.31	3	**LEASING EXPENSES**	**.87**	**2**			
ELEVATOR	.20	4	WATER/SEWER	.04	3	MGMT FEES	.37	3	ADV/PROMOTION	.16	2	**TOTAL CONTRACTS**	**.68**	**4**
HVAC	.19	4	**RDS/GNDS/SEC**	**.32**	**4**	PROF FEES	.04	3	COMMISSIONS			CLEANING	.52	4
ELECTRICAL	.02	4	**TOTAL**			GEN OFC EXP	.12	4	PROF FEES			REPAIR/MAINT	.45	4
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.06	4	OTHER ADM EXP	.05	3	TENANT ALTS	.39	2	RDS/GROUNDS	.03	3
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.30	4
OTHER MAINT/SUP	.29	4	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS	5,713,974 SQ. FT.				5,620,049 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	52					12.66	9.02	6.71	14.05
RETAIL AREA	3	19.66	14.46						
OTHER AREA									
TOTAL RENT	52	12.73	9.02	6.71	14.11				
MISCELLANEOUS	29	.64	.27	.05	.76				
TOTAL INCOME	52	13.11	9.02	6.71	15.13				
EXPENSE									
CLEANING	44	.64	.62	.56	.68	.65	.62	.56	.68
REPAIR-MAINT	45	.74	.68	.55	.91	.74	.70	.55	.91
UTILITIES	47	1.41	1.36	1.14	1.60	1.42	1.36	1.15	1.62
RDS/GRNDS/SEC	54	.33	.34	.20	.40	.33	.34	.21	.40
ADMINISTRATIVE	54	.77	.67	.48	.92	.78	.67	.48	.92
TOTAL OPER EXP	44	4.01	3.93	3.39	4.21	4.09	3.93	3.48	4.30
FIXED EXPENSES	53	1.86	1.65	1.36	2.21	1.89	1.65	1.38	2.21
TOTAL OPER+FIX	38	5.93	5.56	5.08	6.18	6.07	5.62	5.08	6.23
LEASING EXP	45	1.54	1.05	.39	2.11				
TOTAL PAYROLL	42	.53	.47	.27	.62				
TOTAL CONTRACT	51	.70	.75	.51	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5855	46
AVG SQFT/RETAIL TENANT	2908	4
AVG SQFT/OFFICE WORKER	302	42
AVG % OFFICE OCCUPANCY	83.5	47
AVG % RETAIL OCCUPANCY	68.8	4
AVG $ RATE YR-END RENT	11.46	42
RENTABLE/GROSS SQFT	.94	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**39**	**UTILITIES TOTAL**	**1.41**	**47**	SECURITY TOTAL	.15	41	**FIXED EXP TOTAL**	**1.86**	**52**	**TOTAL PAYROLL**	**.53**	**42**
PAYROLL	.12	3	ELECTRICAL	1.28	47	SEC PAYROLL	.16	2	REAL ESTATE TAX	1.73	53	CLEANING	.12	3
CONTRACT	.54	39	GAS	.12	25	SEC CONTRACTS	.14	34	BUILDING INS	.11	52	REPAIR/MAINT	.31	35
SUP/MAT/MISC	.05	37	FUEL OIL			SEC OTHER	.01	13	PERS PROP TAX	.19	23	RDS/GROUNDS	.24	5
TRASH REMOVAL	.03	38	PURCH STEAM			**ADMIN TOTAL**	**.76**	**54**	OTHER TAX	.12	8	SECURITY	.16	2
REPR/MAINT TOTAL	**.73**	**45**	PURCH CH WTR			PAYROLL	.23	29	**LEASING EXPENSES**	**1.54**	**45**	ADMINISTRATIVE	.23	29
PAYROLL	.31	35	COAL			MGMT FEES	.42	53	ADV/PROMOTION	.04	27	**TOTAL CONTRACTS**	**.70**	**51**
ELEVATOR	.08	43	WATER/SEWER	.08	47	PROF FEES	.18	32	COMMISSIONS	.13	18	CLEANING	.54	39
HVAC	.15	45	**RDS/GNDS/SEC**	**.33**	**54**	GEN OFC EXP	.05	36	PROF FEES	.52	39	REPAIR/MAINT	.32	45
ELECTRICAL	.04	45	**TOTAL**			OTHER ADM EXP	.04	25	TENANT ALTS	1.40	35	RDS/GROUNDS	.15	46
STRUCT/ROOF	.02	27	RDS/GNDS TOTAL	.19	54				BUY-OUTS			SECURITY	.14	34
PLUMBING	.01	43	RDS/GNDS PAYRL	.24	5				OTHER LEASING	.19	4	ADMINISTRATIVE	.53	54
FIRE/LIFE SFTY	.04	33	RDS/GNDS CONTR	.15	46									
OTHER MAINT/SUP	.14	44	RDS/GNDS OTHER	.05	47									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	195,358 SQ. FT.				195,358 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					7.56	7.40	5.31	9.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.56	7.40	5.31	9.34				
MISCELLANEOUS	3	.50	.77						
TOTAL INCOME	5	7.87	7.41	5.69	9.74				
EXPENSE									
CLEANING	5	.64	.65	.61	.68	.64	.65	.61	.68
REPAIR-MAINT	5	.78	.75	.48	1.05	.78	.75	.48	1.05
UTILITIES	5	1.27	1.30	1.07	1.39	1.27	1.30	1.07	1.39
RDS/GRNDS/SEC	5	.43	.43	.38	.48	.43	.43	.38	.48
ADMINISTRATIVE	5	.76	.67	.51	.98	.76	.67	.51	.98
TOTAL OPER EXP	5	3.88	3.97	3.28	4.26	3.88	3.97	3.28	4.26
FIXED EXPENSES	5	1.92	2.10	1.47	2.16	1.92	2.10	1.47	2.16
TOTAL OPER+FIX	5	5.79	6.18	4.75	6.36	5.79	6.18	4.75	6.36
LEASING EXP	4	3.57	1.83	1.09	7.65				
TOTAL PAYROLL	4	.46	.49	.34	.57				
TOTAL CONTRACT	5	.89	.91	.73	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2182	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	5
AVG % OFFICE OCCUPANCY	65.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.73	5
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**5**	**UTILITIES TOTAL**	**1.27**	**5**	SECURITY TOTAL	.16	4	**FIXED EXP TOTAL**	**2.01**	**4**	**TOTAL PAYROLL**	**.46**	**4**
PAYROLL			ELECTRICAL	1.05	5	SEC PAYROLL			REAL ESTATE TAX	1.76	5	CLEANING		
CONTRACT	.54	5	GAS	.12	5	SEC CONTRACTS	.16	3	BUILDING INS	.13	5	REPAIR/MAINT	.43	4
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	**.76**	**5**	OTHER TAX	.37	3	SECURITY		
REPR/MAINT TOTAL	**.78**	**5**	PURCH CH WTR			PAYROLL	.04	3	**LEASING EXPENSES**	**3.57**	**4**	ADMINISTRATIVE	.04	3
PAYROLL	.43	4	COAL			MGMT FEES	.44	5	ADV/PROMOTION	.11	3	**TOTAL CONTRACTS**	**.89**	**5**
ELEVATOR	.04	5	WATER/SEWER	.09	5	PROF FEES	.30	4	COMMISSIONS	.29	2	CLEANING	.54	5
HVAC	.19	5	**RDS/GNDS/SEC**	**.43**	**5**	GEN OFC EXP	.05	4	PROF FEES	1.16	4	REPAIR/MAINT	.31	5
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS	2.18	4	RDS/GROUNDS	.24	5
STRUCT/ROOF			RDS/GNDS TOTAL	.30	5				BUY-OUTS			SECURITY	.16	3
PLUMBING	.01	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.69	5
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.24	5									
OTHER MAINT/SUP	.10	5	RDS/GNDS OTHER	.05	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	892,538 SQ. FT.				892,538 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	11					8.73	6.67	5.62	10.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	8.73	6.67	5.62	10.19				
MISCELLANEOUS	5	.51	.26	.02	.91				
TOTAL INCOME	11	8.96	6.67	5.66	10.19				
EXPENSE									
CLEANING	11	.57	.61	.47	.64	.57	.61	.47	.64
REPAIR-MAINT	12	.65	.71	.50	.87	.65	.71	.50	.87
UTILITIES	12	1.36	1.43	.88	1.68	1.36	1.43	.88	1.68
RDS/GRNDS/SEC	12	.30	.34	.23	.38	.30	.34	.23	.38
ADMINISTRATIVE	12	.60	.54	.40	.76	.60	.54	.40	.76
TOTAL OPER EXP	11	3.62	3.68	3.17	4.10	3.62	3.68	3.17	4.10
FIXED EXPENSES	12	1.84	1.77	1.49	2.03	1.84	1.77	1.49	2.03
TOTAL OPER + FIX	10	5.49	5.49	5.08	6.01	5.49	5.49	5.08	6.01
LEASING EXP	10	1.50	1.21	.12	1.88				
TOTAL PAYROLL	10	.41	.41	.27	.51				
TOTAL CONTRACT	12	.65	.68	.56	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4776	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	10
AVG % OFFICE OCCUPANCY	72.5	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.16	10
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	11	**UTILITIES TOTAL**	1.36	12	SECURITY TOTAL	12	11	**FIXED EXP TOTAL**	1.84	12	**TOTAL PAYROLL**	.41	10
PAYROLL			ELECTRICAL	1.22	12	SEC PAYROLL			REAL ESTATE TAX	1.75	12	CLEANING		
CONTRACT	.43	11	GAS	.11	7	SEC CONTRACTS	.11	11	BUILDING INS	.10	10	REPAIR/MAINT	.31	9
SUP/MAT/MISC	.05	10	FUEL OIL			SEC OTHER	.01	6	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.03	10	PURCH STEAM			**ADMIN TOTAL**	.60	12	OTHER TAX	.04	2	SECURITY		
REPR/MAINT TOTAL	.65	12	PURCH CH WTR			PAYROLL	.13	5	**LEASING EXPENSES**	1.50	10	ADMINISTRATIVE	.13	5
PAYROLL	.31	9	COAL			MGMT FEES	.42	12	ADV/PROMOTION	.04	8	**TOTAL CONTRACTS**	.65	12
ELEVATOR	.04	12	WATER/SEWER	.09	12	PROF FEES	.24	4	COMMISSIONS	.24	7	CLEANING	.43	11
HVAC	.15	12	**RDS/GNDS/SEC**	.30	12	GEN OFC EXP	.04	10	PROF FEES	.66	7	REPAIR/MAINT	.30	12
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.02	4	TENANT ALTS	1.37	6	RDS/GROUNDS	.16	12
STRUCT/ROOF	.10	5	RDS/GNDS TOTAL	.20	12				BUY-OUTS			SECURITY	.11	11
PLUMBING	.01	10	RDS/GNDS PAYRL						OTHER LEASING	.09	2	ADMINISTRATIVE	.50	12
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.16	12									
OTHER MAINT/SUP	.14	11	RDS/GNDS OTHER	.04	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	14 BLDS	2,348,951 SQ. FT.				2,315,531 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	13					12.37	9.68	7.76	15.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	12.43	9.92	7.78	15.11				
MISCELLANEOUS	9	.55	.27	.01	.57				
TOTAL INCOME	13	12.79	10.68	7.78	16.26				
EXPENSE									
CLEANING	12	.65	.61	.55	.73	.66	.62	.57	.73
REPAIR-MAINT	12	.84	.74	.65	.97	.85	.77	.67	.97
UTILITIES	14	1.29	1.29	1.08	1.53	1.30	1.29	1.08	1.53
RDS/GRNDS/SEC	14	.31	.30	.14	.40	.31	.30	.14	.40
ADMINISTRATIVE	14	.82	.74	.62	1.05	.83	.74	.62	1.16
TOTAL OPER EXP	12	4.10	3.97	3.52	4.46	4.17	3.97	3.54	4.71
FIXED EXPENSES	14	2.11	1.82	1.35	2.67	2.14	1.83	1.38	2.71
TOTAL OPER + FIX	11	6.18	5.62	5.45	6.67	6.30	5.90	5.49	6.67
LEASING EXP	10	1.40	.66	.05	2.01				
TOTAL PAYROLL	14	.47	.54	.28	.67				
TOTAL CONTRACT	14	.69	.76	.50	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6554	11
AVG SQFT/RETAIL TENANT	1879	2
AVG SQFT/OFFICE WORKER	324	11
AVG % OFFICE OCCUPANCY	86.0	12
AVG % RETAIL OCCUPANCY	20.8	2
AVG $ RATE YR-END RENT	11.00	9
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	11	**UTILITIES TOTAL**	1.29	14	SECURITY TOTAL	.15	13	**FIXED EXP TOTAL**	2.11	14	**TOTAL PAYROLL**	.47	14
PAYROLL			ELECTRICAL	1.15	14	SEC PAYROLL	.16	2	REAL ESTATE TAX	1.97	14	CLEANING		
CONTRACT	.57	11	GAS	.12	7	SEC CONTRACTS	.13	12	BUILDING INS	.12	14	REPAIR/MAINT	.31	11
SUP/MAT/MISC	.05	10	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.01	9	RDS/GROUNDS		
TRASH REMOVAL	.03	11	PURCH STEAM			**ADMIN TOTAL**	.82	14	OTHER TAX	.09	2	SECURITY	.16	2
REPR/MAINT TOTAL	.84	12	PURCH CH WTR			PAYROLL	.20	13	**LEASING EXPENSES**	1.40	10	ADMINISTRATIVE	.30	13
PAYROLL	.31	11	COAL			MGMT FEES	.40	13	ADV/PROMOTION	.03	9	**TOTAL CONTRACTS**	.69	14
ELEVATOR	.09	12	WATER/SEWER	.08	14	PROF FEES	.24	9	COMMISSIONS	.06	5	CLEANING	.57	11
HVAC	.17	12	**RDS/GNDS/SEC**	.31	14	GEN OFC EXP	.06	11	PROF FEES	.44	8	REPAIR/MAINT	.36	12
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.05	11	TENANT ALTS	1.49	6	RDS/GROUNDS	.15	13
STRUCT/ROOF	.01	9	RDS/GNDS TOTAL	.17	14				BUY-OUTS			SECURITY	.13	12
PLUMBING	.01	12	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.55	14
FIRE/LIFE SFTY	.04	10	RDS/GNDS CONTR	.15	13									
OTHER MAINT/SUP	.19	12	RDS/GNDS OTHER	.04	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,458,818 SQ. FT.				1,402,582 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					16.12	16.26	14.19	18.14
RETAIL AREA	2	13.96	10.35						
OTHER AREA									
TOTAL RENT	4	15.99	15.88	14.24	17.90				
MISCELLANEOUS	3	.92	.80						
TOTAL INCOME	4	16.68	16.86	15.42	18.11				
EXPENSE									
CLEANING	4	.62	.62	.58	.65	.63	.62	.59	.68
REPAIR-MAINT	4	.60	.60	.57	.64	.61	.60	.57	.66
UTILITIES	4	1.35	1.32	1.20	1.50	1.39	1.38	1.20	1.56
RDS/GRNDS/SEC	4	.27	.27	.24	.30	.28	.28	.25	.31
ADMINISTRATIVE	4	.68	.82	.72	1.01	.92	.85	.75	1.06
TOTAL OPER EXP	4	3.73	3.68	3.47	3.94	3.87	3.69	3.59	4.13
FIXED EXPENSES	3	1.69	1.83			1.78	1.83		
TOTAL OPER + FIX	3	5.46	5.50			5.76	5.63		
LEASING EXP	3	.83	.80						
TOTAL PAYROLL	4	.63	.36	.27	.93				
TOTAL CONTRACT	4	.76	.77	.72	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10212	4
AVG SQFT/RETAIL TENANT	3095	2
AVG SQFT/OFFICE WORKER	265	3
AVG % OFFICE OCCUPANCY	90.3	4
AVG % RETAIL OCCUPANCY	92.5	2
AVG $ RATE YR-END RENT	14.07	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**4**
PAYROLL		
CONTRACT	.54	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**.60**	**4**
PAYROLL	.27	4
ELEVATOR	.09	4
HVAC	.07	4
ELECTRICAL	.02	4
STRUCT/ROOF	.01	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.08	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.35**	**4**
ELECTRICAL	1.30	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.27**	**4**
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER	.02	3
ADMIN TOTAL	**.84**	**4**
PAYROLL	.34	4
MGMT FEES	.45	4
PROF FEES	.08	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.69**	**3**
REAL ESTATE TAX	1.55	3
BUILDING INS	.10	4
PERS PROP TAX	.45	4
OTHER TAX		
LEASING EXPENSES	**.83**	**3**
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.91	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**4**
CLEANING		
REPAIR/MAINT	.27	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	4
TOTAL CONTRACTS	**.76**	**4**
CLEANING	.54	4
REPAIR/MAINT	.26	4
RDS/GROUNDS	.11	3
SECURITY	.14	4
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Des Moines, IA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,807,980 SQ. FT.				1,587,338 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					14.11	13.43	11.01	16.13
RETAIL AREA	2	13.40	9.86						
OTHER AREA									
TOTAL RENT	5	14.12	13.86	10.97	15.67				
MISCELLANEOUS	3	.33	.08						
TOTAL INCOME	5	14.31	13.86	11.72	15.72				
EXPENSE									
CLEANING	8	1.03	1.05	.90	1.14	1.08	1.09	.97	1.14
REPAIR-MAINT	8	1.52	1.48	1.07	2.85	1.58	1.48	1.07	2.81
UTILITIES	8	1.69	1.74	1.49	2.22	1.76	1.74	1.46	2.22
RDS/GRNDS/SEC	8	.49	.58	.[illegible]	.73	.56	.67	.29	.82
ADMINISTRATIVE	8	.57	.46	.50	.66	.65	.46	.38	.66
TOTAL OPER EXP	8	5.30	5.81	5.17	6.44	6.03	5.91	5.17	7.73
FIXED EXPENSES	8	1.94	2.02	1.27	2.20	2.21	2.20	1.27	2.61
TOTAL OPER + FIX	8	7.24	7.89	6.50	8.60	8.24	7.94	6.86	9.76
LEASING EXP	3	.01	.01						
TOTAL PAYROLL	8	1.22	1.30	.95	1.84				
TOTAL CONTRACT	8	.96	1.05	.93	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37992	8
AVG SQFT/RETAIL TENANT	4436	2
AVG SQFT/OFFICE WORKER	217	6
AVG % OFFICE OCCUPANCY	98.1	8
AVG % RETAIL OCCUPANCY	88.4	2
AVG $ RATE YR-END RENT	17.13	5
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**8**
PAYROLL	.37	5
CONTRACT	.77	8
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	**1.52**	**8**
PAYROLL	.48	8
ELEVATOR	.20	8
HVAC	.25	8
ELECTRICAL	.12	8
STRUCT/ROOF	.39	7
PLUMBING	.03	7
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.18	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**8**
ELECTRICAL	1.47	8
GAS	.21	6
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	**.49**	**8**
RDS/GNDS TOTAL	.08	8
RDS/GNDS PAYRL	.09	5
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	7
SEC PAYROLL	.34	6
SEC CONTRACTS	.28	5
SEC OTHER		
ADMIN TOTAL	**.57**	**8**
PAYROLL	.31	8
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.94**	**8**
REAL ESTATE TAX	1.83	8
BUILDING INS	.10	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.01**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.01	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**8**
CLEANING	.37	5
REPAIR/MAINT	.48	8
RDS/GROUNDS	.09	5
SECURITY	.34	6
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	**.96**	**8**
CLEANING	.77	8
REPAIR/MAINT	.90	8
RDS/GROUNDS	.15	3
SECURITY	.28	5
ADMINISTRATIVE	.67	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Des Moines, IA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	246,512 SQ. FT.				246,512 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.10	13.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.10	13.88						
MISCELLANEOUS									
TOTAL INCOME	2	14.14	13.92						
EXPENSE									
CLEANING	3	1.12	1.14			1.12	1.14		
REPAIR-MAINT	3	1.91	1.23			1.91	1.23		
UTILITIES	3	1.94	1.87			1.94	1.87		
RDS/GRNDS/SEC	3	.72	.82			.72	.82		
ADMINISTRATIVE	3	.53	.62			.53	.62		
TOTAL OPER EXP	3	6.22	6.14			6.22	6.14		
FIXED EXPENSES	3	1.55	1.43			1.55	1.43		
TOTAL OPER+FIX	3	7.77	8.44			7.77	8.44		
LEASING EXP									
TOTAL PAYROLL	3	2.08	1.93						
TOTAL CONTRACT	3	1.24	1.15						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61628	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.26	2
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3**	**UTILITIES TOTAL**	**1.94**	**3**	SECURITY TOTAL	.59	3	**FIXED EXP TOTAL**	**1.55**	**3**	**TOTAL PAYROLL**	**2.08**	**3**
PAYROLL	.23	2	ELECTRICAL	1.55	3	SEC PAYROLL	.17	3	REAL ESTATE TAX	1.50	3	CLEANING	.23	2
CONTRACT	.84	3	GAS	.27	3	SEC CONTRACTS	.60	2	BUILDING INS	.05	3	REPAIR/MAINT	1.14	3
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.11	3
TRASH REMOVAL	.08	3	PURCH STEAM						OTHER TAX			SECURITY	.17	3
REPR/MAINT TOTAL	**1.91**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.53**	**3**				ADMINISTRATIVE	.52	3
PAYROLL	1.14	3	COAL			PAYROLL	.52	3	**LEASING EXPENSES**					
ELEVATOR	.22	3	WATER/SEWER	.11	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.24**	**3**
HVAC	.17	3	**RDS/GNDS/SEC TOTAL**	**.72**	**3**	PROF FEES			COMMISSIONS			CLEANING	.84	3
ELECTRICAL	.09	3	RDS/GNDS TOTAL	.14	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.61	3
STRUCT/ROOF	.09	3	RDS/GNDS PAYRL	.11	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.01	2
PLUMBING			RDS/GNDS CONTR	.01	2				BUY-OUTS			SECURITY	.60	2
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.04	2				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.16	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,266,273 SQ. FT.				1,082,348 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.85	15.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.81	14.82						
MISCELLANEOUS									
TOTAL INCOME	2	14.82	14.52						
EXPENSE									
CLEANING	3	1.03	1.06			1.10	1.11		
REPAIR-MAINT	3	1.12	1.05			1.20	1.05		
UTILITIES	3	1.68	2.17			1.90	2.17		
RDS/GRNDS/SEC	3	.45	.55			.53	.55		
ADMINISTRATIVE	3	.63	.51			.73	.51		
TOTAL OPER EXP	3	4.91	5.35			5.74	5.35		
FIXED EXPENSES	3	2.10	2.10			2.45	2.49		
TOTAL OPER+FIX	3	7.01	7.45			8.20	7.45		
LEASING EXP									
TOTAL PAYROLL	3	1.10	1.30						
TOTAL CONTRACT	3	.88	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43948	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	2
AVG % OFFICE OCCUPANCY	97.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.59	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**3**	**UTILITIES TOTAL**	**1.68**	**3**	SECURITY TOTAL	.41	3	**FIXED EXP TOTAL**	**2.10**	**3**	**TOTAL PAYROLL**	**1.10**	**3**
PAYROLL			ELECTRICAL	1.51	3	SEC PAYROLL	.41	2	REAL ESTATE TAX	1.97	3	CLEANING		
CONTRACT	.74	3	GAS			SEC CONTRACTS	.22	2	BUILDING INS	.13	3	REPAIR/MAINT	.33	3
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM						OTHER TAX			SECURITY	.41	2
REPR/MAINT TOTAL	**1.12**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.63**	**3**				ADMINISTRATIVE	.28	3
PAYROLL	.33	3	COAL			PAYROLL	.28	3	**LEASING EXPENSES**					
ELEVATOR	.20	3	WATER/SEWER	.09	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.89**	**3**
HVAC	.27	3	**RDS/GNDS/SEC TOTAL**	**.45**	**3**	PROF FEES			COMMISSIONS			CLEANING	.74	3
ELECTRICAL	.09	3	RDS/GNDS TOTAL	.04	3	GEN OFC EXP	.04	2	PROF FEES			REPAIR/MAINT	.69	3
STRUCT/ROOF	.17	2	RDS/GNDS PAYRL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS CONTR						BUY-OUTS			SECURITY	.22	2
FIRE/LIFE SFTY	.01	2	RDS/GNDS OTHER	.02	3				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.16	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Des Moines, IA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	533,987 SQ. FT.				441,200 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					8.74	10.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.25	9.72						
MISCELLANEOUS									
TOTAL INCOME	2	7.26	9.76						
EXPENSE									
CLEANING	3	1.25	.66			1.25	.66		
REPAIR-MAINT	3	.51	.50			.51	.50		
UTILITIES	3	1.21	1.66			1.21	1.66		
RDS/GRNDS/SEC	3	.14	.14			.18	.16		
ADMINISTRATIVE	2	1.01	.75			1.07	.79		
TOTAL OPER EXP	3	3.33	3.75			4.03	4.53		
FIXED EXPENSES	3	1.33	1.43			1.61	1.88		
TOTAL OPER + FIX	3	4.66	5.18			5.64	6.57		
LEASING EXP									
TOTAL PAYROLL	2	.76	.59						
TOTAL CONTRACT	3	1.14	1.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17542	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	3
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.64	2
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**3**
PAYROLL		
CONTRACT	1.00	3
SUP/MAT/MISC	.25	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**.51**	**3**
PAYROLL		
ELEVATOR	.02	2
HVAC	.17	3
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.21**	**3**
ELECTRICAL	1.02	3
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC		**3**
TOTAL		
RDS/GNDS TOTAL	.19	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER		
ADMIN TOTAL	**1.01**	**2**
PAYROLL	.51	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.33**	**3**
REAL ESTATE TAX	1.16	3
BUILDING INS	.18	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.76**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	2
TOTAL CONTRACTS	**1.14**	**3**
CLEANING	1.00	3
REPAIR/MAINT	.21	3
RDS/GROUNDS	.16	2
SECURITY	.11	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,405,459 SQ. FT.				3,004,393 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	9					15.64	16.28	11.62	20.96
RETAIL AREA	5	4.96	3.06						
OTHER AREA	5	8.01	8.11						
TOTAL RENT	9	14.23	14.84	11.63	17.56				
MISCELLANEOUS	8	.12	.01	.00	.18				
TOTAL INCOME	9	14.33	14.86	11.64	17.58				
EXPENSE									
CLEANING	10	1.67	1.31	1.21	2.03	1.73	1.39	1.22	2.09
REPAIR-MAINT	10	1.94	2.01	1.68	2.26	2.01	2.01	1.83	2.26
UTILITIES	10	2.52	2.35	2.07	3.28	2.57	2.51	2.09	3.28
RDS/GRNDS/SEC	10	.69	.75	.43	.90	.78	.75	.47	1.13
ADMINISTRATIVE	9	.53	.49	.43	.81	.61	.54	.47	1.04
TOTAL OPER EXP	10	7.30	7.02	6.22	8.22	8.26	7.89	7.46	8.45
FIXED EXPENSES	10	1.55	1.60	1.11	1.69	1.75	1.75	1.17	2.01
TOTAL OPER + FIX	10	8.85	8.73	7.94	9.22	10.03	9.40	9.12	10.13
LEASING EXP	9	1.44	.72	.35	1.49				
TOTAL PAYROLL	8	1.49	1.46	.84	2.44				
TOTAL CONTRACT	10	1.51	1.32	1.16	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13604	8
AVG SQFT/RETAIL TENANT	4681	6
AVG SQFT/OFFICE WORKER	205	9
AVG % OFFICE OCCUPANCY	93.3	9
AVG % RETAIL OCCUPANCY	94.2	6
AVG $ RATE YR-END RENT	16.15	8
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.67**	**10**
PAYROLL	.10	4
CONTRACT	1.39	10
SUP/MAT/MISC	.10	10
TRASH REMOVAL	.13	10
REPR/MAINT TOTAL	**1.94**	**10**
PAYROLL	.58	8
ELEVATOR	.22	9
HVAC	.54	8
ELECTRICAL	.15	10
STRUCT/ROOF	.12	7
PLUMBING	.06	10
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.33	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.52**	**10**
ELECTRICAL	1.96	10
GAS	.31	2
FUEL OIL		
PURCH STEAM	.67	6
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC	**.99**	**10**
TOTAL		
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.66	10
SEC PAYROLL	.62	6
SEC CONTRACTS	.13	7
SEC OTHER	.06	8
ADMIN TOTAL	**.53**	**9**
PAYROLL	.28	6
MGMT FEES	.47	4
PROF FEES	.05	6
GEN OFC EXP	.07	8
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.55**	**10**
REAL ESTATE TAX	1.11	10
BUILDING INS	.18	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.44**	**9**
ADV/PROMOTION	.12	5
COMMISSIONS		
PROF FEES	.32	3
TENANT ALTS	1.42	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.49**	**8**
CLEANING	.10	4
REPAIR/MAINT	.58	8
RDS/GROUNDS		
SECURITY	.62	6
ADMINISTRATIVE	.28	6
TOTAL CONTRACTS	**1.51**	**10**
CLEANING	1.39	10
REPAIR/MAINT	.98	10
RDS/GROUNDS	.03	6
SECURITY	.13	7
ADMINISTRATIVE	.34	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,714,364 SQ. FT.				1,528,209 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.62	18.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.57	16.55						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	15.59	16.60						
EXPENSE									
CLEANING	4	1.95	1.86	1.07	2.73	1.94	1.86	1.07	2.73
REPAIR-MAINT	4	2.13	2.16	1.49	2.73	2.13	2.16	1.48	2.73
UTILITIES	4	3.04	3.28	2.40	3.70	3.03	3.28	2.39	3.70
RDS/GRNDS/SEC	4	.70	.71	.29	.99	.79	.86	.32	1.17
ADMINISTRATIVE	3	.60	.51			.69	.56		
TOTAL OPER EXP	4	8.29	7.78	6.32	9.96	9.30	8.10	7.46	10.55
FIXED EXPENSES	4	1.53	1.61	1.31	1.69	1.72	1.84	1.38	2.01
TOTAL OPER + FIX	4	9.83	9.09	7.94	11.34	11.03	9.48	9.38	12.03
LEASING EXP	3	.51	.35						
TOTAL PAYROLL	2	1.46	1.46						
TOTAL CONTRACT	4	1.78	1.71	1.21	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47093	2
AVG SQFT/RETAIL TENANT	5155	2
AVG SQFT/OFFICE WORKER	160	3
AVG % OFFICE OCCUPANCY	91.2	3
AVG % RETAIL OCCUPANCY	92.0	2
AVG $ RATE YR-END RENT	18.76	2
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.95	4	**UTILITIES TOTAL**	3.04	4	SECURITY TOTAL	.67	4	**FIXED EXP TOTAL**	1.53	4	**TOTAL PAYROLL**	1.46	2
PAYROLL			ELECTRICAL	2.41	4	SEC PAYROLL	.84	2	REAL ESTATE TAX	1.45	4	CLEANING		
CONTRACT	1.66	4	GAS	.31	2	SEC CONTRACTS	.16	3	BUILDING INS	.11	3	REPAIR/MAINT	.31	2
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER	.11	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.19	4	PURCH STEAM	.78	2				OTHER TAX			SECURITY	.84	2
REPR/MAINT TOTAL	2.13	4	PURCH CH WTR			**ADMIN TOTAL**	.60	3				ADMINISTRATIVE	.31	2
PAYROLL	.31	2	COAL			PAYROLL	.31	2	**LEASING EXPENSES**	.51	3			
ELEVATOR	.25	3	WATER/SEWER	.07	4	MGMT FEES	.53	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.78	4
HVAC	.73	4	**RDS/GNDS/SEC**	.70	4	PROF FEES	.03	2	COMMISSIONS			CLEANING	1.66	4
ELECTRICAL	.28	4	**TOTAL**			GEN OFC EXP	.03	2	PROF FEES			REPAIR/MAINT	1.46	4
STRUCT/ROOF	.15	3	RDS/GNDS TOTAL	.05	3	OTHER ADM EXP			TENANT ALTS	.55	2	RDS/GROUNDS	.03	2
PLUMBING	.10	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	3
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.56	2
OTHER MAINT/SUP	.49	4	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	3,088,640 SQ. FT.				2,993,130 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					15.64	16.50	13.15	18.23
RETAIL AREA	5	9.78	10.65	6.58	21.31				
OTHER AREA									
TOTAL RENT	22	15.59	16.62	14.27	18.07				
MISCELLANEOUS	16	.47	.19	.07	.47				
TOTAL INCOME	22	15.98	16.74	14.33	18.08				
EXPENSE									
CLEANING	22	1.00	.93	.74	1.17	1.02	.93	.74	1.18
REPAIR-MAINT	21	1.03	.64	.40	1.22	1.05	.65	.42	1.22
UTILITIES	21	2.10	1.81	1.39	2.56	2.11	1.82	1.39	2.56
RDS/GRNDS/SEC	22	.50	.43	.24	.54	.52	.45	.24	.56
ADMINISTRATIVE	22	1.00	.88	.80	1.32	1.03	.89	.80	1.32
TOTAL OPER EXP	20	5.73	5.21	4.50	6.09	5.93	5.21	4.50	6.40
FIXED EXPENSES	21	2.17	2.05	1.74	2.62	2.25	2.12	1.74	2.71
TOTAL OPER + FIX	19	7.94	7.30	6.48	8.14	8.25	7.30	6.60	8.41
LEASING EXP	18	.90	.72	.32	1.87				
TOTAL PAYROLL	21	.81	.68	.43	.96				
TOTAL CONTRACT	22	1.22	1.04	.85	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4038	21
AVG SQFT/RETAIL TENANT	2471	6
AVG SQFT/OFFICE WORKER	178	11
AVG % OFFICE OCCUPANCY	90.3	22
AVG % RETAIL OCCUPANCY	94.1	6
AVG $ RATE YR-END RENT	17.12	19
RENTABLE/GROSS SQFT	.81	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	22	**UTILITIES TOTAL**	2.10	21	SECURITY TOTAL	.32	18	**FIXED EXP TOTAL**	2.15	21	**TOTAL PAYROLL**	.81	21
PAYROLL	.12	4	ELECTRICAL	1.79	21	SEC PAYROLL	.39	7	REAL ESTATE TAX	1.94	21	CLEANING	.12	4
CONTRACT	.83	22	GAS	.20	21	SEC CONTRACTS	.25	13	BUILDING INS	.19	22	REPAIR/MAINT	.42	18
SUP/MAT/MISC	.06	17	FUEL OIL			SEC OTHER	.01	11	PERS PROP TAX	.27	7	RDS/GROUNDS	.06	3
TRASH REMOVAL	.09	22	PURCH STEAM						OTHER TAX	.20	3	SECURITY	.39	7
REPR/MAINT TOTAL	1.05	20	PURCH CH WTR	.15	5	**ADMIN TOTAL**	1.00	22				ADMINISTRATIVE	.38	15
PAYROLL	.42	18	COAL			PAYROLL	.38	15	**LEASING EXPENSES**	.90	18			
ELEVATOR	.12	19	WATER/SEWER	.10	15	MGMT FEES	.51	17	ADV/PROMOTION	.05	8	**TOTAL CONTRACTS**	1.22	22
HVAC	.15	20	**RDS/GNDS/SEC**	.50	22	PROF FEES	.24	18	COMMISSIONS			CLEANING	.83	22
ELECTRICAL	.09	18	**TOTAL**			GEN OFC EXP	.06	11	PROF FEES	.46	13	REPAIR/MAINT	.48	20
STRUCT/ROOF	.25	10	RDS/GNDS TOTAL	.22	21	OTHER ADM EXP	.04	10	TENANT ALTS	.51	15	RDS/GROUNDS	.16	21
PLUMBING	.04	16	RDS/GNDS PAYRL	.06	3				BUY-OUTS			SECURITY	.25	13
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.16	21				OTHER LEASING			ADMINISTRATIVE	.64	22
OTHER MAINT/SUP	.18	19	RDS/GNDS OTHER	.07	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	162,289 SQ. FT.				162,289 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.10	16.14	13.91	16.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.10	16.14	13.91	16.50				
MISCELLANEOUS									
TOTAL INCOME	4	15.10	16.14	13.91	16.50				
EXPENSE									
CLEANING	4	.88	.91	.83	.93	.88	.91	.83	.93
REPAIR-MAINT	4	.83	.60	.35	1.23	.83	.60	.35	1.23
UTILITIES	4	1.74	1.66	1.47	2.04	1.74	1.66	1.47	2.04
RDS/GRNDS/SEC	4	.24	.23	.17	.29	.24	.23	.17	.29
ADMINISTRATIVE	4	1.06	.88	.83	1.28	1.06	.88	.83	1.28
TOTAL OPER EXP	4	4.76	4.91	4.23	5.21	4.76	4.91	4.23	5.21
FIXED EXPENSES	4	2.10	1.92	1.72	2.43	2.10	1.92	1.72	2.43
TOTAL OPER+FIX	4	6.86	6.79	5.94	7.63	6.86	6.79	5.94	7.63
LEASING EXP	4	.72	.51	.17	1.32				
TOTAL PAYROLL	3	.50	.34						
TOTAL CONTRACT	4	.89	.88	.80	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5640	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	310	2
AVG % OFFICE OCCUPANCY	86.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.61	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	4	**UTILITIES TOTAL**	1.74	4	SECURITY TOTAL			**FIXED EXP TOTAL**	2.10	4	**TOTAL PAYROLL**	.50	3
PAYROLL			ELECTRICAL	1.26	4	SEC PAYROLL			REAL ESTATE TAX	1.88	4	CLEANING		
CONTRACT	.71	4	GAS	.39	4	SEC CONTRACTS			BUILDING INS	.18	4	REPAIR/MAINT	.28	3
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	4	PURCH STEAM						OTHER TAX	.08	2	SECURITY		
REPR/MAINT TOTAL	.83	4	PURCH CH WTR			**ADMIN TOTAL**	1.06	4				ADMINISTRATIVE		
PAYROLL	.28	3	COAL			PAYROLL			**LEASING EXPENSES**	.72	4			
ELEVATOR	.07	3	WATER/SEWER	.12	3	MGMT FEES	1.15	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.89	4
HVAC	.23	4	**RDS/GNDS/SEC**	.24	4	PROF FEES	.03	2	COMMISSIONS			CLEANING	.71	4
ELECTRICAL	.10	2	**TOTAL**			GEN OFC EXP			PROF FEES	.25	2	REPAIR/MAINT	.08	4
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.18	4	OTHER ADM EXP			TENANT ALTS	.60	4	RDS/GROUNDS	.17	4
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.17	4				OTHER LEASING			ADMINISTRATIVE	.85	4
OTHER MAINT/SUP	.44	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	271,327 SQ. FT.				257,127 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.56	16.40	14.63	16.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.05	16.84	16.40	17.53				
MISCELLANEOUS	3	.43	.43						
TOTAL INCOME	4	17.35	17.40	16.67	17.88				
EXPENSE									
CLEANING	4	1.12	1.08	.69	1.51	1.14	1.08	.69	1.55
REPAIR-MAINT	4	.42	.40	.33	.50	.43	.42	.33	.51
UTILITIES	4	2.54	2.55	1.74	3.33	2.58	2.55	1.74	3.45
RDS/GRNDS/SEC	4	.32	.38	.14	.53	.34	.38	.14	.62
ADMINISTRATIVE	4	.97	.94	.66	1.38	1.03	.94	.66	1.65
TOTAL OPER EXP	4	5.38	5.14	4.07	6.73	5.68	5.14	4.07	7.94
FIXED EXPENSES	4	2.30	2.40	1.93	2.77	2.43	2.40	1.93	3.23
TOTAL OPER+FIX	4	7.68	7.29	6.47	9.03	8.10	7.29	6.47	10.69
LEASING EXP	4	1.56	1.29	.35	2.83				
TOTAL PAYROLL	4	.73	.52	.31	1.22				
TOTAL CONTRACT	4	1.08	1.12	.84	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2378	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.78	3
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	4	**UTILITIES TOTAL**	2.54	4	SECURITY TOTAL	.12	3	**FIXED EXP TOTAL**	2.30	4	**TOTAL PAYROLL**	.73	4
PAYROLL	.22	3	ELECTRICAL	2.26	4	SEC PAYROLL	.12	3	REAL ESTATE TAX	1.89	4	CLEANING	.22	3
CONTRACT	.81	4	GAS	.19	4	SEC CONTRACTS			BUILDING INS	.29	4	REPAIR/MAINT	.07	3
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.07	2
TRASH REMOVAL	.08	4	PURCH STEAM						OTHER TAX			SECURITY	.12	3
REPR/MAINT TOTAL	.42	4	PURCH CH WTR			**ADMIN TOTAL**	.97	4				ADMINISTRATIVE	.54	3
PAYROLL	.07	3	COAL			PAYROLL	.54	3	**LEASING EXPENSES**	1.56	4			
ELEVATOR	.07	4	WATER/SEWER	.08	3	MGMT FEES	.51	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.08	4
HVAC	.06	4	**RDS/GNDS/SEC**	.32	4	PROF FEES	.16	4	COMMISSIONS			CLEANING	.81	4
ELECTRICAL	.04	4	**TOTAL**			GEN OFC EXP	.04	2	PROF FEES	1.98	3	REPAIR/MAINT	.24	4
STRUCT/ROOF			RDS/GNDS TOTAL	.23	4	OTHER ADM EXP			TENANT ALTS	.27	2	RDS/GROUNDS	.16	4
PLUMBING	.08	2	RDS/GNDS PAYRL	.07	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.16	4				OTHER LEASING			ADMINISTRATIVE	.52	4
OTHER MAINT/SUP	.13	4	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,012,358 SQ. FT.				1,003,817 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.69	17.46	12.67	18.68
RETAIL AREA	2	11.92	16.26						
OTHER AREA									
TOTAL RENT	6	15.66	17.41	12.67	18.33				
MISCELLANEOUS	4	.31	.33	.19	.47				
TOTAL INCOME	6	15.86	17.73	12.67	18.82				
EXPENSE									
CLEANING	6	.99	1.09	.74	1.17	1.00	1.11	.74	1.18
REPAIR MAINT	5	1.54	1.15	.46	2.87	1.55	1.15	.46	2.91
UTILITIES	5	1.75	1.18	1.05	2.31	1.75	1.18	1.06	2.32
RDS/GRNDS/SEC	6	.64	.50	.48	.59	.65	.51	.48	.61
ADMINISTRATIVE	6	1.10	1.23	.75	1.37	1.11	1.23	.75	1.38
TOTAL OPER EXP	4	6.66	5.84	4.66	7.91	6.74	5.99	4.74	8.00
FIXED EXPENSES	5	1.97	1.93	1.37	2.30	1.99	1.93	1.38	2.34
TOTAL OPER + FIX	3	8.99	7.89			9.13	8.10		
LEASING EXP	4	1.54	1.68	1.03	1.92				
TOTAL PAYROLL	6	1.24	.91	.69	1.20				
TOTAL CONTRACT	6	1.03	1.07	.85	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5565	6
AVG SQFT/RETAIL TENANT	1423	3
AVG SQFT/OFFICE WORKER	134	4
AVG % OFFICE OCCUPANCY	95.5	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.75	6
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	6	**UTILITIES TOTAL**	1.75	5	SECURITY TOTAL	.39	6	**FIXED EXP TOTAL**	1.97	5	**TOTAL PAYROLL**	1.24	6
PAYROLL			ELECTRICAL	1.40	5	SEC PAYROLL	.50	3	REAL ESTATE TAX	1.84	5	CLEANING		
CONTRACT	.75	6	GAS	.27	5	SEC CONTRACTS	.13	5	BUILDING INS	.13	6	REPAIR/MAINT	.55	4
SUP/MAT/MISC	.11	6	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	6	PURCH STEAM						OTHER TAX			SECURITY	.50	3
REPR/MAINT TOTAL	1.73	4	PURCH CH WTR			**ADMIN TOTAL**	1.10	6				ADMINISTRATIVE	.62	5
PAYROLL	.55	4	COAL			PAYROLL	.62	5	**LEASING EXPENSES**	1.54	4			
ELEVATOR	.11	4	WATER/SEWER	.08	5	MGMT FEES	.53	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.03	6
HVAC	.30	4	**RDS/GNDS/SEC**	.64	6	PROF FEES	.23	6	COMMISSIONS			CLEANING	.75	6
ELECTRICAL	.17	4	**TOTAL**			GEN OFC EXP	.01	2	PROF FEES	1.06	2	REPAIR/MAINT	.93	4
STRUCT/ROOF	.35	3	RDS/GNDS TOTAL	.28	5	OTHER ADM EXP	.02	2	TENANT ALTS	1.53	3	RDS/GROUNDS	.20	5
PLUMBING	.12	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	5
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.20	5				OTHER LEASING			ADMINISTRATIVE	.55	6
OTHER MAINT/SUP	.29	5	RDS/GNDS OTHER	.13	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Duluth, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	355,007 SQ. FT.				296,578 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.72	8.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.11	7.01						
MISCELLANEOUS									
TOTAL INCOME	3	7.11	7.01						
EXPENSE									
CLEANING	4	.93	.90	.81	1.01	1.02	.97	.85	1.14
REPAIR-MAINT	4	1.79	1.45	1.11	2.18	1.98	1.65	1.26	2.34
UTILITIES	4	1.66	.92	.81	2.14	1.73	.95	.81	2.31
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.54	.55	.49	.59	.64	.66	.57	.72
TOTAL OPER EXP	4	5.36	3.92	3.43	6.38	6.42	4.92	4.08	7.55
FIXED EXPENSES	4	2.66	.75	.64	3.73	3.18	.95	.76	4.31
TOTAL OPER + FIX	4	8.01	4.67	4.07	10.11	9.59	5.86	4.84	11.85
LEASING EXP	3	.93	.99						
TOTAL PAYROLL	4	1.06	1.24	.71	1.48				
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1956	4
AVG SQFT/RETAIL TENANT	4442	4
AVG SQFT/OFFICE WORKER	258	4
AVG % OFFICE OCCUPANCY	94.3	4
AVG % RETAIL OCCUPANCY	91.2	4
AVG $ RATE YR-END RENT	12.00	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	4	**UTILITIES TOTAL**	1.66	4	SECURITY TOTAL			**FIXED EXP TOTAL**	2.66	4	**TOTAL PAYROLL**	1.06	4
PAYROLL	.60	4	ELECTRICAL	1.29	4	SEC PAYROLL			REAL ESTATE TAX	1.21	4	CLEANING	.60	4
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS	1.45	4	REPAIR/MAINT	.41	4
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.41	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.79	4	PURCH CH WTR			**ADMIN TOTAL**	.54	4				ADMINISTRATIVE		
PAYROLL	.41	4	COAL			PAYROLL			**LEASING EXPENSES**	.93	3			
ELEVATOR	.32	4	WATER/SEWER	.10	4	MGMT FEES	.52	4	ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC	.20	4	**RDS/GNDS/SEC**			PROF FEES			COMMISSIONS			CLEANING		
ELECTRICAL	.17	4	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.04	4
STRUCT/ROOF	.25	4	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS	.93	3	RDS/GROUNDS		
PLUMBING	.06	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.52	4
OTHER MAINT/SUP	.34	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Lauderdale, FL

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 8 BLDS 593,878 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 592,622 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	8					12.10	9.64	7.26	13.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.08	9.64	7.26	13.89				
MISCELLANEOUS	7	.20	.27	.13	.29				
TOTAL INCOME	8	12.27	9.83	7.51	14.03				
EXPENSE									
CLEANING	8	.63	.52	.43	.78	.63	.52	.43	.78
REPAIR-MAINT	7	.83	.85	.81	1.08	.84	.86	.81	1.08
UTILITIES	8	1.43	1.28	1.24	1.87	1.43	1.29	1.24	1.87
RDS/GRNDS/SEC	6	.45	.32	.09	.63	.45	.32	.09	.63
ADMINISTRATIVE	8	.80	.91	.72	.99	.80	.91	.72	.99
TOTAL OPER EXP	6	4.20	4.18	3.68	4.75	4.21	4.18	3.71	4.75
FIXED EXPENSES	8	1.84	1.66	1.20	1.87	1.84	1.66	1.20	1.88
TOTAL OPER+FIX	6	6.13	6.12	5.51	6.50	6.15	6.12	5.56	6.50
LEASING EXP	8	4.42	1.56	.58	4.11				
TOTAL PAYROLL	7	.72	.70	.60	.89				
TOTAL CONTRACT	7	.89	.90	.44	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2906	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	4
AVG % OFFICE OCCUPANCY	79.4	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.54	7
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**8**
PAYROLL	.22	2
CONTRACT	.53	7
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	**.76**	**7**
PAYROLL	.36	7
ELEVATOR	.09	4
HVAC	.12	4
ELECTRICAL	.02	4
STRUCT/ROOF	.03	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**8**
ELECTRICAL	1.35	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	**.45**	**6**
RDS/GNDS TOTAL	.31	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	4
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	5
SEC PAYROLL		
SEC CONTRACTS	.21	4
SEC OTHER	.04	3
ADMIN TOTAL	**.80**	**8**
PAYROLL	.36	6
MGMT FEES	.33	6
PROF FEES	.14	7
GEN OFC EXP	.09	8
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.84**	**8**
REAL ESTATE TAX	1.62	8
BUILDING INS	.29	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**4.42**	**8**
ADV/PROMOTION	.12	8
COMMISSIONS	.14	2
PROF FEES	.60	5
TENANT ALTS	4.15	7
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**7**
CLEANING	.22	2
REPAIR/MAINT	.36	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	6
TOTAL CONTRACTS	**.89**	**7**
CLEANING	.53	7
REPAIR/MAINT	.24	6
RDS/GROUNDS	.26	4
SECURITY	.21	4
ADMINISTRATIVE	.44	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 4 BLDS 240,477 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 240,477 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					10.44	9.75	7.26	13.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.44	9.75	7.26	13.89				
MISCELLANEOUS	3	.26	.27						
TOTAL INCOME	4	10.64	10.03	7.51	14.03				
EXPENSE									
CLEANING	4	.61	.59	.38	.84	.61	.59	.38	.84
REPAIR-MAINT	4	.96	.92	.81	1.08	.96	.92	.81	1.08
UTILITIES	4	1.70	1.59	1.27	2.17	1.70	1.59	1.27	2.17
RDS/GRNDS/SEC	3	.33	.26			.33	.26		
ADMINISTRATIVE	4	1.14	.96	.91	1.40	1.14	.96	.91	1.40
TOTAL OPER EXP	3	5.00	4.75			5.00	4.75		
FIXED EXPENSES	4	1.40	1.37	1.15	1.66	1.40	1.37	1.15	1.66
TOTAL OPER+FIX	3	6.52	6.50			6.52	6.50		
LEASING EXP	4	1.03	.75	.47	1.56				
TOTAL PAYROLL	4	.93	.89	.65	1.16				
TOTAL CONTRACT	3	.85	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2346	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	2
AVG % OFFICE OCCUPANCY	84.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.00	4
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**4**
PAYROLL	.56	3
CONTRACT	.12	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**.79**	**4**
PAYROLL	.32	4
ELEVATOR	.09	2
HVAC	.23	2
ELECTRICAL	.03	2
STRUCT/ROOF	.02	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.11	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**4**
ELECTRICAL	1.83	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	**.33**	**3**
RDS/GNDS TOTAL	.23	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	2
SEC PAYROLL		
SEC CONTRACTS	.24	2
SEC OTHER		
ADMIN TOTAL	**1.14**	**4**
PAYROLL	.49	4
MGMT FEES	.31	4
PROF FEES	.19	4
GEN OFC EXP	.12	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.40**	**4**
REAL ESTATE TAX	1.21	4
BUILDING INS	.39	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.03**	**4**
ADV/PROMOTION	.12	4
COMMISSIONS		
PROF FEES	.18	2
TENANT ALTS	1.08	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**4**
CLEANING		
REPAIR/MAINT	.32	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	4
TOTAL CONTRACTS	**.85**	**3**
CLEANING	.56	3
REPAIR/MAINT	.26	4
RDS/GROUNDS	.20	2
SECURITY	.24	2
ADMINISTRATIVE	.50	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Wayne, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,390,524 SQ. FT.				1,390,524 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.87	8.69	7.19	9.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.92	8.72	7.19	9.44				
MISCELLANEOUS	3	.11	.12						
TOTAL INCOME	4	9.03	8.83	7.25	9.61				
EXPENSE									
CLEANING	7	1.01	.87	.61	.99	1.01	.87	.61	.99
REPAIR-MAINT	7	1.29	1.38	.75	2.05	1.29	1.38	.75	2.05
UTILITIES	7	2.22	2.05	1.73	2.52	2.22	2.05	1.73	2.52
RDS/GRNDS/SEC	7	.55	.39	.12	.57	.55	.39	.12	.57
ADMINISTRATIVE	7	.34	.43	.30	.59	.34	.43	.30	.59
TOTAL OPER EXP	7	5.40	5.14	4.39	5.84	5.40	5.14	4.39	5.84
FIXED EXPENSES	7	1.57	1.39	.80	1.84	1.57	1.39	.80	1.84
TOTAL OPER+FIX	7	6.97	6.19	5.78	7.25	6.97	6.19	5.78	7.25
LEASING EXP	4	.25	.25	.15	.33				
TOTAL PAYROLL	7	1.94	.52	.43	1.91				
TOTAL CONTRACT	4	.96	.82	.43	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22488	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	298	7
AVG % OFFICE OCCUPANCY	98.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.43	4
RENTABLE/GROSS SQFT	.98	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**7**	**UTILITIES TOTAL**	**2.22**	**7**	SECURITY TOTAL	.52	7	**FIXED EXP TOTAL**	**1.24**	**7**	**TOTAL PAYROLL**	**1.94**	**7**
PAYROLL	.93	4	ELECTRICAL	1.97	7	SEC PAYROLL	.45	4	REAL ESTATE TAX	.87	7	CLEANING	.93	4
CONTRACT	.74	4	GAS	.24	6	SEC CONTRACTS	.20	4	BUILDING INS	.07	7	REPAIR/MAINT	.68	6
SUP/MAT/MISC	.09	7	FUEL OIL			SEC OTHER	.06	6	PERS PROP TAX	.31	5	RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX			SECURITY	.45	4
REPR/MAINT TOTAL	**1.29**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.34**	**7**				ADMINISTRATIVE	.26	5
PAYROLL	.68	6	COAL			PAYROLL	.26	5	**LEASING EXPENSES**	**.25**	**4**			
ELEVATOR	.16	7	WATER/SEWER	.05	7	MGMT FEES	.13	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.96**	**4**
HVAC	.13	7	**RDS/GNDS/SEC**	**.55**	**7**	PROF FEES	.01	4	COMMISSIONS			CLEANING	.74	4
ELECTRICAL	.06	7	**TOTAL**			GEN OFC EXP	.02	6	PROF FEES			REPAIR/MAINT	.50	7
STRUCT/ROOF	.11	6	RDS/GNDS TOTAL	.03	6	OTHER ADM EXP	.04	3	TENANT ALTS	.25	3	RDS/GROUNDS		
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	4
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.14	4
OTHER MAINT/SUP	.12	6	RDS/GNDS OTHER	.02	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	167,500 SQ. FT.				167,500 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					8.29	8.95	7.53	10.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.29	8.95	7.53	10.18				
MISCELLANEOUS	8	.21	.04	.01	.15				
TOTAL INCOME	8	8.50	8.98	8.00	10.33				
EXPENSE									
CLEANING	8	.61	.68	.50	.79	.61	.68	.50	.79
REPAIR-MAINT	8	.75	.88	.51	1.45	.75	.88	.51	1.45
UTILITIES	8	1.34	1.35	1.26	1.71	1.34	1.35	1.26	1.71
RDS/GRNDS/SEC	8	.35	.36	.27	.48	.35	.36	.27	.48
ADMINISTRATIVE	8	.49	.45	.39	.52	.49	.45	.39	.52
TOTAL OPER EXP	8	3.53	3.95	3.47	4.59	3.53	3.95	3.47	4.59
FIXED EXPENSES	8	.80	.84	.72	1.04	.80	.84	.72	1.04
TOTAL OPER+FIX	8	4.33	4.70	3.98	5.70	4.33	4.70	3.98	5.70
LEASING EXP	8	.83	.60	.50	1.27				
TOTAL PAYROLL	8	.08	.12	.05	.14				
TOTAL CONTRACT	8	.79	.85	.71	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2070	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	8
AVG % OFFICE OCCUPANCY	76.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.94	8
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**8**	**UTILITIES TOTAL**	**1.34**	**8**	SECURITY TOTAL	.05	6	**FIXED EXP TOTAL**	**.80**	**8**	**TOTAL PAYROLL**	**.08**	**8**
PAYROLL			ELECTRICAL	1.21	8	SEC PAYROLL			REAL ESTATE TAX	.70	8	CLEANING		
CONTRACT	.52	8	GAS	.21	4	SEC CONTRACTS	.05	6	BUILDING INS	.08	8	REPAIR/MAINT	.08	8
SUP/MAT/MISC	.04	8	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX	.04	4	RDS/GROUNDS		
TRASH REMOVAL	.05	8	PURCH STEAM			**ADMIN TOTAL**	**.49**	**8**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.75**	**8**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.08	6	COAL			MGMT FEES	.40	8	**LEASING EXPENSES**	**.83**	**8**			
ELEVATOR	.08	2	WATER/SEWER	.04	8	PROF FEES	.07	8	ADV/PROMOTION	.07	5	**TOTAL CONTRACTS**	**.79**	**8**
HVAC	.30	8	**RDS/GNDS/SEC**	**.35**	**8**	GEN OFC EXP	.01	7	COMMISSIONS			CLEANING	.52	8
ELECTRICAL	.09	8	**TOTAL**			OTHER ADM EXP	.01	6	PROF FEES	.34	8	REPAIR/MAINT	.48	8
STRUCT/ROOF	.03	8	RDS/GNDS TOTAL	.30	8				TENANT ALTS	1.04	4	RDS/GROUNDS	.23	8
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.05	6
FIRE/LIFE SFTY			RDS/GNDS CONTR	.23	8				OTHER LEASING			ADMINISTRATIVE	.47	8
OTHER MAINT/SUP	.19	8	RDS/GNDS OTHER	.12	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Wayne, IN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	71,599 SQ. FT.				71,599 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					8.48	9.41	6.45	10.31	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	8.48	9.41	6.45	10.31					
MISCELLANEOUS	4	.04	.02	.01	.08					
TOTAL INCOME	4	8.52	9.49	6.46	10.39					
EXPENSE										
CLEANING	4	.72	.78	.63	.82	.72	.78	.63	.82	
REPAIR-MAINT	4	1.16	1.21	.88	1.66	1.16	1.21	.88	1.66	
UTILITIES	4	1.61	1.57	1.35	1.83	1.61	1.57	1.35	1.83	
RDS/GRNDS/SEC	4	.31	.33	.25	.44	.31	.33	.25	.44	
ADMINISTRATIVE	4	.43	.41	.36	.48	.43	.41	.36	.48	
TOTAL OPER EXP	4	4.24	4.33	3.95	4.77	4.24	4.33	3.95	4.77	
FIXED EXPENSES	4	.87	.91	.75	1.07	.87	.91	.75	1.07	
TOTAL OPER + FIX	4	5.11	5.28	4.70	5.84	5.11	5.28	4.70	5.84	
LEASING EXP	4	1.38	.95	.60	2.14					
TOTAL PAYROLL	4	.14	.14	.12	.16					
TOTAL CONTRACT	4	.83	.91	.74	.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1877	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	4
AVG % OFFICE OCCUPANCY	83.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.59	4
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.62	4
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.16	4
PAYROLL	.14	4
ELEVATOR		
HVAC	.51	4
ELECTRICAL	.19	4
STRUCT/ROOF	.05	4
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	4
ELECTRICAL	1.36	4
GAS	.21	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER	.01	4
ADMIN TOTAL	.43	4
PAYROLL		
MGMT FEES	.34	4
PROF FEES	.08	4
GEN OFC EXP	.01	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	4
REAL ESTATE TAX	.79	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.38	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.34	4
TENANT ALTS	1.04	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.14	4
CLEANING		
REPAIR/MAINT	.14	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	4
CLEANING	.62	4
REPAIR/MAINT	.79	4
RDS/GROUNDS	.18	4
SECURITY	.05	2
ADMINISTRATIVE	.42	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	1,201,387 SQ. FT.				1,171,672 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					11.06	10.61			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	11.25	10.88							
MISCELLANEOUS										
TOTAL INCOME	3	11.35	11.60							
EXPENSE										
CLEANING	3	.59	.59			.59	.59			
REPAIR-MAINT	3	.82	.73			.82	.73			
UTILITIES	3	1.55	1.60			1.55	1.60			
RDS/GRNDS/SEC	3	.32	.29			.32	.30			
ADMINISTRATIVE	3	.61	.61			.63	.63			
TOTAL OPER EXP	3	3.88	4.31			3.98	4.31			
FIXED EXPENSES	3	1.92	2.03			1.97	2.09			
TOTAL OPER + FIX	3	5.80	5.69			5.95	5.87			
LEASING EXP										
TOTAL PAYROLL	3	.58	1.01							
TOTAL CONTRACT	3	.77	.74							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9649	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	609	3
AVG % OFFICE OCCUPANCY	85.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.75	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.54	3
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.82	3
PAYROLL	.26	3
ELEVATOR	.26	3
HVAC	.11	3
ELECTRICAL	.02	3
STRUCT/ROOF	.02	2
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	3
ELECTRICAL	1.46	3
GAS	.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	3
SEC PAYROLL	.29	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL	.23	3
MGMT FEES	.32	2
PROF FEES	.02	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	3
REAL ESTATE TAX	1.50	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	3
CLEANING		
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY	.29	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	.77	3
CLEANING	.54	3
REPAIR/MAINT	.42	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	892,792 SQ. FT.				890,980 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.40	7.65	4.48	9.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	8.38	7.65	4.48	9.65				
MISCELLANEOUS	3	.12	.08						
TOTAL INCOME	7	8.45	7.65	4.48	9.65				
EXPENSE									
CLEANING	7	.62	.58	.50	.69	.62	.58	.50	.69
REPAIR-MAINT	6	.65	.66	.56	.71	.65	.66	.56	.71
UTILITIES	7	1.55	1.43	1.21	1.70	1.55	1.43	1.21	1.70
RDS/GRNDS/SEC	7	.51	.39	.29	.60	.51	.39	.29	.60
ADMINISTRATIVE	7	.53	.62	.51	.75	.53	.62	.51	.75
TOTAL OPER EXP	6	3.90	3.67	3.57	4.20	3.91	3.67	3.57	4.21
FIXED EXPENSES	7	1.24	1.08	.86	1.35	1.25	1.08	.86	1.36
TOTAL OPER+FIX	6	5.15	5.11	4.54	5.37	5.16	5.11	4.54	5.38
LEASING EXP	7	1.05	.48	.36	1.01				
TOTAL PAYROLL	7	.47	.42	.39	.58				
TOTAL CONTRACT	7	.92	.80	.48	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10422	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	5
AVG % OFFICE OCCUPANCY	78.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.31	6
RENTABLE/GROSS SQFT	.77	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	7	**UTILITIES TOTAL**	1.55	7	SECURITY TOTAL	.31	7	**FIXED EXP TOTAL**	1.24	7	**TOTAL PAYROLL**	.47	7
PAYROLL	.28	2	ELECTRICAL	1.47	7	SEC PAYROLL			REAL ESTATE TAX	1.13	7	CLEANING	.28	2
CONTRACT	.52	7	GAS			SEC CONTRACTS	.29	5	BUILDING INS	.12	7	REPAIR/MAINT	.23	4
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.85	6	PURCH CH WTR			**ADMIN TOTAL**	.53	7				ADMINISTRATIVE	.23	6
PAYROLL	.23	4	COAL			PAYROLL	.23	6	**LEASING EXPENSES**	1.05	7	**TOTAL CONTRACTS**	.92	7
ELEVATOR	.14	6	WATER/SEWER	.08	7	MGMT FEES	.29	6	ADV/PROMOTION	.08	4	CLEANING	.52	7
HVAC	.15	5	**RDS/GNDS/SEC**	.50	7	PROF FEES	.04	5	COMMISSIONS	.08	2	REPAIR/MAINT	.34	6
ELECTRICAL	.05	5	**TOTAL**			GEN OFC EXP	.05	5	PROF FEES	.20	5	RDS/GROUNDS	.16	7
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.20	7	OTHER ADM EXP	.02	3	TENANT ALTS	.84	6	SECURITY	.29	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.33	6
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.16	7				OTHER LEASING					
OTHER MAINT/SUP	.14	6	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Grand Rapids, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	967,782 SQ. FT.				935,287 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.51	14.25	10.49	15.20
RETAIL AREA									
OTHER AREA	2	3.46	2.70						
TOTAL RENT	9	13.26	13.53	10.17	14.98				
MISCELLANEOUS	9	.63	.49	.11	.57				
TOTAL INCOME	9	13.91	14.06	11.03	15.98				
EXPENSE									
CLEANING	9	.87	.82	.78	1.02	.88	.82	.78	1.02
REPAIR-MAINT	8	1.20	.98	.84	1.34	1.21	.98	.84	1.34
UTILITIES	8	1.89	1.87	1.43	2.17	1.91	1.87	1.43	2.18
RDS/GRNDS/SEC	9	.24	.21	.13	.37	.24	.22	.13	.37
ADMINISTRATIVE	9	.70	.79	.43	1.05	.72	.79	.46	1.05
TOTAL OPER EXP	7	4.94	4.77	4.63	5.22	5.14	4.80	4.63	5.32
FIXED EXPENSES	9	2.21	2.21	1.79	2.47	2.28	2.21	1.82	2.66
TOTAL OPER+FIX	7	7.12	6.74	6.46	7.93	7.41	6.90	6.51	7.96
LEASING EXP	6	.76	.49	.12	1.99				
TOTAL PAYROLL	5	.66	.44	.36	.88				
TOTAL CONTRACT	8	.95	.90	.65	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8671	7
AVG SQFT/RETAIL TENANT	2982	2
AVG SQFT/OFFICE WORKER	238	5
AVG % OFFICE OCCUPANCY	94.5	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.91	9
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	8	**UTILITIES TOTAL**	1.95	7	SECURITY TOTAL	.21	8	**FIXED EXP TOTAL**	2.32	8	**TOTAL PAYROLL**	.66	5
PAYROLL	.02	2	ELECTRICAL	1.50	7	SEC PAYROLL			REAL ESTATE TAX	2.20	8	CLEANING	.02	2
CONTRACT	.71	8	GAS	.32	7	SEC CONTRACTS	.21	7	BUILDING INS	.12	8	REPAIR/MAINT	.44	5
SUP/MAT/MISC	.12	8	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	8	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.29	7	PURCH CH WTR			**ADMIN TOTAL**	.80	8				ADMINISTRATIVE	.24	4
PAYROLL	.44	5	COAL			PAYROLL	.24	4	**LEASING EXPENSES**	.76	8	**TOTAL CONTRACTS**	.95	8
ELEVATOR	.18	7	WATER/SEWER	.06	6	MGMT FEES	.57	6	ADV/PROMOTION			CLEANING	.71	8
HVAC	.18	7	**RDS/GNDS/SEC**	.26	8	PROF FEES	.04	6	COMMISSIONS			REPAIR/MAINT	.53	7
ELECTRICAL	.10	6	**TOTAL**			GEN OFC EXP	.04	6	PROF FEES			RDS/GROUNDS	.06	5
STRUCT/ROOF	.27	3	RDS/GNDS TOTAL	.08	6	OTHER ADM EXP	.04	4	TENANT ALTS	.55	6	SECURITY	.21	7
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.44	7
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.06	5				OTHER LEASING					
OTHER MAINT/SUP	.36	7	RDS/GNDS OTHER	.06	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Grand Rapids, MI

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	735,060 SQ. FT.				705,916 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.83	14.70	10.31	15.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.57	13.53	10.77	15.75				
MISCELLANEOUS	5	.71	.49	.10	1.22				
TOTAL INCOME	5	14.28	14.01	11.03	16.80				
EXPENSE									
CLEANING	5	.88	.80	.78	.95	.89	.80	.78	.99
REPAIR-MAINT	4	1.18	.84	.73	1.42	1.20	.84	.73	1.46
UTILITIES	5	1.92	2.12	1.52	2.17	1.95	2.12	1.52	2.22
RDS/GRNDS/SEC	5	.17	.14	.09	.22	.17	.14	.09	.24
ADMINISTRATIVE	5	.70	.53	.43	1.02	.73	.53	.46	1.02
TOTAL OPER EXP	4	4.86	4.66	3.93	5.39	5.10	4.68	3.93	5.89
FIXED EXPENSES	5	2.23	2.31	1.67	2.78	2.33	2.31	1.67	2.98
TOTAL OPER + FIX	4	7.09	7.14	5.60	8.17	7.43	7.16	5.60	8.87
LEASING EXP	3	.68	.60						
TOTAL PAYROLL	3	.71	.44						
TOTAL CONTRACT	4	.88	.76	.65	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12841	4
AVG SQFT/RETAIL TENANT	2982	2
AVG SQFT/OFFICE WORKER	229	4
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.80	5
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	4	**UTILITIES TOTAL**	**2.02**	4	SECURITY TOTAL	.16	4	**FIXED EXP TOTAL**	**2.40**	4	**TOTAL PAYROLL**	**.71**	3
PAYROLL			ELECTRICAL	1.65	4	SEC PAYROLL			REAL ESTATE TAX	2.28	4	CLEANING		
CONTRACT	.70	4	GAS	.33	4	SEC CONTRACTS	.16	4	BUILDING INS	.12	4	REPAIR/MAINT	.45	3
SUP/MAT/MISC	.15	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.31**	3	PURCH CH WTR			**ADMIN TOTAL**	**.56**	4				ADMINISTRATIVE	.25	3
PAYROLL	.45	3	COAL			PAYROLL	.25	3	**LEASING EXPENSES**	**.68**	3			
ELEVATOR	.20	3	WATER/SEWER	.05	3	MGMT FEES	.48	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.88**	4
HVAC	.18	3	**RDS/GNDS/SEC**	**.18**	4	PROF FEES	.03	3	COMMISSIONS			CLEANING	.70	4
ELECTRICAL	.09	2	**TOTAL**			GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.47	3
STRUCT/ROOF			RDS/GNDS TOTAL	.04	2	OTHER ADM EXP			TENANT ALTS	.37	3	RDS/GROUNDS		
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	4
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.33	4
OTHER MAINT/SUP	.39	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greensboro, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	197,315 SQ. FT.				197,315 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.71	9.67	8.35	11.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.71	9.67	8.35	11.93				
MISCELLANEOUS	4	.02	.01	.01	.02				
TOTAL INCOME	7	10.72	9.67	8.38	11.95				
EXPENSE									
CLEANING	7	.48	.46	.46	.50	.48	.46	.46	.50
REPAIR-MAINT	7	.48	.45	.40	.60	.48	.45	.40	.60
UTILITIES	7	1.42	1.35	1.07	1.81	1.42	1.35	1.07	1.81
RDS/GRNDS/SEC	7	.06	.05	.03	.08	.06	.05	.03	.08
ADMINISTRATIVE	7	.53	.45	.40	.61	.53	.45	.40	.61
TOTAL OPER EXP	7	2.97	2.88	2.59	3.44	2.97	2.88	2.59	3.44
FIXED EXPENSES	7	.89	.81	.77	.96	.89	.81	.77	.96
TOTAL OPER + FIX	7	3.85	3.78	3.60	4.21	3.85	3.78	3.60	4.21
LEASING EXP	7	.40	.36	.26	.45				
TOTAL PAYROLL	4	.60	.60	.58	.62				
TOTAL CONTRACT	3	.56	.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1673	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	296	6
AVG % OFFICE OCCUPANCY	95.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.78	7
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.48**	7	**UTILITIES TOTAL**	**1.42**	7	SECURITY TOTAL	.06	4	**FIXED EXP TOTAL**	**.89**	7	**TOTAL PAYROLL**	**.60**	4
PAYROLL	.38	4	ELECTRICAL	1.27	7	SEC PAYROLL	.06	4	REAL ESTATE TAX	.82	7	CLEANING	.38	4
CONTRACT	.53	3	GAS	.15	6	SEC CONTRACTS			BUILDING INS	.09	6	REPAIR/MAINT	.15	4
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.01	6	PURCH STEAM						OTHER TAX			SECURITY	.06	4
REPR/MAINT TOTAL	**.48**	7	PURCH CH WTR			**ADMIN TOTAL**	**.53**	7				ADMINISTRATIVE		
PAYROLL	.15	4	COAL			PAYROLL			**LEASING EXPENSES**	**.40**	7			
ELEVATOR	.04	6	WATER/SEWER	.03	7	MGMT FEES	.53	7	ADV/PROMOTION			**TOTAL CONTRACTS**	**.56**	3
HVAC	.13	7	**RDS/GNDS/SEC**	**.06**	7	PROF FEES			COMMISSIONS			CLEANING	.53	3
ELECTRICAL	.08	7	**TOTAL**			GEN OFC EXP			PROF FEES	.42	4	REPAIR/MAINT	.28	7
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.03	3	OTHER ADM EXP	.01	5	TENANT ALTS	.25	3	RDS/GROUNDS	.03	3
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.53	7
OTHER MAINT/SUP	.07	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greensboro, NC

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	122,815 SQ. FT.				122,815 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					10.39	9.05	7.43	11.26	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	10.39	9.05	7.43	11.26					
MISCELLANEOUS	3	.01	.01							
TOTAL INCOME	4	10.41	9.07	7.44	11.26					
EXPENSE										
CLEANING	4	.47	.46	.43	.48	.47	.46	.43	.48	
REPAIR-MAINT	4	.48	.45	.38	.54	.48	.45	.38	.54	
UTILITIES	4	1.46	1.35	1.09	1.59	1.46	1.35	1.09	1.59	
RDS/GRNDS/SEC	4	.07	.07	.03	.08	.07	.07	.03	.08	
ADMINISTRATIVE	4	.52	.45	.36	.57	.52	.45	.36	.57	
TOTAL OPER EXP	4	3.01	2.88	2.35	3.20	3.01	2.88	2.35	3.20	
FIXED EXPENSES	4	.85	.80	.70	.90	.85	.80	.70	.90	
TOTAL OPER+FIX	4	3.86	3.78	3.09	4.07	3.86	3.78	3.09	4.07	
LEASING EXP	4	.40	.36	.26	.43					
TOTAL PAYROLL	3	.59	.59							
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1947	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	4
AVG % OFFICE OCCUPANCY	96.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.85	4
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.47	4	**UTILITIES TOTAL**	1.46	4	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	.85	4	**TOTAL PAYROLL**	.59	3
PAYROLL	.39	3	ELECTRICAL	1.37	4	SEC PAYROLL	.07	3	REAL ESTATE TAX	.76	4	CLEANING	.39	3
CONTRACT			GAS	.11	3	SEC CONTRACTS			BUILDING INS	.09	4	REPAIR/MAINT	.13	3
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.01	3	PURCH STEAM			**ADMIN TOTAL**	.52	4	OTHER TAX			SECURITY	.07	3
REPR/MAINT TOTAL	.48	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.13	3	COAL			MGMT FEES	.52	4	**LEASING EXPENSES**	.40	4			
ELEVATOR	.05	3	WATER/SEWER	.02	4	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC	.13	4	**RDS/GNDS/SEC**	.07	4	GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL	.10	4	**TOTAL**			OTHER ADM EXP	.01	2	PROF FEES	.41	3	REPAIR/MAINT	.31	4
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.52	4
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greenville, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	391,418 SQ. FT.				391,418 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					14.11	12.67			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	14.44	12.67							
MISCELLANEOUS	3	.11	.02							
TOTAL INCOME	3	14.55	12.69							
EXPENSE										
CLEANING	3	.55	.56			.55	.56			
REPAIR-MAINT	3	.55	.46			.55	.46			
UTILITIES	3	1.57	1.44			1.57	1.44			
RDS/GRNDS/SEC	3	.16	.15			.16	.15			
ADMINISTRATIVE	3	.69	.61			.69	.61			
TOTAL OPER EXP	3	3.53	3.34			3.53	3.34			
FIXED EXPENSES	3	.94	1.00			.94	1.00			
TOTAL OPER+FIX	3	4.46	4.34			4.46	4.34			
LEASING EXP	3	.42	.43							
TOTAL PAYROLL	2	.31	.42							
TOTAL CONTRACT	3	.69	.69							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21551	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.29	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	3	**UTILITIES TOTAL**	1.57	3	SECURITY TOTAL	.14	2	**FIXED EXP TOTAL**	.94	3	**TOTAL PAYROLL**	.31	2
PAYROLL			ELECTRICAL	1.46	3	SEC PAYROLL			REAL ESTATE TAX	.81	3	CLEANING		
CONTRACT	.53	3	GAS			SEC CONTRACTS	.14	2	BUILDING INS	.12	3	REPAIR/MAINT	.28	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.69	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.28	2	COAL			MGMT FEES	.58	3	**LEASING EXPENSES**	.42	3			
ELEVATOR	.13	3	WATER/SEWER	.04	3	PROF FEES	.01	3	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	.69	3
HVAC	.08	3	**RDS/GNDS/SEC**	.16	3	GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.53	3
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP	.04	3	PROF FEES	.37	2	REPAIR/MAINT	.23	3
STRUCT/ROOF			RDS/GNDS TOTAL	.05	2				TENANT ALTS	.17	2	RDS/GROUNDS	.05	2
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.56	3
OTHER MAINT/SUP	.08	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greenville, SC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	155,262 SQ. FT.				155,262 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.63	8.56		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.63	8.56						
MISCELLANEOUS									
TOTAL INCOME	10	9.66	8.61						
EXPENSE									
CLEANING	9	.61	.62			.61	.62		
REPAIR-MAINT	10	.49	.45			.49	.45		
UTILITIES	10	1.74	1.41			1.74	1.41		
RDS/GRNDS/SEC	10	.21	.32			.21	.32		
ADMINISTRATIVE	10	.43	.52			.43	.52		
TOTAL OPER EXP	9	3.51	3.46			3.51	3.46		
FIXED EXPENSES	10	.88	.72			.88			
TOTAL OPER+FIX	9	4.40	4.45			4.40	4.45		
LEASING EXP	9	1.63	1.45						
TOTAL PAYROLL	9	.24	.15						
TOTAL CONTRACT	10	.72	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2268	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	433	10
AVG % OFFICE OCCUPANCY	86.2	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.47	9
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	9	**UTILITIES TOTAL**	1.74	10	SECURITY TOTAL			**FIXED EXP TOTAL**	.88	10	**TOTAL PAYROLL**	.24	9
PAYROLL			ELECTRICAL	1.65	10	SEC PAYROLL			REAL ESTATE TAX	.73	10	CLEANING		
CONTRACT	.58	9	GAS			SEC CONTRACTS			BUILDING INS	.14	10	REPAIR/MAINT	.24	9
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	9	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.49	10	PURCH CH WTR			**ADMIN TOTAL**	.43	10				ADMINISTRATIVE		
PAYROLL	.24	9	COAL			PAYROLL			**LEASING EXPENSES**	1.63	9			
ELEVATOR			WATER/SEWER	.09	9	MGMT FEES	.39	10	ADV/PROMOTION			**TOTAL CONTRACTS**	.72	10
HVAC	.11	10	**RDS/GNDS/SEC**	.21	10	PROF FEES	.02	9	COMMISSIONS			CLEANING	.58	9
ELECTRICAL	.05	9	**TOTAL**			GEN OFC EXP			PROF FEES	.18	9	REPAIR/MAINT	.27	10
STRUCT/ROOF	.08	9	RDS/GNDS TOTAL	.17	10	OTHER ADM EXP	.03	9	TENANT ALTS	1.44	9	RDS/GROUNDS	.12	10
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.12	10				OTHER LEASING			ADMINISTRATIVE	.40	10
OTHER MAINT/SUP	.05	9	RDS/GNDS OTHER	.05	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	9,630,294 SQ. FT.				9,207,946 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					22.11	19.08	17.11	24.13
RETAIL AREA	5	17.98	19.87	10.72	21.78				
OTHER AREA	9	7.37	7.33	3.83	8.73				
TOTAL RENT	16	21.37	18.84	16.52	23.84				
MISCELLANEOUS	8	2.56	.29	.16	3.29				
TOTAL INCOME	16	22.74	19.29	16.58	23.93				
EXPENSE									
CLEANING	29	1.49	1.34	1.08	1.69	1.50	1.34	1.08	1.71
REPAIR-MAINT	29	1.38	1.20	.96	1.64	1.39	1.20	1.00	1.72
UTILITIES	29	2.34	2.35	1.81	2.63	2.34	2.37	1.81	2.63
RDS/GRNDS/SEC	28	.81	.82	.51	.94	.85	.86	.51	.98
ADMINISTRATIVE	29	.73	.90	.45	1.13	.76	.91	.45	1.18
TOTAL OPER EXP	29	6.79	6.61	5.66	8.18	7.11	6.94	5.79	8.38
FIXED EXPENSES	25	3.15	2.70	2.19	3.07	3.31	2.82	2.19	3.31
TOTAL OPER+FIX	25	10.28	9.65	8.60	11.13	10.79	10.02	8.64	11.64
LEASING EXP	9	.51	.15	.08	.71				
TOTAL PAYROLL	29	1.76	1.41	.52	2.30				
TOTAL CONTRACT	29	1.06	.95	.56	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25909	28
AVG SQFT/RETAIL TENANT	2440	6
AVG SQFT/OFFICE WORKER	231	25
AVG % OFFICE OCCUPANCY	94.6	29
AVG % RETAIL OCCUPANCY	92.6	8
AVG $ RATE YR-END RENT	25.51	12
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	29	**UTILITIES TOTAL**	2.34	29	SECURITY TOTAL	.68	27	**FIXED EXP TOTAL**	3.15	25	**TOTAL PAYROLL**	1.76	29
PAYROLL	.93	18	ELECTRICAL	1.50	29	SEC PAYROLL	.47	20	REAL ESTATE TAX	2.51	25	CLEANING	.93	18
CONTRACT	.73	29	GAS	.08	12	SEC CONTRACTS	.35	21	BUILDING INS	.14	26	REPAIR/MAINT	.56	27
SUP/MAT/MISC	.09	25	FUEL OIL	.09	7	SEC OTHER	.05	23	PERS PROP TAX	.88	13	RDS/GROUNDS	.10	13
TRASH REMOVAL	.11	28	PURCH STEAM	.38	21				OTHER TAX	.02	2	SECURITY	.47	20
REPR/MAINT TOTAL	1.38	29	PURCH CH WTR	.68	15	**ADMIN TOTAL**	.73	29				ADMINISTRATIVE	.27	28
PAYROLL	.56	27	COAL			PAYROLL	.27	28	**LEASING EXPENSES**	.51	9			
ELEVATOR	.26	28	WATER/SEWER	.05	23	MGMT FEES	.64	11	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	1.06	29
HVAC	.20	29	**RDS/GNDS/SEC**	.81	28	PROF FEES	.11	10	COMMISSIONS	.06	4	CLEANING	.73	29
ELECTRICAL	.08	28	**TOTAL**			GEN OFC EXP	.07	22	PROF FEES	.06	6	REPAIR/MAINT	.70	29
STRUCT/ROOF	.10	22	RDS/GNDS TOTAL	.14	27	OTHER ADM EXP	.16	23	TENANT ALTS	.54	5	RDS/GROUNDS	.07	25
PLUMBING	.09	20	RDS/GNDS PAYRL	.10	13				BUY-OUTS			SECURITY	.35	21
FIRE/LIFE SFTY	.03	25	RDS/GNDS CONTR	.07	25				OTHER LEASING	.16	3	ADMINISTRATIVE	.71	12
OTHER MAINT/SUP	.28	22	RDS/GNDS OTHER	.04	21									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,271,515 SQ. FT.				1,220,366 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.91	18.58	15.18	21.74
RETAIL AREA	3	15.04	12.31						
OTHER AREA	2	1.48	3.83						
TOTAL RENT	5	18.72	18.58	14.80	21.56				
MISCELLANEOUS	5	1.75	.19	.07	3.29				
TOTAL INCOME	5	20.47	19.29	15.63	23.84				
EXPENSE									
CLEANING	6	1.59	1.63	1.07	2.02	1.64	1.69	1.07	2.10
REPAIR-MAINT	6	1.45	1.28	1.05	1.84	1.50	1.30	1.05	2.00
UTILITIES	6	2.76	2.84	2.22	3.15	2.80	2.84	2.27	3.15
RDS/GRNDS/SEC	5	1.02	.93	.69	1.35	1.08	1.00	.73	1.46
ADMINISTRATIVE	6	.97	1.01	.93	1.38	1.01	1.10	.93	1.58
TOTAL OPER EXP	6	8.06	8.18	6.40	8.89	8.40	8.41	6.97	9.04
FIXED EXPENSES	5	3.05	2.61	2.20	3.66	3.14	2.85	2.28	3.66
TOTAL OPER + FIX	5	10.86	10.71	8.75	12.07	11.17	10.79	9.17	12.42
LEASING EXP	4	.19	.08	.05	.28				
TOTAL PAYROLL	6	2.16	1.86	1.35	2.36				
TOTAL CONTRACT	6	1.48	1.39	.86	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6791	6
AVG SQFT/RETAIL TENANT	2775	3
AVG SQFT/OFFICE WORKER	164	3
AVG % OFFICE OCCUPANCY	93.6	6
AVG % RETAIL OCCUPANCY	85.6	3
AVG $ RATE YR-END RENT	22.53	6
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.59**	**6**	**UTILITIES TOTAL**	**2.76**	**6**	SECURITY TOTAL	.82	5	**FIXED EXP TOTAL**	**3.05**	**5**	**TOTAL PAYROLL**	**2.16**	**6**
PAYROLL	.93	3	ELECTRICAL	1.43	6	SEC PAYROLL	.67	2	REAL ESTATE TAX	2.39	5	CLEANING	.93	3
CONTRACT	.95	6	GAS	.01	3	SEC CONTRACTS	.58	4	BUILDING INS	.23	6	REPAIR/MAINT	.65	6
SUP/MAT/MISC	.05	6	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX	.49	4	RDS/GROUNDS		
TRASH REMOVAL	.15	5	PURCH STEAM	.47	5	**ADMIN TOTAL**	**.97**	**6**	OTHER TAX			SECURITY	.67	2
REPR/MAINT TOTAL	**1.45**	**6**	PURCH CH WTR	1.13	4	PAYROLL	.35	6				ADMINISTRATIVE	.35	6
PAYROLL	.65	6	COAL			MGMT FEES	.68	4	**LEASING EXPENSES**	**.19**	**4**	**TOTAL CONTRACTS**	**1.48**	**6**
ELEVATOR	.26	6	WATER/SEWER	.06	6	PROF FEES	.20	5	ADV/PROMOTION	.01	2	CLEANING	.95	6
HVAC	.16	6	**RDS/GNDS/SEC**	**1.02**	**5**	GEN OFC EXP	.03	5	COMMISSIONS			REPAIR/MAINT	.64	6
ELECTRICAL	.11	5	**TOTAL**			OTHER ADM EXP	.03	5	PROF FEES	.05	2	RDS/GROUNDS	.17	4
STRUCT/ROOF	.16	3	RDS/GNDS TOTAL	.23	4				TENANT ALTS	.24	2	SECURITY	.58	4
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.73	5
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.17	4				OTHER LEASING					
OTHER MAINT/SUP	.19	5	RDS/GNDS OTHER	.08	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,246,252 SQ. FT.				2,224,402 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					23.16	23.70		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	22.96	23.49						
MISCELLANEOUS	2	.28	.29						
TOTAL INCOME	2	23.25	23.78						
EXPENSE									
CLEANING	5	1.28	1.29	1.03	1.44	1.28	1.29	1.03	1.45
REPAIR-MAINT	5	1.40	1.37	.98	1.73	1.41	1.37	.98	1.74
UTILITIES	5	2.04	1.90	1.68	2.36	2.04	1.90	1.68	2.36
RDS/GRNDS/SEC	5	.72	.53	.47	1.05	.73	.53	.48	1.05
ADMINISTRATIVE	5	.82	.57	.35	1.32	.83	.57	.36	1.34
TOTAL OPER EXP	5	6.26	6.13	5.05	7.12	6.33	6.13	5.08	7.25
FIXED EXPENSES	3	2.93	3.03			2.96	3.10		
TOTAL OPER + FIX	3	9.75	9.65			9.87	9.77		
LEASING EXP	2	.32	.30						
TOTAL PAYROLL	5	1.55	1.16	.81	2.34				
TOTAL CONTRACT	5	.95	.99	.65	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16786	4
AVG SQFT/RETAIL TENANT	2170	3
AVG SQFT/OFFICE WORKER	257	4
AVG % OFFICE OCCUPANCY	91.0	4
AVG % RETAIL OCCUPANCY	99.3	3
AVG $ RATE YR-END RENT	22.73	3
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**5**	**UTILITIES TOTAL**	**2.04**	**5**	SECURITY TOTAL	.57	5	**FIXED EXP TOTAL**	**2.93**	**3**	**TOTAL PAYROLL**	**1.55**	**5**
PAYROLL	1.13	2	ELECTRICAL	1.68	5	SEC PAYROLL	.37	3	REAL ESTATE TAX	2.41	3	CLEANING	1.13	2
CONTRACT	.61	5	GAS	.19	2	SEC CONTRACTS	.56	2	BUILDING INS	.12	3	REPAIR/MAINT	.53	5
SUP/MAT/MISC	.05	3	FUEL OIL	.06	2	SEC OTHER	.01	3	PERS PROP TAX	.63	2	RDS/GROUNDS		
TRASH REMOVAL	.10	5	PURCH STEAM			**ADMIN TOTAL**	**.82**	**5**	OTHER TAX			SECURITY	.37	3
REPR/MAINT TOTAL	**1.40**	**5**	PURCH CH WTR			PAYROLL	.25	5				ADMINISTRATIVE	.25	5
PAYROLL	.53	5	COAL			MGMT FEES	.70	2	**LEASING EXPENSES**	**.32**	**2**	**TOTAL CONTRACTS**	**.96**	**5**
ELEVATOR	.26	5	WATER/SEWER	.05	5	PROF FEES	.09	2	ADV/PROMOTION			CLEANING	.61	5
HVAC	.09	5	**RDS/GNDS/SEC**	**.72**	**5**	GEN OFC EXP	.15	5	COMMISSIONS	.08	2	REPAIR/MAINT	.44	5
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.11	2	PROF FEES			RDS/GROUNDS	.08	5
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.15	5				TENANT ALTS			SECURITY	.56	2
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.79	2
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.06	5				OTHER LEASING					
OTHER MAINT/SUP	.43	5	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,987,438 SQ. FT.				3,745,346 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					26.27	26.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	26.13	26.06						
MISCELLANEOUS									
TOTAL INCOME	2	29.42	29.24						
EXPENSE									
CLEANING	4	1.48	1.44	1.18	1.69	1.49	1.44	1.19	1.71
REPAIR-MAINT	4	1.40	1.31	.98	1.73	1.41	1.31	.98	1.76
UTILITIES	4	2.44	2.52	1.95	2.78	2.44	2.52	1.95	2.78
RDS/GRNDS/SEC	4	.75	.83	.55	.88	.78	.86	.58	.90
ADMINISTRATIVE	4	.77	.80	.47	1.04	.79	.83	.49	1.06
TOTAL OPER EXP	4	6.84	7.00	5.39	7.87	7.06	7.20	5.49	8.17
FIXED EXPENSES	3	3.43	2.89			3.54	2.97		
TOTAL OPER + FIX	3	10.88	11.46			11.24	11.80		
LEASING EXP									
TOTAL PAYROLL	4	1.71	1.23	.34	2.45				
TOTAL CONTRACT	4	.81	.64	.13	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	59669	4
AVG SQFT/RETAIL TENANT	2322	2
AVG SQFT/OFFICE WORKER	273	4
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY	97.1	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.48	4	**UTILITIES TOTAL**	2.44	4	SECURITY TOTAL	.65	4	**FIXED EXP TOTAL**	3.43	3	**TOTAL PAYROLL**	1.71	4
PAYROLL	1.16	2	ELECTRICAL	1.53	4	SEC PAYROLL	.51	3	REAL ESTATE TAX	2.54	3	CLEANING	1.16	2
CONTRACT	.58	4	GAS	.06	2	SEC CONTRACTS	.24	3	BUILDING INS	.13	3	REPAIR/MAINT	.56	2
SUP/MAT/MISC	.12	2	FUEL OIL	.07	2	SEC OTHER	.05	4	PERS PROP TAX	1.03	2	RDS/GROUNDS		
TRASH REMOVAL	.12	4	PURCH STEAM	.35	3				OTHER TAX			SECURITY	.51	3
REPR/MAINT TOTAL	1.40	4	PURCH CH WTR	.59	3	**ADMIN TOTAL**	.77	4				ADMINISTRATIVE	.24	4
PAYROLL	.56	2	COAL			PAYROLL	.24	4	**LEASING EXPENSES**					
ELEVATOR	.22	4	WATER/SEWER	.05	4	MGMT FEES	.57	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.81	4
HVAC	.34	4				PROF FEES	.06	2	COMMISSIONS			CLEANING	.58	4
ELECTRICAL	.08	4	**RDS/GNDS/SEC**	.75	4	GEN OFC EXP	.04	3	PROF FEES			REPAIR/MAINT	.88	4
STRUCT/ROOF	.15	3	**TOTAL**			OTHER ADM EXP	.30	3	TENANT ALTS			RDS/GROUNDS	.03	4
PLUMBING	.12	3	RDS/GNDS TOTAL	.11	4				BUY-OUTS			SECURITY	.24	3
FIRE/LIFE SFTY	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.63	2
OTHER MAINT/SUP	.33	3	RDS/GNDS CONTR	.03	4									
			RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	5,852,745 SQ. FT.				5,746,868 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	33					17.01	18.57	14.32	19.02
RETAIL AREA	5	11.37	11.49						
OTHER AREA									
TOTAL RENT	33	16.99	16.58	14.32	19.02				
MISCELLANEOUS	14	.71	.03	.02	.29				
TOTAL INCOME	33	17.34	16.66	14.53	19.02				
EXPENSE									
CLEANING	47	1.09	.98	.78	1.16	1.09	.98	.78	1.16
REPAIR-MAINT	43	1.80	.81	.65	1.55	1.80	.81	.65	1.57
UTILITIES	38	2.19	1.87	1.42	2.31	2.19	1.87	1.42	2.31
RDS/GRNDS/SEC	47	1.14	.62	.42	.93	1.16	.62	.42	.94
ADMINISTRATIVE	47	.59	.71	.53	1.09	.60	.71	.53	1.09
TOTAL OPER EXP	34	7.03	5.48	4.68	6.90	7.16	5.48	4.68	7.06
FIXED EXPENSES	47	2.33	1.65	1.33	2.17	2.37	1.74	1.33	2.19
TOTAL OPER + FIX	34	9.41	7.36	6.15	9.76	9.60	7.36	6.15	9.76
LEASING EXP	14	.72	.51	.02	.93				
TOTAL PAYROLL	43	2.33	.73	.47	1.83				
TOTAL CONTRACT	47	.87	1.04	.68	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	46160	46
AVG SQFT/RETAIL TENANT	1294	5
AVG SQFT/OFFICE WORKER	271	43
AVG % OFFICE OCCUPANCY	96.5	47
AVG % RETAIL OCCUPANCY	89.5	5
AVG $ RATE YR-END RENT	18.47	23
RENTABLE/GROSS SQFT	.93	29

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	47	**UTILITIES TOTAL**	2.19	37	SECURITY TOTAL	.87	28	**FIXED EXP TOTAL**	2.33	47	**TOTAL PAYROLL**	2.33	43
PAYROLL	.81	14	ELECTRICAL	1.96	37	SEC PAYROLL	.77	16	REAL ESTATE TAX	1.65	47	CLEANING	.81	14
CONTRACT	.60	47	GAS	.19	27	SEC CONTRACTS	.23	21	BUILDING INS	.16	47	REPAIR/MAINT	1.01	32
SUP/MAT/MISC	.07	39	FUEL OIL	.04	13	SEC OTHER	.09	16	PERS PROP TAX	.68	15	RDS/GROUNDS	.23	15
TRASH REMOVAL	.08	43	PURCH STEAM						OTHER TAX	.02	4	SECURITY	.77	16
REPR/MAINT TOTAL	1.80	43	PURCH CH WTR			**ADMIN TOTAL**	.59	47				ADMINISTRATIVE	.36	29
PAYROLL	1.01	32	COAL			PAYROLL	.36	29	**LEASING EXPENSES**	.72	14			
ELEVATOR	.08	35	WATER/SEWER	.06	35	MGMT FEES	.65	28	ADV/PROMOTION	.02	9	**TOTAL CONTRACTS**	.87	47
HVAC	.18	40				PROF FEES	.07	34	COMMISSIONS	.03	2	CLEANING	.60	47
ELECTRICAL	.19	34	**RDS/GNDS/SEC**	1.14	47	GEN OFC EXP	.07	31	PROF FEES	.19	6	REPAIR/MAINT	.53	40
STRUCT/ROOF	.07	20	**TOTAL**			OTHER ADM EXP	.05	34	TENANT ALTS	.92	4	RDS/GROUNDS	.16	40
PLUMBING	.03	29	RDS/GNDS TOTAL	.38	47				BUY-OUTS			SECURITY	.23	21
FIRE/LIFE SFTY	.04	22	RDS/GNDS PAYRL	.23	15				OTHER LEASING			ADMINISTRATIVE	.42	38
OTHER MAINT/SUP	.56	37	RDS/GNDS CONTR	.16	40									
			RDS/GNDS OTHER	.12	25									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	158,802 SQ. FT.				158,802 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.97	12.19	10.31	17.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.97	12.19	10.31	17.32				
MISCELLANEOUS									
TOTAL INCOME	5	14.01	12.19	10.31	17.40				
EXPENSE									
CLEANING	5	.79	.56	.46	1.04	.79	.56	.46	1.04
REPAIR-MAINT	4	.88	.58	.36	1.22	.88	.58	.36	1.22
UTILITIES	4	1.53	1.33	1.18	1.86	1.53	1.33	1.18	1.86
RDS/GRNDS/SEC	5	.47	.35	.30	.66	.47	.35	.30	.66
ADMINISTRATIVE	5	1.00	1.20	.70	1.52	1.00	1.20	.70	1.52
TOTAL OPER EXP	3	5.31	5.48			5.31	5.48		
FIXED EXPENSES	5	1.78	1.35	1.01	2.65	1.78	1.35	1.01	2.65
TOTAL OPER+FIX	3	7.13	6.83			7.13	6.83		
LEASING EXP	3	.63	.30						
TOTAL PAYROLL	2	.37	.40						
TOTAL CONTRACT	5	.98	.74	.60	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7645	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	228	4
AVG % OFFICE OCCUPANCY	86.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.97	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	5
PAYROLL		
CONTRACT	.55	5
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.19	5
REPR/MAINT TOTAL	.88	4
PAYROLL	.33	2
ELEVATOR	.12	3
HVAC	.08	4
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.32	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	4
ELECTRICAL	1.29	4
GAS	.33	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.47	5
RDS/GNDS TOTAL	.46	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.42	5
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	3
SEC PAYROLL		
SEC CONTRACTS	.01	3
SEC OTHER		
ADMIN TOTAL	1.00	5
PAYROLL		
MGMT FEES	.78	5
PROF FEES	.18	5
GEN OFC EXP	.04	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.78	5
REAL ESTATE TAX	1.56	5
BUILDING INS	.21	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.63	3
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.27	2
TENANT ALTS	.41	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	2
CLEANING		
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.98	5
CLEANING	.55	5
REPAIR/MAINT	.48	4
RDS/GROUNDS	.42	5
SECURITY	.01	3
ADMINISTRATIVE	.95	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	631,267 SQ. FT.				631,267 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.64	18.01	16.25	19.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	17.64	18.01	16.26	19.02				
MISCELLANEOUS	3	.07	.03						
TOTAL INCOME	8	17.65	17.95	16.27	19.02				
EXPENSE									
CLEANING	8	.98	.96	.81	1.16	.98	.96	.81	1.16
REPAIR-MAINT	8	.67	.70	.62	.78	.67	.70	.62	.78
UTILITIES	6	1.84	1.80	1.71	2.12	1.84	1.80	1.71	2.12
RDS/GRNDS/SEC	8	.52	.54	.40	.63	.52	.54	.40	.63
ADMINISTRATIVE	8	.84	.80	.61	1.05	.84	.80	.61	1.05
TOTAL OPER EXP	6	4.95	5.00	4.60	5.34	4.95	5.00	4.60	5.34
FIXED EXPENSES	8	1.64	1.64	1.53	1.75	1.64	1.64	1.53	1.75
TOTAL OPER+FIX	6	6.58	6.64	6.02	7.36	6.58	6.64	6.02	7.36
LEASING EXP	4	1.77	1.29	.45	3.10				
TOTAL PAYROLL	7	.62	.67	.58	.73				
TOTAL CONTRACT	8	1.04	1.01	.95	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23393	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	292	8
AVG % OFFICE OCCUPANCY	96.4	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.65	8
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	8
PAYROLL		
CONTRACT	.79	8
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.10	8
REPR/MAINT TOTAL	.67	8
PAYROLL	.34	5
ELEVATOR	.08	8
HVAC	.15	8
ELECTRICAL	.06	8
STRUCT/ROOF	.02	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	6
ELECTRICAL	1.65	6
GAS	.13	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.52	8
RDS/GNDS TOTAL	.48	8
RDS/GNDS PAYRL	.29	6
RDS/GNDS CONTR	.21	8
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	3
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER		
ADMIN TOTAL	.84	8
PAYROLL	.41	2
MGMT FEES	.68	8
PROF FEES	.05	5
GEN OFC EXP	.02	3
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.64	8
REAL ESTATE TAX	1.43	8
BUILDING INS	.21	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.77	4
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES	.41	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	7
CLEANING		
REPAIR/MAINT	.34	5
RDS/GROUNDS	.29	6
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.04	8
CLEANING	.79	8
REPAIR/MAINT	.33	8
RDS/GROUNDS	.21	8
SECURITY	.16	2
ADMINISTRATIVE	.71	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	581,456 SQ. FT.				576,429 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.93	20.46	18.86	23.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	21.83	20.47	18.86	23.11				
MISCELLANEOUS	2	2.60	1.92						
TOTAL INCOME	4	23.46	20.47	18.87	25.02				
EXPENSE									
CLEANING	4	1.00	.91	.82	1.08	1.00	.91	.82	1.08
REPAIR-MAINT	4	.97	.66	.56	1.08	.98	.66	.56	1.10
UTILITIES	3	2.10	1.65			2.12	1.65		
RDS/GRNDS/SEC	4	.70	.65	.42	.89	.71	.65	.42	.90
ADMINISTRATIVE	4	.93	.93	.79	1.18	.94	.94	.79	1.18
TOTAL OPER EXP	3	5.89	5.25			5.95	5.25		
FIXED EXPENSES	4	1.69	1.47	1.07	1.98	1.70	1.47	1.07	2.00
TOTAL OPER + FIX	3	7.56	6.46			7.65	6.46		
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	4	.58	.43	.25	.71				
TOTAL CONTRACT	4	1.43	1.25	.93	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15562	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	4
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.69	2
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**4**
PAYROLL		
CONTRACT	.84	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	**.97**	**4**
PAYROLL	.36	3
ELEVATOR	.12	4
HVAC	.20	4
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.35	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.10**	**3**
ELECTRICAL	1.99	3
GAS		
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.70**	**4**
RDS/GNDS TOTAL	.32	4
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	3
SEC PAYROLL		
SEC CONTRACTS	.61	2
SEC OTHER	.06	2
ADMIN TOTAL	**.93**	**4**
PAYROLL	.34	2
MGMT FEES	.63	4
PROF FEES	.13	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.69**	**4**
REAL ESTATE TAX	1.44	4
BUILDING INS	.25	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.01**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**4**
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS	.17	2
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	**1.43**	**4**
CLEANING	.84	4
REPAIR/MAINT	.40	4
RDS/GROUNDS	.23	4
SECURITY	.61	2
ADMINISTRATIVE	.70	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	4,067,304 SQ. FT.				3,840,710 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					20.03	18.16	15.72	21.10
RETAIL AREA	11	19.06	23.36	11.04	32.15				
OTHER AREA	4	8.85	8.85						
TOTAL RENT	20	20.86	18.50	16.62	21.16				
MISCELLANEOUS	14	1.35	.07	.04	1.14				
TOTAL INCOME	20	21.99	18.56	16.89	23.01				
EXPENSE									
CLEANING	23	.99	.99	.90	1.18	1.03	1.03	.90	1.18
REPAIR-MAINT	24	1.52	1.10	.83	1.39	1.58	1.12	.83	1.45
UTILITIES	24	1.82	1.78	1.70	1.97	1.86	1.84	1.70	2.03
RDS/GRNDS/SEC	22	.43	.31	.18	.51	.46	.33	.18	.54
ADMINISTRATIVE	24	.82	.84	.54	.99	.87	.90	.54	1.01
TOTAL OPER EXP	23	5.61	5.28	4.59	6.25	5.94	5.65	4.76	6.77
FIXED EXPENSES	22	1.51	1.75	1.37	2.17	1.60	1.95	1.38	2.21
TOTAL OPER + FIX	22	7.20	7.04	6.36	7.92	7.65	7.67	6.79	8.50
LEASING EXP	11	.82	.68	.06	1.59				
TOTAL PAYROLL	21	.86	.58	.29	1.23				
TOTAL CONTRACT	22	.87	.92	.52	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4164	22
AVG SQFT/RETAIL TENANT	1653	12
AVG SQFT/OFFICE WORKER	185	20
AVG % OFFICE OCCUPANCY	97.5	24
AVG % RETAIL OCCUPANCY	94.3	13
AVG $ RATE YR-END RENT	29.24	19
RENTABLE/GROSS SQFT	.89	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**23**
PAYROLL	.46	8
CONTRACT	.68	22
SUP/MAT/MISC	.14	23
TRASH REMOVAL	.06	18
REPR/MAINT TOTAL	**1.53**	**23**
PAYROLL	.38	15
ELEVATOR	.27	23
HVAC	.20	23
ELECTRICAL	.55	21
STRUCT/ROOF	.07	6
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.21	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**23**
ELECTRICAL	1.76	23
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	23
RDS/GNDS/SEC TOTAL	**.43**	**22**
RDS/GNDS TOTAL	.11	19
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.05	14
RDS/GNDS OTHER	.08	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	21
SEC PAYROLL	.31	9
SEC CONTRACTS	.20	17
SEC OTHER	.02	7
ADMIN TOTAL	**.83**	**23**
PAYROLL	.25	9
MGMT FEES	.66	19
PROF FEES	.06	17
GEN OFC EXP	.06	14
OTHER ADM EXP	.04	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.51**	**22**
REAL ESTATE TAX	1.14	22
BUILDING INS	.23	22
PERS PROP TAX		
OTHER TAX	.30	12
LEASING EXPENSES	**.82**	**11**
ADV/PROMOTION	.02	5
COMMISSIONS	.09	5
PROF FEES	.16	9
TENANT ALTS	.63	8
BUY-OUTS	.48	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**21**
CLEANING	.46	8
REPAIR/MAINT	.38	15
RDS/GROUNDS	.07	3
SECURITY	.31	9
ADMINISTRATIVE	.25	9
TOTAL CONTRACTS	**.87**	**22**
CLEANING	.68	22
REPAIR/MAINT	1.03	23
RDS/GROUNDS	.05	14
SECURITY	.20	17
ADMINISTRATIVE	.64	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	450,981 SQ. FT.				437,959 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.89	16.86	13.73	22.87
RETAIL AREA	2	17.66	30.54						
OTHER AREA									
TOTAL RENT	6	18.79	18.17	13.56	21.30				
MISCELLANEOUS	4	1.41	.11	.02	2.23				
TOTAL INCOME	6	19.81	18.18	13.58	25.07				
EXPENSE									
CLEANING	6	.88	.86	.68	1.06	.90	.89	.71	1.06
REPAIR-MAINT	7	.94	.73	.68	1.21	.95	.73	.68	1.25
UTILITIES	7	1.59	1.70	1.55	1.75	1.59	1.70	1.55	1.75
RDS/GRNDS/SEC	6	.31	.22	.08	.46	.32	.22	.10	.47
ADMINISTRATIVE	7	1.03	.92	.87	1.00	1.06	.97	.87	1.01
TOTAL OPER EXP	6	5.07	4.99	4.58	6.25	5.25	5.03	4.58	6.78
FIXED EXPENSES	6	2.04	2.09	1.68	2.27	2.11	2.11	1.94	2.34
TOTAL OPER + FIX	6	7.12	7.19	6.38	8.02	7.36	7.24	6.38	9.19
LEASING EXP	4	.58	.42	.08	1.17				
TOTAL PAYROLL	6	.48	.38	.35	.61				
TOTAL CONTRACT	6	.78	.65	.52	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2172	6
AVG SQFT/RETAIL TENANT	1334	3
AVG SQFT/OFFICE WORKER	155	7
AVG % OFFICE OCCUPANCY	89.6	7
AVG % RETAIL OCCUPANCY	70.1	3
AVG $ RATE YR-END RENT	24.54	6
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**6**
PAYROLL	.40	2
CONTRACT	.60	6
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**1.01**	**6**
PAYROLL	.31	3
ELEVATOR	.15	6
HVAC	.32	6
ELECTRICAL	.08	4
STRUCT/ROOF	.08	2
PLUMBING	.06	3
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.31	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**6**
ELECTRICAL	1.65	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC	**.31**	**6**
TOTAL		
RDS/GNDS TOTAL	.09	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL		
SEC CONTRACTS	.15	4
SEC OTHER	.02	2
ADMIN TOTAL	**1.15**	**6**
PAYROLL		
MGMT FEES	.50	5
PROF FEES	.37	2
GEN OFC EXP	.22	4
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.04**	**6**
REAL ESTATE TAX	1.38	6
BUILDING INS	.20	6
PERS PROP TAX		
OTHER TAX	.56	5
LEASING EXPENSES	**.58**	**4**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.27	3
TENANT ALTS	.46	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**6**
CLEANING	.40	2
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.78**	**6**
CLEANING	.60	6
REPAIR/MAINT	.58	6
RDS/GROUNDS	.09	5
SECURITY	.15	4
ADMINISTRATIVE	.88	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,074,295 SQ. FT.				1,005,449 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					34.61	36.08		
RETAIL AREA	2	16.10	18.24						
OTHER AREA									
TOTAL RENT	3	29.28	20.08						
MISCELLANEOUS	3	.04	.05						
TOTAL INCOME	3	29.32	20.08						
EXPENSE									
CLEANING	6	.96	1.05	.90	1.18	1.00	1.07	.90	1.18
REPAIR-MAINT	6	1.02	1.04	.95	1.22	1.06	1.14	.95	1.22
UTILITIES	6	1.88	1.85	1.78	2.01	1.96	1.99	1.84	2.09
RDS/GRNDS/SEC	6	.51	.38	.31	.63	.54	.42	.33	.69
ADMINISTRATIVE	6	.71	.64	.51	1.01	.75	.67	.51	1.21
TOTAL OPER EXP	6	5.08	5.33	4.28	5.63	5.43	5.60	4.70	6.69
FIXED EXPENSES	5	1.62	1.37	1.07	2.26	1.75	1.40	1.12	2.62
TOTAL OPER + FIX	5	6.94	7.00	6.02	8.02	7.52	7.00	6.58	9.03
LEASING EXP	3	1.28	1.25						
TOTAL PAYROLL	6	.80	.62	.48	1.32				
TOTAL CONTRACT	6	.79	1.16	.05	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2241	5
AVG SQFT/RETAIL TENANT	1057	2
AVG SQFT/OFFICE WORKER	205	6
AVG % OFFICE OCCUPANCY	98.6	6
AVG % RETAIL OCCUPANCY	97.8	3
AVG $ RATE YR-END RENT	28.77	5
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**6**
PAYROLL	.54	2
CONTRACT	.56	6
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.02**	**6**
PAYROLL	.26	5
ELEVATOR	.22	6
HVAC	.24	6
ELECTRICAL	.07	6
STRUCT/ROOF	.03	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.19	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**6**
ELECTRICAL	1.80	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC	**.51**	**6**
TOTAL		
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.12	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	6
SEC PAYROLL	.30	4
SEC CONTRACTS	.23	5
SEC OTHER		
ADMIN TOTAL	**.71**	**6**
PAYROLL	.25	4
MGMT FEES	.63	4
PROF FEES	.09	6
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.62**	**5**
REAL ESTATE TAX	1.18	5
BUILDING INS	.29	6
PERS PROP TAX		
OTHER TAX	.29	3
LEASING EXPENSES	**1.28**	**3**
ADV/PROMOTION		
COMMISSIONS	.14	2
PROF FEES	.24	2
TENANT ALTS		
BUY-OUTS	.48	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**6**
CLEANING	.54	2
REPAIR/MAINT	.26	5
RDS/GROUNDS		
SECURITY	.30	4
ADMINISTRATIVE	.25	4
TOTAL CONTRACTS	**.79**	**6**
CLEANING	.56	6
REPAIR/MAINT	.58	6
RDS/GROUNDS	.05	4
SECURITY	.23	5
ADMINISTRATIVE	.49	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	651,273 SQ. FT.				572,002 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					24.10	25.16	18.65	26.77
RETAIL AREA	6	8.41	20.24	10.87	23.06				
OTHER AREA									
TOTAL RENT	8	22.04	23.09	20.01	24.02				
MISCELLANEOUS	4	1.99	1.18	.86	2.64				
TOTAL INCOME	8	23.74	24.05	20.01	26.42				
EXPENSE									
CLEANING	8	.91	.88	.82	1.19	1.02	1.00	.93	1.23
REPAIR-MAINT	8	2.74	1.24	1.14	3.71	2.92	1.30	1.18	3.75
UTILITIES	8	1.49	1.74	1.60	1.81	1.55	1.74	1.63	2.00
RDS/GRNDS/SEC	8	.62	.59	.53	.65	.71	.66	.56	.78
ADMINISTRATIVE	8	1.10	1.03	.91	1.14	1.26	1.19	1.07	1.29
TOTAL OPER EXP	8	6.86	5.91	5.55	7.17	7.81	6.37	5.72	8.07
FIXED EXPENSES	8	2.49	2.28	2.08	2.64	2.84	2.57	2.29	2.92
TOTAL OPER+FIX	8	9.36	8.19	7.63	10.28	10.66	8.43	8.40	11.69
LEASING EXP	6	.91	.81	.26	1.27				
TOTAL PAYROLL	6	.79	.56	.47	1.32				
TOTAL CONTRACT	8	1.17	1.24	1.20	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1682	8
AVG SQFT/RETAIL TENANT	2907	7
AVG SQFT/OFFICE WORKER	183	7
AVG % OFFICE OCCUPANCY	94.1	8
AVG % RETAIL OCCUPANCY	99.0	7
AVG $ RATE YR-END RENT	32.21	7
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	8	**UTILITIES TOTAL**	1.49	8	SECURITY TOTAL	.57	7	**FIXED EXP TOTAL**	2.49	8	**TOTAL PAYROLL**	.79	6
PAYROLL			ELECTRICAL	1.31	8	SEC PAYROLL			REAL ESTATE TAX	1.37	8	CLEANING		
CONTRACT	.60	8	GAS			SEC CONTRACTS	.58	4	BUILDING INS	.31	5	REPAIR/MAINT	.51	6
SUP/MAT/MISC	.10	7	FUEL OIL			SEC OTHER	.07	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	8	PURCH STEAM			**ADMIN TOTAL**	1.10	8	OTHER TAX	.97	7	SECURITY		
REPR/MAINT TOTAL	2.74	8	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.51	6	COAL			MGMT FEES	.81	8	**LEASING EXPENSES**	.91	6			
ELEVATOR	.27	8	WATER/SEWER	.14	8	PROF FEES	.12	7	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	1.17	8
HVAC	.55	8	**RDS/GRNDS/SEC**	.62	8	GEN OFC EXP	.10	4	COMMISSIONS			CLEANING	.60	8
ELECTRICAL	.12	3	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES	.23	5	REPAIR/MAINT	.96	8
STRUCT/ROOF	.10	2	RDS/GNDS TOTAL	.33	5				TENANT ALTS	.71	5	RDS/GROUNDS	.32	5
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.58	4
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.32	5				OTHER LEASING			ADMINISTRATIVE	.92	8
OTHER MAINT/SUP	1.33	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	49 BLDS	21,690,361 SQ. FT.				21,042,099 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					11.91	9.22	5.64	14.49
RETAIL AREA	17	11.80	10.75	5.43	14.44				
OTHER AREA	8	5.43	6.46	2.85	9.90				
TOTAL RENT	41	12.22	9.36	5.67	14.78				
MISCELLANEOUS	33	.16	.08	.01	.14				
TOTAL INCOME	41	12.33	9.42	5.72	14.85				
EXPENSE									
CLEANING	32	.71	.70	.58	.79	.72	.73	.59	.79
REPAIR-MAINT	39	1.04	.75	.60	1.06	1.06	.77	.60	1.06
UTILITIES	32	1.50	1.45	1.16	1.76	1.53	1.46	1.16	1.76
RDS/GRNDS/SEC	49	.37	.34	.20	.47	.38	.35	.20	.47
ADMINISTRATIVE	47	.71	.72	.43	.92	.73	.75	.45	.92
TOTAL OPER EXP	32	4.33	3.99	3.75	4.60	4.46	4.12	3.90	4.62
FIXED EXPENSES	48	1.85	1.43	1.10	1.94	1.91	1.46	1.15	2.05
TOTAL OPER+FIX	31	6.19	5.81	5.18	6.28	6.38	5.83	5.41	6.37
LEASING EXP	42	.99	.32	.10	.96				
TOTAL PAYROLL	48	.65	.58	.39	.71				
TOTAL CONTRACT	48	.78	.74	.42	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18382	38
AVG SQFT/RETAIL TENANT	3385	16
AVG SQFT/OFFICE WORKER	378	23
AVG % OFFICE OCCUPANCY	88.2	43
AVG % RETAIL OCCUPANCY	86.4	17
AVG $ RATE YR-END RENT	14.31	37
RENTABLE/GROSS SQFT	.90	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	30	**UTILITIES TOTAL**	1.50	30	SECURITY TOTAL	.33	49	**FIXED EXP TOTAL**	1.85	47	**TOTAL PAYROLL**	.65	48
PAYROLL	.21	8	ELECTRICAL	1.29	30	SEC PAYROLL	.21	4	REAL ESTATE TAX	1.67	47	CLEANING	.21	8
CONTRACT	.54	30	GAS	.05	25	SEC CONTRACTS	.28	44	BUILDING INS	.16	46	REPAIR/MAINT	.37	29
SUP/MAT/MISC	.08	27	FUEL OIL			SEC OTHER	.04	21	PERS PROP TAX	.12	6	RDS/GROUNDS		
TRASH REMOVAL	.02	23	PURCH STEAM			**ADMIN TOTAL**	.70	46	OTHER TAX	.01	2	SECURITY	.21	4
REPR/MAINT TOTAL	1.04	39	PURCH CH WTR			PAYROLL	.26	45				ADMINISTRATIVE	.26	45
PAYROLL	.37	29	COAL			MGMT FEES	.39	39	**LEASING EXPENSES**	.99	42			
ELEVATOR	.23	32	WATER/SEWER	.10	30	PROF FEES	.14	29	ADV/PROMOTION	.05	32	**TOTAL CONTRACTS**	.78	48
HVAC	.12	37	**RDS/GNDS/SEC**	.37	49	GEN OFC EXP	.08	35	COMMISSIONS	.02	6	CLEANING	.54	30
ELECTRICAL	.05	34	**TOTAL**			OTHER ADM EXP	.10	35	PROF FEES	.20	37	REPAIR/MAINT	.47	39
STRUCT/ROOF	.06	24	RDS/GNDS TOTAL	.05	46				TENANT ALTS	1.00	31	RDS/GROUNDS	.04	36
PLUMBING	.02	34	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.26	44
FIRE/LIFE SFTY	.03	21	RDS/GNDS CONTR	.04	36				OTHER LEASING	.35	8	ADMINISTRATIVE	.48	39
OTHER MAINT/SUP	.32	36	RDS/GNDS OTHER	.05	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,431,270 SQ. FT.				1,405,900 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.47	8.65	6.41	12.61
RETAIL AREA	2	14.25	16.70						
OTHER AREA									
TOTAL RENT	5	8.65	8.65	6.37	13.09				
MISCELLANEOUS	2	.10	.09						
TOTAL INCOME	5	8.69	8.65	6.43	13.13				
EXPENSE									
CLEANING	8	.67	.64	.57	.79	.68	.67	.58	.79
REPAIR-MAINT	8	.64	.59	.48	.75	.65	.59	.48	.76
UTILITIES	8	1.54	1.61	1.20	1.98	1.56	1.61	1.21	1.98
RDS/GRNDS/SEC	8	.33	.26	.16	.44	.33	.28	.16	.46
ADMINISTRATIVE	7	.91	.80	.62	1.14	.93	.80	.65	1.14
TOTAL OPER EXP	8	4.01	4.04	3.33	4.49	4.09	4.04	3.62	4.49
FIXED EXPENSES	8	1.45	1.44	1.29	1.64	1.47	1.44	1.29	1.72
TOTAL OPER+FIX	8	5.46	5.46	5.12	5.81	5.56	5.59	5.43	5.81
LEASING EXP	5	.77	.90	.03	1.54				
TOTAL PAYROLL	8	.58	.62	.38	.67				
TOTAL CONTRACT	7	.80	.74	.51	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20520	3
AVG SQFT/RETAIL TENANT	2126	2
AVG SQFT/OFFICE WORKER	235	3
AVG % OFFICE OCCUPANCY	75.5	6
AVG % RETAIL OCCUPANCY	92.2	2
AVG $ RATE YR-END RENT	10.37	2
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	7
PAYROLL		
CONTRACT	.56	7
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.64	8
PAYROLL	.30	3
ELEVATOR	.15	6
HVAC	.11	7
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.27	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	7
ELECTRICAL	1.32	7
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	.33	8
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.13	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	8
SEC PAYROLL		
SEC CONTRACTS	.37	4
SEC OTHER	.08	5
ADMIN TOTAL	.91	7
PAYROLL	.49	7
MGMT FEES	.35	6
PROF FEES	.03	3
GEN OFC EXP	.15	4
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	7
REAL ESTATE TAX	1.33	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.77	5
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.56	4
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	8
CLEANING		
REPAIR/MAINT	.30	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	7
TOTAL CONTRACTS	.80	7
CLEANING	.56	7
REPAIR/MAINT	.29	8
RDS/GROUNDS	.04	2
SECURITY	.37	4
ADMINISTRATIVE	.36	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,069,875 SQ. FT.				2,990,290 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.63	9.08	7.98	12.71
RETAIL AREA	2	7.23	5.25						
OTHER AREA	2	1.36	8.32						
TOTAL RENT	4	10.64	9.59	7.80	12.85				
MISCELLANEOUS	3	.09	.14						
TOTAL INCOME	4	10.72	9.66	7.87	12.93				
EXPENSE									
CLEANING	7	.66	.66	.53	.78	.67	.73	.54	.78
REPAIR-MAINT	7	1.10	.68	.64	1.22	1.12	.68	.64	1.29
UTILITIES	7	1.59	1.49	1.19	1.64	1.62	1.51	1.24	1.64
RDS/GRNDS/SEC	7	.54	.47	.36	.58	.55	.47	.38	.58
ADMINISTRATIVE	7	.68	.85	.55	.89	.70	.85	.60	.89
TOTAL OPER EXP	7	4.56	4.35	3.75	4.61	4.68	4.35	4.05	4.61
FIXED EXPENSES	7	1.61	1.17	1.06	1.65	1.65	1.17	1.06	1.74
TOTAL OPER+FIX	7	6.17	5.41	5.17	5.73	6.34	5.53	5.17	5.94
LEASING EXP	5	.46	.06	.04	1.08				
TOTAL PAYROLL	7	.80	.63	.59	.81				
TOTAL CONTRACT	7	.93	.89	.70	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9044	3
AVG SQFT/RETAIL TENANT	3787	2
AVG SQFT/OFFICE WORKER	315	4
AVG % OFFICE OCCUPANCY	78.0	4
AVG % RETAIL OCCUPANCY	79.2	2
AVG $ RATE YR-END RENT	11.22	4
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	7
PAYROLL	.32	2
CONTRACT	.47	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.10	7
PAYROLL	.49	5
ELEVATOR	.21	7
HVAC	.17	6
ELECTRICAL	.05	6
STRUCT/ROOF	.03	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.29	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	6
ELECTRICAL	1.43	6
GAS	.05	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.54	7
RDS/GNDS TOTAL	.09	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	7
SEC PAYROLL		
SEC CONTRACTS	.42	7
SEC OTHER	.03	5
ADMIN TOTAL	.66	6
PAYROLL	.37	6
MGMT FEES	.21	5
PROF FEES		
GEN OFC EXP	.10	3
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	7
REAL ESTATE TAX	1.34	7
BUILDING INS	.24	7
PERS PROP TAX	.08	2
OTHER TAX		
LEASING EXPENSES	.46	5
ADV/PROMOTION	.13	3
COMMISSIONS		
PROF FEES	.19	3
TENANT ALTS	.42	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	7
CLEANING	.32	2
REPAIR/MAINT	.49	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	.93	7
CLEANING	.47	7
REPAIR/MAINT	.44	7
RDS/GROUNDS	.05	6
SECURITY	.42	7
ADMINISTRATIVE	.22	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	13,599,378 SQ. FT.				13,173,563 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					13.23	14.19	9.22	16.23
RETAIL AREA	9	11.82	10.83	3.20	14.95				
OTHER AREA	4	6.15	7.13	3.86	9.90				
TOTAL RENT	11	13.64	14.78	10.50	16.03				
MISCELLANEOUS	8	.18	.11	.03	.27				
TOTAL INCOME	11	13.78	14.78	10.58	16.04				
EXPENSE									
CLEANING	13	.73	.75	.61	.92	.74	.77	.63	.83
REPAIR-MAINT	13	1.10	.85	.73	1.42	1.12	.90	.74	1.42
UTILITIES	13	1.44	1.27	1.05	1.72	1.47	1.34	1.06	1.72
RDS/GRNDS/SEC	13	.39	.37	.31	.49	.40	.37	.32	.49
ADMINISTRATIVE	12	.79	.76	.61	.98	.81	.80	.65	.99
TOTAL OPER EXP	13	4.41	3.96	3.72	5.00	4.55	4.03	3.92	5.00
FIXED EXPENSES	12	1.90	1.95	1.42	2.26	1.96	2.02	1.47	2.30
TOTAL OPER + FIX	12	6.27	6.19	5.26	6.92	6.49	6.23	5.39	7.00
LEASING EXP	11	1.18	.43	.18	1.42				
TOTAL PAYROLL	12	.70	.59	.51	.93				
TOTAL CONTRACT	13	.77	.82	.72	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23820	12
AVG SQFT/RETAIL TENANT	3309	9
AVG SQFT/OFFICE WORKER	393	12
AVG % OFFICE OCCUPANCY	89.3	12
AVG % RETAIL OCCUPANCY	82.6	9
AVG $ RATE YR-END RENT	14.64	10
RENTABLE/GROSS SQFT	.90	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	12
PAYROLL	.18	5
CONTRACT	.54	12
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	1.10	13
PAYROLL	.39	10
ELEVATOR	.25	13
HVAC	.12	13
ELECTRICAL	.05	13
STRUCT/ROOF	.06	11
PLUMBING	.02	13
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.36	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	13
ELECTRICAL	1.22	13
GAS	.05	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	13
RDS/GNDS/SEC TOTAL	.39	13
RDS/GNDS TOTAL	.04	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	11
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	13
SEC PAYROLL	.21	4
SEC CONTRACTS	.27	12
SEC OTHER	.04	10
ADMIN TOTAL	.79	12
PAYROLL	.24	11
MGMT FEES	.44	10
PROF FEES	.16	7
GEN OFC EXP	.06	9
OTHER ADM EXP	.08	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.90	12
REAL ESTATE TAX	1.72	12
BUILDING INS	.16	11
PERS PROP TAX	.14	3
OTHER TAX		
LEASING EXPENSES	1.18	11
ADV/PROMOTION	.04	5
COMMISSIONS	.01	4
PROF FEES	.17	9
TENANT ALTS	1.37	6
BUY-OUTS		
OTHER LEASING	.46	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	12
CLEANING	.18	5
REPAIR/MAINT	.39	10
RDS/GROUNDS		
SECURITY	.21	4
ADMINISTRATIVE	.24	11
TOTAL CONTRACTS	.77	13
CLEANING	.54	12
REPAIR/MAINT	.51	13
RDS/GROUNDS	.04	11
SECURITY	.27	12
ADMINISTRATIVE	.55	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	142 BLDS	23,716,524 SQ. FT.				23,549,299 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	133					11.26	8.10	6.21	11.62
RETAIL AREA	10	10.05	10.19	6.31	17.46				
OTHER AREA									
TOTAL RENT	134	11.27	8.16	6.23	11.84				
MISCELLANEOUS	100	.33	.10	.04	.27				
TOTAL INCOME	134	11.51	8.41	6.45	12.33				
EXPENSE									
CLEANING	141	.61	.59	.50	.71	.61	.59	.50	.71
REPAIR-MAINT	142	.88	.72	.55	.98	.88	.72	.55	.99
UTILITIES	141	1.48	1.45	1.25	1.70	1.48	1.45	1.25	1.70
RDS/GRNDS/SEC	141	.39	.37	.27	.46	.39	.38	.27	.47
ADMINISTRATIVE	141	.73	.71	.53	.94	.73	.73	.53	.94
TOTAL OPER EXP	140	4.11	4.08	3.45	4.58	4.14	4.08	3.45	4.58
FIXED EXPENSES	139	1.48	1.19	.95	1.44	1.49	1.21	.95	1.44
TOTAL OPER + FIX	137	5.59	5.27	4.65	5.96	5.63	5.28	4.68	5.98
LEASING EXP	125	1.18	.31	.17	.88				
TOTAL PAYROLL	124	.61	.53	.39	.78				
TOTAL CONTRACT	140	.82	.83	.64	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6474	134
AVG SQFT/RETAIL TENANT	2379	9
AVG SQFT/OFFICE WORKER	346	87
AVG % OFFICE OCCUPANCY	83.4	138
AVG % RETAIL OCCUPANCY	75.3	11
AVG $ RATE YR-END RENT	12.44	123
RENTABLE/GROSS SQFT	.94	96

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	140
PAYROLL	.31	23
CONTRACT	.50	137
SUP/MAT/MISC	.06	104
TRASH REMOVAL	.03	97
REPR/MAINT TOTAL	.88	142
PAYROLL	.29	99
ELEVATOR	.15	118
HVAC	.14	141
ELECTRICAL	.06	132
STRUCT/ROOF	.05	93
PLUMBING	.03	130
FIRE/LIFE SFTY	.02	61
OTHER MAINT/SUP	.23	138

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	141
ELECTRICAL	1.29	141
GAS	.04	56
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.28	19
COAL		
WATER/SEWER	.13	131
RDS/GNDS/SEC TOTAL	.39	141
RDS/GNDS TOTAL	.16	134
RDS/GNDS PAYRL	.13	3
RDS/GNDS CONTR	.13	121
RDS/GNDS OTHER	.05	84

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	129
SEC PAYROLL	.30	12
SEC CONTRACTS	.21	118
SEC OTHER	.06	37
ADMIN TOTAL	.73	141
PAYROLL	.27	104
MGMT FEES	.38	128
PROF FEES	.08	73
GEN OFC EXP	.08	113
OTHER ADM EXP	.09	87

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	139
REAL ESTATE TAX	1.35	139
BUILDING INS	.11	131
PERS PROP TAX	.06	21
OTHER TAX	.05	14
LEASING EXPENSES	1.18	125
ADV/PROMOTION	.05	73
COMMISSIONS	.06	41
PROF FEES	.51	111
TENANT ALTS	.89	87
BUY-OUTS	.21	4
OTHER LEASING	.06	41

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	124
CLEANING	.31	23
REPAIR/MAINT	.29	99
RDS/GROUNDS	.13	3
SECURITY	.30	12
ADMINISTRATIVE	.27	104
TOTAL CONTRACTS	.82	140
CLEANING	.50	137
REPAIR/MAINT	.40	142
RDS/GROUNDS	.13	121
SECURITY	.21	118
ADMINISTRATIVE	.38	134

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	410,452 SQ. FT.				410,452 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					7.31	6.67	5.25	8.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	7.32	6.67	5.25	8.10				
MISCELLANEOUS	8	.21	.16	.03	.28				
TOTAL INCOME	12	7.47	6.87	5.25	8.25				
EXPENSE									
CLEANING	15	.60	.61	.53	.71	.60	.61	.53	.71
REPAIR-MAINT	15	.95	.75	.62	1.29	.95	.75	.62	1.29
UTILITIES	14	1.59	1.63	1.36	1.90	1.59	1.63	1.36	1.90
RDS/GRNDS/SEC	15	.40	.42	.23	.58	.40	.42	.23	.58
ADMINISTRATIVE	14	.74	.68	.45	.93	.74	.68	.45	.93
TOTAL OPER EXP	14	4.17	4.41	3.46	5.05	4.17	4.41	3.46	5.05
FIXED EXPENSES	14	.96	.94	.84	1.06	.96	.94	.84	1.06
TOTAL OPER + FIX	13	5.11	5.52	4.41	6.30	5.11	5.52	4.41	6.30
LEASING EXP	12	.43	.30	.09	.65				
TOTAL PAYROLL	10	.63	.53	.27	1.39				
TOTAL CONTRACT	15	.84	.97	.68	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2122	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	296	10
AVG % OFFICE OCCUPANCY	68.5	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.51	13
RENTABLE/GROSS SQFT	.94	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**15**
PAYROLL		
CONTRACT	.53	15
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**.95**	**15**
PAYROLL	.45	9
ELEVATOR	.09	5
HVAC	.26	15
ELECTRICAL	.08	14
STRUCT/ROOF	.11	9
PLUMBING	.03	14
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.21	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**14**
ELECTRICAL	1.42	14
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	14
RDS/GNDS/SEC TOTAL	**.40**	**15**
RDS/GNDS TOTAL	.27	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	12
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	11
SEC PAYROLL		
SEC CONTRACTS	.14	10
SEC OTHER	.13	3
ADMIN TOTAL	**.74**	**14**
PAYROLL	.43	6
MGMT FEES	.32	14
PROF FEES	.20	8
GEN OFC EXP	.07	13
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.96**	**14**
REAL ESTATE TAX	.87	14
BUILDING INS	.12	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.43**	**12**
ADV/PROMOTION	.08	5
COMMISSIONS	.05	3
PROF FEES	.15	11
TENANT ALTS	.48	6
BUY-OUTS		
OTHER LEASING	.07	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**10**
CLEANING		
REPAIR/MAINT	.45	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	6
TOTAL CONTRACTS	**.84**	**15**
CLEANING	.53	15
REPAIR/MAINT	.47	15
RDS/GROUNDS	.28	12
SECURITY	.14	10
ADMINISTRATIVE	.46	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	2,659,454 SQ. FT.				2,659,454 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					8.38	7.27	6.14	9.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	35	8.36	7.27	6.14	9.57				
MISCELLANEOUS	21	.18	.06	.02	.20				
TOTAL INCOME	35	8.47	7.27	6.21	9.67				
EXPENSE									
CLEANING	36	.56	.55	.46	.70	.56	.55	.46	.70
REPAIR-MAINT	37	.73	.59	.47	.98	.73	.59	.47	.98
UTILITIES	37	1.58	1.56	1.37	1.84	1.58	1.56	1.37	1.84
RDS/GRNDS/SEC	36	.35	.35	.27	.45	.35	.35	.27	.45
ADMINISTRATIVE	37	.76	.68	.46	.98	.76	.68	.46	.98
TOTAL OPER EXP	36	4.02	4.01	3.22	4.84	4.02	4.01	3.22	4.84
FIXED EXPENSES	37	1.11	1.02	.89	1.28	1.11	1.02	.89	1.28
TOTAL OPER + FIX	36	5.13	5.05	4.33	5.98	5.13	5.05	4.33	5.98
LEASING EXP	37	.67	.32	.19	.70				
TOTAL PAYROLL	27	.61	.58	.33	.85				
TOTAL CONTRACT	36	.78	.79	.56	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3186	35
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	19
AVG % OFFICE OCCUPANCY	78.3	36
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.02	34
RENTABLE/GROSS SQFT	.96	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**36**
PAYROLL		
CONTRACT	.52	35
SUP/MAT/MISC	.05	24
TRASH REMOVAL	.03	26
REPR/MAINT TOTAL	**.73**	**37**
PAYROLL	.32	21
ELEVATOR	.06	32
HVAC	.19	37
ELECTRICAL	.03	33
STRUCT/ROOF	.06	28
PLUMBING	.02	33
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.20	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**37**
ELECTRICAL	1.47	37
GAS	.09	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.12	2
COAL		
WATER/SEWER	.08	35
RDS/GNDS/SEC TOTAL	**.35**	**36**
RDS/GNDS TOTAL	.19	35
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	30
RDS/GNDS OTHER	.06	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	35
SEC PAYROLL		
SEC CONTRACTS	.13	32
SEC OTHER	.12	13
ADMIN TOTAL	**.76**	**37**
PAYROLL	.44	21
MGMT FEES	.34	37
PROF FEES	.06	17
GEN OFC EXP	.09	25
OTHER ADM EXP	.12	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.11**	**37**
REAL ESTATE TAX	1.01	37
BUILDING INS	.10	34
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.67**	**37**
ADV/PROMOTION	.05	16
COMMISSIONS	.06	10
PROF FEES	.24	36
TENANT ALTS	.58	24
BUY-OUTS		
OTHER LEASING	.07	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**27**
CLEANING		
REPAIR/MAINT	.32	21
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	21
TOTAL CONTRACTS	**.78**	**36**
CLEANING	.52	35
REPAIR/MAINT	.34	37
RDS/GROUNDS	.16	30
SECURITY	.13	32
ADMINISTRATIVE	.36	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS	7,973,877 SQ. FT.				7,922,784 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					9.99	8.70	6.30	13.18
RETAIL AREA	6	14.24	17.30	12.00	21.03				
OTHER AREA									
TOTAL RENT	48	10.16	8.83	6.81	13.27				
MISCELLANEOUS	35	.47	.43	.06	.28				
TOTAL INCOME	48	10.52	9.20	7.10	13.82				
EXPENSE									
CLEANING	48	.62	.60	.51	.69	.62	.60	.51	.69
REPAIR-MAINT	48	.73	.69	.56	.83	.73	.69	.56	.83
UTILITIES	48	1.45	1.39	1.26	1.61	1.45	1.39	1.26	1.61
RDS/GRNDS/SEC	48	.42	.40	.31	.48	.42	.40	.31	.48
ADMINISTRATIVE	48	.78	.78	.61	.95	.79	.78	.61	.95
TOTAL OPER EXP	48	4.06	4.11	3.68	4.40	4.09	4.14	3.68	4.44
FIXED EXPENSES	46	1.33	1.29	1.10	1.47	1.34	1.29	1.11	1.47
TOTAL OPER+FIX	46	5.38	5.37	4.87	5.74	5.42	5.40	4.87	5.76
LEASING EXP	43	1.01	.28	.16	1.38				
TOTAL PAYROLL	45	.61	.55	.39	.74				
TOTAL CONTRACT	47	.88	.87	.68	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4727	46
AVG SQFT/RETAIL TENANT	1461	6
AVG SQFT/OFFICE WORKER	328	29
AVG % OFFICE OCCUPANCY	82.5	46
AVG % RETAIL OCCUPANCY	81.2	7
AVG $ RATE YR-END RENT	11.91	43
RENTABLE/GROSS SQFT	.94	35

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**47**	**UTILITIES TOTAL**	**1.45**	**48**	SECURITY TOTAL	.29	47	**FIXED EXP TOTAL**	**1.33**	**46**	**TOTAL PAYROLL**	**.61**	**45**
PAYROLL	.46	5	ELECTRICAL	1.24	48	SEC PAYROLL	.42	3	REAL ESTATE TAX	1.20	46	CLEANING	.46	5
CONTRACT	.52	46	GAS	.06	16	SEC CONTRACTS	.26	45	BUILDING INS	.12	46	REPAIR/MAINT	.25	38
SUP/MAT/MISC	.05	34	FUEL OIL			SEC OTHER	.05	14	PERS PROP TAX	.01	8	RDS/GROUNDS	.25	2
TRASH REMOVAL	.03	31	PURCH STEAM						OTHER TAX	.07	8	SECURITY	.42	3
REPR/MAINT TOTAL	**.73**	**48**	PURCH CH WTR	.31	10	**ADMIN TOTAL**	**.78**	**48**				ADMINISTRATIVE	.32	42
PAYROLL	.25	38	COAL			PAYROLL	.32	42	**LEASING EXPENSES**	**1.01**	**43**			
ELEVATOR	.10	48	WATER/SEWER	.12	43	MGMT FEES	.38	43	ADV/PROMOTION	.05	28	**TOTAL CONTRACTS**	**.88**	**47**
HVAC	.15	48	**RDS/GNDS/SEC**	**.42**	**48**	PROF FEES	.08	30	COMMISSIONS	.08	18	CLEANING	.52	46
ELECTRICAL	.04	45	**TOTAL**			GEN OFC EXP	.09	39	PROF FEES	.32	34	REPAIR/MAINT	.34	48
STRUCT/ROOF	.06	26	RDS/GNDS TOTAL	.15	44	OTHER ADM EXP	.07	31	TENANT ALTS	.91	28	RDS/GROUNDS	.12	39
PLUMBING	.03	45	RDS/GNDS PAYRL	.25	2				BUY-OUTS	.04	2	SECURITY	.26	45
FIRE/LIFE SFTY	.02	24	RDS/GNDS CONTR	.12	39				OTHER LEASING	.07	16	ADMINISTRATIVE	.38	47
OTHER MAINT/SUP	.20	46	RDS/GNDS OTHER	.05	31									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	7,244,556 SQ. FT.				7,189,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					11.86	10.28	8.21	13.72
RETAIL AREA	3	7.89	6.31						
OTHER AREA									
TOTAL RENT	17	11.82	10.40	8.22	13.50				
MISCELLANEOUS	14	.43	.27	.05	.84				
TOTAL INCOME	17	12.18	10.81	8.68	14.27				
EXPENSE									
CLEANING	18	.62	.59	.50	.73	.62	.59	.52	.74
REPAIR-MAINT	18	.88	.89	.62	1.01	.87	.90	.62	1.08
UTILITIES	18	1.34	1.21	1.08	1.42	1.34	1.21	1.08	1.42
RDS/GRNDS/SEC	18	.31	.33	.25	.37	.32	.33	.25	.38
ADMINISTRATIVE	18	.67	.62	.51	.85	.68	.62	.51	.85
TOTAL OPER EXP	18	3.81	3.45	3.18	4.27	3.84	3.47	3.19	4.27
FIXED EXPENSES	18	1.56	1.48	1.23	1.84	1.57	1.48	1.28	1.85
TOTAL OPER+FIX	18	5.37	4.92	4.61	5.82	5.41	4.92	4.70	5.85
LEASING EXP	15	1.18	.47	.28	1.77				
TOTAL PAYROLL	18	.63	.54	.45	.78				
TOTAL CONTRACT	18	.72	.73	.65	.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9790	17
AVG SQFT/RETAIL TENANT	5442	3
AVG SQFT/OFFICE WORKER	401	10
AVG % OFFICE OCCUPANCY	83.4	17
AVG % RETAIL OCCUPANCY	69.2	3
AVG $ RATE YR-END RENT	12.28	15
RENTABLE/GROSS SQFT	.92	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**18**	**UTILITIES TOTAL**	**1.34**	**18**	SECURITY TOTAL	.19	17	**FIXED EXP TOTAL**	**1.58**	**18**	**TOTAL PAYROLL**	**.83**	**18**
PAYROLL	.32	6	ELECTRICAL	1.19	18	SEC PAYROLL	.09	2	REAL ESTATE TAX	1.42	18	CLEANING	.32	6
CONTRACT	.45	17	GAS	.02	10	SEC CONTRACTS	.19	16	BUILDING INS	.13	18	REPAIR/MAINT	.27	16
SUP/MAT/MISC	.06	17	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	3	RDS/GROUNDS		
TRASH REMOVAL	.03	15	PURCH STEAM						OTHER TAX	.05	3	SECURITY	.09	2
REPR/MAINT TOTAL	**.86**	**18**	PURCH CH WTR	.30	3	**ADMIN TOTAL**	**.67**	**18**				ADMINISTRATIVE	.25	16
PAYROLL	.27	18	COAL			PAYROLL	.25	16	**LEASING EXPENSES**	**1.18**	**15**			
ELEVATOR	.18	18	WATER/SEWER	.09	17	MGMT FEES	.33	14	ADV/PROMOTION	.03	11	**TOTAL CONTRACTS**	**.72**	**18**
HVAC	.09	17	**RDS/GNDS/SEC**	**.31**	**18**	PROF FEES	.08	9	COMMISSIONS	.04	6	CLEANING	.45	17
ELECTRICAL	.04	16	**TOTAL**			GEN OFC EXP	.08	14	PROF FEES	.45	14	REPAIR/MAINT	.35	18
STRUCT/ROOF	.02	11	RDS/GNDS TOTAL	.14	17	OTHER ADM EXP	.11	15	TENANT ALTS	.81	13	RDS/GROUNDS	.11	16
PLUMBING	.03	16	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	18
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.11	16				OTHER LEASING	.09	6	ADMINISTRATIVE	.33	16
OTHER MAINT/SUP	.24	18	RDS/GNDS OTHER	.05	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	4,072,043 SQ. FT.				4,069,070 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.89	13.70	10.55	17.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.90	13.70	10.55	17.83				
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	15.90	13.70	10.56	17.84				
EXPENSE									
CLEANING	4	.61	.63	.56	.68	.61	.64	.56	.68
REPAIR-MAINT	4	1.13	1.18	.96	1.27	1.13	1.18	.96	1.27
UTILITIES	4	1.54	1.52	1.51	1.60	1.54	1.52	1.51	1.60
RDS/GRNDS/SEC	4	.38	.37	.37	.38	.38	.37	.37	.38
ADMINISTRATIVE	4	.72	.55	.48	.80	.72	.55	.48	.80
TOTAL OPER EXP	4	4.37	4.39	4.13	4.47	4.38	4.39	4.14	4.47
FIXED EXPENSES	4	2.05	1.90	1.65	2.19	2.05	1.90	1.66	2.19
TOTAL OPER + FIX	4	6.42	6.30	5.78	6.66	6.43	6.30	5.80	6.66
LEASING EXP	2	2.71	4.59						
TOTAL PAYROLL	4	.42	.45	.34	.47				
TOTAL CONTRACT	4	.91	.91	.88	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	136774	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	373	4
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.30	2
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	4
PAYROLL	.55	4
CONTRACT	.07	3
SUP/MAT/MISC	.02	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.13	4
PAYROLL	.32	4
ELEVATOR	.26	4
HVAC	.14	4
ELECTRICAL	.09	4
STRUCT/ROOF	.05	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.35	4
GAS	.04	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.38	4
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL		
SEC CONTRACTS	.22	4
SEC OTHER		
ADMIN TOTAL	.72	4
PAYROLL	.10	4
MGMT FEES	.50	4
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	4
REAL ESTATE TAX	1.95	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	2.71	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	1.61	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	2.10	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	4
CLEANING		
REPAIR/MAINT	.32	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	4
TOTAL CONTRACTS	.91	4
CLEANING	.55	4
REPAIR/MAINT	.61	4
RDS/GROUNDS	.14	4
SECURITY	.22	4
ADMINISTRATIVE	.50	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,780,485 SQ. FT.				2,621,675 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					14.94	13.44	9.97	15.77
RETAIL AREA	4	10.63	10.90	9.34	12.68				
OTHER AREA	2	3.15	3.64						
TOTAL RENT	12	14.59	13.39	9.85	15.16				
MISCELLANEOUS	9	.09	.02	.01	.17				
TOTAL INCOME	12	14.67	13.44	9.98	15.21				
EXPENSE									
CLEANING	12	.79	.80	.68	.97	.83	.85	.70	1.03
REPAIR-MAINT	12	1.35	1.34	.77	1.47	1.42	1.34	.79	1.56
UTILITIES	12	1.47	1.35	1.25	1.67	1.53	1.35	1.25	1.68
RDS/GRNDS/SEC	12	.43	.35	.24	.56	.46	.36	.26	.59
ADMINISTRATIVE	12	.56	.65	.42	.78	.59	.65	.43	.84
TOTAL OPER EXP	12	4.60	4.61	4.05	5.11	4.88	4.78	4.47	5.35
FIXED EXPENSES	12	1.36	1.21	.66	1.43	1.44	1.21	.78	1.46
TOTAL OPER + FIX	12	5.97	5.77	4.80	6.43	6.33	5.94	5.29	6.72
LEASING EXP	7	1.05	.99	.41	1.29				
TOTAL PAYROLL	12	1.29	1.23	.55	2.10				
TOTAL CONTRACT	11	.67	.72	.57	.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12638	12
AVG SQFT/RETAIL TENANT	3108	5
AVG SQFT/OFFICE WORKER	231	11
AVG % OFFICE OCCUPANCY	93.5	12
AVG % RETAIL OCCUPANCY	91.6	5
AVG $ RATE YR-END RENT	15.52	10
RENTABLE/GROSS SQFT	.85	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	12
PAYROLL	.75	6
CONTRACT	.49	11
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	1.35	12
PAYROLL	.85	11
ELEVATOR	.19	12
HVAC	.16	12
ELECTRICAL	.03	12
STRUCT/ROOF	.01	4
PLUMBING	.02	10
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.28	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	12
ELECTRICAL	1.29	12
GAS		
FUEL OIL		
PURCH STEAM	.14	8
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.43	12
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	12
SEC PAYROLL	.24	8
SEC CONTRACTS	.30	7
SEC OTHER	.01	7
ADMIN TOTAL	.56	12
PAYROLL	.20	11
MGMT FEES	.28	9
PROF FEES	.05	6
GEN OFC EXP	.04	9
OTHER ADM EXP	.08	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	12
REAL ESTATE TAX	1.12	12
BUILDING INS	.27	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	1.05	7
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES	.30	6
TENANT ALTS	.75	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.29	12
CLEANING	.75	6
REPAIR/MAINT	.65	11
RDS/GROUNDS	.16	2
SECURITY	.24	8
ADMINISTRATIVE	.20	11
TOTAL CONTRACTS	.87	11
CLEANING	.49	11
REPAIR/MAINT	.44	12
RDS/GROUNDS	.06	5
SECURITY	.30	7
ADMINISTRATIVE	.33	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	304,418 SQ. FT.				283,871 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.41	9.62	9.24	12.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.01	9.33	8.83	12.92				
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	4	11.03	9.35	8.85	12.93				
EXPENSE									
CLEANING	4	.84	.90	.69	.97	.91	.97	.73	1.04
REPAIR-MAINT	4	.84	.76	.61	1.11	.87	.80	.65	1.11
UTILITIES	4	1.37	1.37	1.21	1.56	1.43	1.37	1.28	1.56
RDS/GRNDS/SEC	4	.22	.25	.10	.34	.24	.27	.12	.34
ADMINISTRATIVE	4	.59	.59	.30	.78	.63	.61	.30	.87
TOTAL OPER EXP	4	3.86	4.00	3.12	4.54	4.14	4.47	3.56	4.56
FIXED EXPENSES	4	1.07	1.02	.62	1.48	1.15	1.12	.73	1.48
TOTAL OPER + FIX	4	4.94	4.62	4.13	5.63	5.29	5.19	4.40	5.93
LEASING EXP	3	1.30	1.21						
TOTAL PAYROLL	4	.86	.79	.29	1.23				
TOTAL CONTRACT	3	.64	.53						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6646	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	4
AVG % OFFICE OCCUPANCY	94.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.54	4
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	4
PAYROLL	.49	2
CONTRACT	.58	3
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.84	4
PAYROLL	.26	3
ELEVATOR	.23	4
HVAC	.17	4
ELECTRICAL	.03	4
STRUCT/ROOF	.03	2
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	4
ELECTRICAL	1.08	4
GAS		
FUEL OIL		
PURCH STEAM	.33	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC	.22	4
TOTAL		
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL	.19	3
SEC CONTRACTS		
SEC OTHER	.05	2
ADMIN TOTAL	.59	4
PAYROLL	.25	3
MGMT FEES	.39	3
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	4
REAL ESTATE TAX	.97	4
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.30	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.65	2
TENANT ALTS	1.33	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	4
CLEANING	.49	2
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	.64	3
CLEANING	.58	3
REPAIR/MAINT	.46	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	744,419 SQ. FT.				715,341 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.52	13.33	11.77	17.09
RETAIL AREA									
OTHER AREA	2	3.15	3.64						
TOTAL RENT	5	14.04	13.33	11.56	16.10				
MISCELLANEOUS	3	.36	.25						
TOTAL INCOME	5	14.24	13.33	11.69	16.52				
EXPENSE									
CLEANING	5	.95	.81	.71	1.35	.96	.81	.73	1.36
REPAIR-MAINT	5	1.36	1.36	1.05	1.66	1.40	1.36	1.07	1.67
UTILITIES	5	1.47	1.31	1.25	1.67	1.48	1.31	1.25	1.69
RDS/GRNDS/SEC	5	.52	.60	.31	.73	.54	.62	.33	.73
ADMINISTRATIVE	5	.72	.74	.46	1.05	.75	.77	.46	1.16
TOTAL OPER EXP	5	5.04	5.29	4.47	5.52	5.25	5.29	4.84	5.69
FIXED EXPENSES	5	.91	1.03	.49	1.29	.95	1.05	.53	1.32
TOTAL OPER + FIX	5	5.95	6.35	4.96	6.80	6.19	6.46	5.36	6.95
LEASING EXP									
TOTAL PAYROLL	5	1.96	2.28	1.31	2.49				
TOTAL CONTRACT	5	.57	.72	.39	.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14420	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	198	4
AVG % OFFICE OCCUPANCY	88.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.22	3
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	5
PAYROLL	.83	4
CONTRACT	.14	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.38	5
PAYROLL	.85	5
ELEVATOR	.13	5
HVAC	.14	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	5
ELECTRICAL	1.26	5
GAS		
FUEL OIL		
PURCH STEAM	.26	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC	.52	5
TOTAL		
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	5
SEC PAYROLL	.15	2
SEC CONTRACTS	.41	5
SEC OTHER	.01	3
ADMIN TOTAL	.72	5
PAYROLL	.36	5
MGMT FEES	.43	3
PROF FEES	.01	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.20	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.91	5
REAL ESTATE TAX	.79	5
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.96	5
CLEANING	.83	4
REPAIR/MAINT	.85	5
RDS/GROUNDS		
SECURITY	.15	2
ADMINISTRATIVE	.36	5
TOTAL CONTRACTS	.57	5
CLEANING	.14	5
REPAIR/MAINT	.36	5
RDS/GROUNDS	.05	2
SECURITY	.41	5
ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,014,957 SQ. FT.				1,005,311 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					10.93	11.60	7.77	12.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	11.20	11.60	7.77	12.07				
MISCELLANEOUS	11	.06	.04	.01	.07				
TOTAL INCOME	13	11.25	11.65	7.77	12.15				
EXPENSE									
CLEANING	13	.77	.67	.64	.82	.77	.67	.64	.82
REPAIR-MAINT	13	.66	.58	.46	.74	.66	.58	.46	.74
UTILITIES	13	1.31	1.16	1.06	1.46	1.32	1.16	1.06	1.46
RDS/GRNDS/SEC	13	.23	.24	.16	.27	.23	.24	.16	.27
ADMINISTRATIVE	13	.61	.58	.40	.68	.62	.58	.40	.68
TOTAL OPER EXP	13	3.57	3.34	2.95	3.61	3.61	3.34	2.95	3.61
FIXED EXPENSES	13	1.01	.94	.89	1.07	1.02	.94	.90	1.07
TOTAL OPER+FIX	13	4.59	4.27	3.99	4.56	4.63	4.27	3.99	4.56
LEASING EXP	11	1.40	1.02	.63	2.43				
TOTAL PAYROLL	7	.42	.19	.17	.45				
TOTAL CONTRACT	13	.82	.84	.67	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4249	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	9
AVG % OFFICE OCCUPANCY	89.6	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.45	13
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**13**
PAYROLL		
CONTRACT	.65	13
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	**.66**	**13**
PAYROLL	.30	6
ELEVATOR	.06	12
HVAC	.18	13
ELECTRICAL	.07	12
STRUCT/ROOF	.05	7
PLUMBING	.02	10
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.15	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.31**	**13**
ELECTRICAL	1.20	13
GAS	.27	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC	**.25**	**13**
TOTAL		
RDS/GNDS TOTAL	.18	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	10
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	12
SEC PAYROLL		
SEC CONTRACTS	.08	10
SEC OTHER	.04	2
ADMIN TOTAL	**.61**	**13**
PAYROLL	.14	4
MGMT FEES	.46	13
PROF FEES	.09	6
GEN OFC EXP	.09	7
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.01**	**13**
REAL ESTATE TAX	.89	13
BUILDING INS	.12	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.40**	**11**
ADV/PROMOTION	.08	7
COMMISSIONS	2.00	2
PROF FEES	.67	8
TENANT ALTS	.90	9
BUY-OUTS		
OTHER LEASING	.19	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**7**
CLEANING		
REPAIR/MAINT	.30	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	4
TOTAL CONTRACTS	**.82**	**13**
CLEANING	.65	13
REPAIR/MAINT	.35	13
RDS/GROUNDS	.16	10
SECURITY	.08	10
ADMINISTRATIVE	.51	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	631,726 SQ. FT.				631,726 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.20	11.16	7.77	11.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.27	11.16	7.77	11.97				
MISCELLANEOUS	7	.05	.01	.01	.07				
TOTAL INCOME	9	10.31	11.33	7.77	11.98				
EXPENSE									
CLEANING	9	.70	.65	.64	.81	.70	.65	.64	.81
REPAIR-MAINT	9	.61	.52	.46	.74	.61	.52	.46	.74
UTILITIES	9	1.27	1.19	1.08	1.46	1.27	1.19	1.08	1.46
RDS/GRNDS/SEC	9	.22	.24	.16	.27	.22	.24	.16	.27
ADMINISTRATIVE	9	.55	.56	.40	.68	.55	.56	.40	.68
TOTAL OPER EXP	9	3.35	3.34	2.97	3.59	3.35	3.34	2.97	3.59
FIXED EXPENSES	9	.97	.93	.85	1.07	.97	.93	.85	1.07
TOTAL OPER+FIX	9	4.32	4.27	3.99	4.53	4.32	4.27	3.99	4.53
LEASING EXP	7	2.07	1.52	.83	3.10				
TOTAL PAYROLL	5	.29	.18	.17	.45				
TOTAL CONTRACT	9	.78	.82	.67	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4683	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	6
AVG % OFFICE OCCUPANCY	85.2	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.92	9
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**9**
PAYROLL		
CONTRACT	.59	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	**.61**	**9**
PAYROLL	.30	4
ELEVATOR	.05	9
HVAC	.17	9
ELECTRICAL	.06	9
STRUCT/ROOF	.05	6
PLUMBING	.02	8
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.15	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.27**	**9**
ELECTRICAL	1.21	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC	**.25**	**9**
TOTAL		
RDS/GNDS TOTAL	.18	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	9
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	9
SEC PAYROLL		
SEC CONTRACTS	.04	8
SEC OTHER	.04	2
ADMIN TOTAL	**.55**	**9**
PAYROLL	.05	3
MGMT FEES	.42	9
PROF FEES	.12	4
GEN OFC EXP	.09	5
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.97**	**9**
REAL ESTATE TAX	.84	9
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.07**	**7**
ADV/PROMOTION	.08	6
COMMISSIONS		
PROF FEES	.72	6
TENANT ALTS	1.40	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.29**	**6**
CLEANING		
REPAIR/MAINT	.30	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.05	3
TOTAL CONTRACTS	**.78**	**9**
CLEANING	.59	9
REPAIR/MAINT	.34	9
RDS/GROUNDS	.16	9
SECURITY	.04	8
ADMINISTRATIVE	.48	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Jacksonville, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,632,932 SQ. FT.				1,613,909 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.22	16.72	13.54	17.58
RETAIL AREA	2	10.11	10.70						
OTHER AREA	2	5.15	9.09						
TOTAL RENT	5	16.14	16.62	13.54	17.43				
MISCELLANEOUS	5	.26	.14	.06	.74				
TOTAL INCOME	5	16.46	17.49	14.36	17.65				
EXPENSE									
CLEANING	5	.78	.76	.73	.88	.79	.76	.74	.88
REPAIR-MAINT	5	1.79	1.91	1.37	2.07	1.81	1.92	1.38	2.09
UTILITIES	5	1.39	1.58	1.30	1.68	1.39	1.58	1.30	1.68
RDS/GRNDS/SEC	5	.92	.78	.40	1.18	.93	.79	.40	1.21
ADMINISTRATIVE	5	.83	.79	.52	.97	.84	.80	.52	.99
TOTAL OPER EXP	5	5.71	5.62	4.93	6.16	5.78	5.66	4.97	6.24
FIXED EXPENSES	5	2.10	1.83	1.40	2.42	2.13	1.85	1.42	2.44
TOTAL OPER+FIX	5	7.81	7.56	6.54	8.37	7.90	7.66	6.54	8.52
LEASING EXP	5	.17	.22	.11	.35				
TOTAL PAYROLL	5	1.99	1.75	.87	2.51				
TOTAL CONTRACT	5	.90	.84	.75	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26271	5
AVG SQFT/RETAIL TENANT	2666	2
AVG SQFT/OFFICE WORKER	278	5
AVG % OFFICE OCCUPANCY	89.5	5
AVG % RETAIL OCCUPANCY	89.8	2
AVG $ RATE YR-END RENT	17.44	5
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**5**	**UTILITIES TOTAL**	**1.39**	**5**	SECURITY TOTAL	.70	5	**FIXED EXP TOTAL**	**2.10**	**5**	**TOTAL PAYROLL**	**1.99**	**5**
PAYROLL	.08	2	ELECTRICAL	1.28	5	SEC PAYROLL	.54	3	REAL ESTATE TAX	2.07	5	CLEANING	.08	2
CONTRACT	.63	5	GAS	.05	3	SEC CONTRACTS	.25	5	BUILDING INS	.03	5	REPAIR/MAINT	.86	5
SUP/MAT/MISC	.04	5	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS	.25	2
TRASH REMOVAL	.06	5	PURCH STEAM			**ADMIN TOTAL**	**.83**	**5**	OTHER TAX			SECURITY	.54	3
REPR/MAINT TOTAL	**1.79**	**5**	PURCH CH WTR			PAYROLL	.53	4				ADMINISTRATIVE	.53	4
PAYROLL	.86	5	COAL			MGMT FEES			**LEASING EXPENSES**	**.17**	**5**			
ELEVATOR	.25	5	WATER/SEWER	.09	5	PROF FEES			ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**.90**	**5**
HVAC	.23	5	**RDS/GNDS/SEC**	**.92**	**5**	GEN OFC EXP	.29	5	COMMISSIONS	.03	3	CLEANING	.63	5
ELECTRICAL	.09	5	**TOTAL**			OTHER ADM EXP	.01	3	PROF FEES	.08	2	REPAIR/MAINT	.64	5
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.32	2				TENANT ALTS	.16	4	RDS/GROUNDS	.03	2
PLUMBING	.03	5	RDS/GNDS PAYRL	.26	2				BUY-OUTS			SECURITY	.25	5
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.30	5	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	503,666 SQ. FT.				502,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					11.69	11.31	8.61	14.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	11.68	11.32	8.61	14.56				
MISCELLANEOUS	9	.26	.20	.07	.38				
TOTAL INCOME	11	11.85	11.56	8.66	14.87				
EXPENSE									
CLEANING	7	.68	.65	.63	.78	.68	.65	.63	.78
REPAIR-MAINT	7	.64	.56	.45	.88	.65	.56	.45	.89
UTILITIES	7	1.64	1.74	1.54	2.30	1.84	1.74	1.54	2.30
RDS/GRNDS/SEC	11	.36	.37	.33	.39	.36	.38	.33	.39
ADMINISTRATIVE	11	.51	.56	.34	.64	.51	.56	.34	.64
TOTAL OPER EXP	7	4.11	4.09	3.90	4.42	4.12	4.09	3.90	4.44
FIXED EXPENSES	11	1.65	1.74	1.53	1.81	1.65	1.75	1.53	1.82
TOTAL OPER+FIX	7	5.73	5.66	5.18	6.28	5.75	5.66	5.18	6.31
LEASING EXP	10	2.27	2.09	1.27	3.39				
TOTAL PAYROLL	6	.38	.35	.22	.45				
TOTAL CONTRACT	11	.75	.80	.59	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9642	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	4
AVG % OFFICE OCCUPANCY	88.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.88	6
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**7**	**UTILITIES TOTAL**	**1.84**	**7**	SECURITY TOTAL	.07	6	**FIXED EXP TOTAL**	**1.85**	**11**	**TOTAL PAYROLL**	**.38**	**6**
PAYROLL			ELECTRICAL	1.72	7	SEC PAYROLL	.06	2	REAL ESTATE TAX	1.55	11	CLEANING		
CONTRACT	.56	7	GAS			SEC CONTRACTS	.04	6	BUILDING INS	.10	11	REPAIR/MAINT	.20	6
SUP/MAT/MISC	.07	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM			**ADMIN TOTAL**	**.51**	**11**	OTHER TAX			SECURITY	.06	2
REPR/MAINT TOTAL	**.64**	**7**	PURCH CH WTR			PAYROLL	.17	3				ADMINISTRATIVE	.17	3
PAYROLL	.20	6	COAL			MGMT FEES	.39	7	**LEASING EXPENSES**	**2.27**	**10**			
ELEVATOR	.06	4	WATER/SEWER	.12	7	PROF FEES	.08	6	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	**.75**	**11**
HVAC	.15	7	**RDS/GNDS/SEC**	**.36**	**11**	GEN OFC EXP	.04	9	COMMISSIONS			CLEANING	.56	7
ELECTRICAL	.04	7	**TOTAL**			OTHER ADM EXP	.03	5	PROF FEES	.43	10	REPAIR/MAINT	.31	7
STRUCT/ROOF	.09	4	RDS/GNDS TOTAL	.31	11				TENANT ALTS	1.71	10	RDS/GROUNDS	.22	11
PLUMBING	.03	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	6
FIRE/LIFE SFTY			RDS/GNDS CONTR	.22	11				OTHER LEASING			ADMINISTRATIVE	.37	11
OTHER MAINT/SUP	.16	7	RDS/GNDS OTHER	.10	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	30 BLDS	5,351,076 SQ. FT.				4,993,588 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	30					10.71	9.32	6.91	13.26	
RETAIL AREA	8	10.94	9.20	6.38	11.16					
OTHER AREA	2	4.83	4.54							
TOTAL RENT	30	10.48	9.32	6.77	12.76					
MISCELLANEOUS	23	.34	.06	.04	.18					
TOTAL INCOME	30	10.73	9.36	6.81	12.87					
EXPENSE										
CLEANING	29	.77	.73	.50	1.15	.80	.79	.51	1.16	
REPAIR-MAINT	29	1.13	.96	.61	1.25	1.18	1.01	.65	1.26	
UTILITIES	29	2.04	1.86	1.57	2.25	2.07	1.87	1.59	2.27	
RDS/GRNDS/SEC	30	.31	.23	.11	.34	.33	.26	.11	.36	
ADMINISTRATIVE	29	.60	.52	.31	.71	.64	.56	.32	.74	
TOTAL OPER EXP	29	4.86	4.26	3.55	5.23	5.22	4.76	3.79	5.41	
FIXED EXPENSES	30	.96	.86	.41	1.39	1.03	.93	.42	1.43	
TOTAL OPER + FIX	29	5.84	5.56	4.33	6.63	6.27	5.99	4.36	6.80	
LEASING EXP	27	.87	.57	.24	1.26					
TOTAL PAYROLL	25	.85	.66	.42	.98					
TOTAL CONTRACT	28	.85	.77	.63	1.03					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8494	29
AVG SQFT/RETAIL TENANT	2724	11
AVG SQFT/OFFICE WORKER	275	19
AVG % OFFICE OCCUPANCY	82.3	30
AVG % RETAIL OCCUPANCY	78.4	11
AVG $ RATE YR-END RENT	17.80	26
RENTABLE/GROSS SQFT	.92	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	28
PAYROLL	.01	11
CONTRACT	.69	28
SUP/MAT/MISC	.07	26
TRASH REMOVAL	.03	14
REPR/MAINT TOTAL	1.14	28
PAYROLL	.62	22
ELEVATOR	.20	27
HVAC	.12	27
ELECTRICAL	.04	26
STRUCT/ROOF	.06	14
PLUMBING	.02	25
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.19	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	27
ELECTRICAL	1.65	27
GAS	.25	11
FUEL OIL	.23	2
PURCH STEAM	.25	4
PURCH CH WTR	.69	8
COAL		
WATER/SEWER	.05	20
RDS/GNDS/SEC TOTAL	.31	29
RDS/GNDS TOTAL	.06	22
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.03	15
RDS/GNDS OTHER	.04	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	27
SEC PAYROLL	.27	10
SEC CONTRACTS	.19	22
SEC OTHER	.07	13
ADMIN TOTAL	.60	27
PAYROLL	.23	17
MGMT FEES	.34	24
PROF FEES	.05	23
GEN OFC EXP	.05	22
OTHER ADM EXP	.05	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.97	29
REAL ESTATE TAX	.83	29
BUILDING INS	.13	29
PERS PROP TAX	.01	9
OTHER TAX	.02	14
LEASING EXPENSES	.87	27
ADV/PROMOTION	.06	18
COMMISSIONS	.02	4
PROF FEES	.21	17
TENANT ALTS	.94	12
BUY-OUTS		
OTHER LEASING	.05	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	25
CLEANING	.01	11
REPAIR/MAINT	.62	22
RDS/GROUNDS	.07	7
SECURITY	.27	10
ADMINISTRATIVE	.23	17
TOTAL CONTRACTS	.85	28
CLEANING	.69	28
REPAIR/MAINT	.40	28
RDS/GROUNDS	.03	15
SECURITY	.19	22
ADMINISTRATIVE	.38	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	78,783 SQ. FT.				75,668 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					6.99	7.98			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	7.01	7.98							
MISCELLANEOUS	2	.09	.09							
TOTAL INCOME	3	7.09	7.98							
EXPENSE										
CLEANING	3	1.00	1.30			1.01	1.30			
REPAIR-MAINT	3	.93	.54			.93	.54			
UTILITIES	3	1.82	1.37			1.83	1.38			
RDS/GRNDS/SEC	3	.13	.13			.13	.13			
ADMINISTRATIVE	2	.29	.24			.31	.27			
TOTAL OPER EXP	3	4.13	3.26			4.36	3.60			
FIXED EXPENSES	3	.69	.40			.73	.40			
TOTAL OPER + FIX	3	4.83	3.58			5.09	3.95			
LEASING EXP	3	1.16	.76							
TOTAL PAYROLL										
TOTAL CONTRACT	3	1.01	1.16							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2179	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	3
AVG % OFFICE OCCUPANCY	77.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.07	3
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	3
PAYROLL		
CONTRACT	.89	3
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.93	3
PAYROLL		
ELEVATOR	.09	2
HVAC	.17	3
ELECTRICAL	.05	3
STRUCT/ROOF	.24	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	3
ELECTRICAL	1.63	3
GAS	.28	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.13	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.09	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.69	3
REAL ESTATE TAX	.49	3
BUILDING INS	.21	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.16	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.16	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.54	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.01	3
CLEANING	.89	3
REPAIR/MAINT	.48	3
RDS/GROUNDS	.04	2
SECURITY	.09	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	399,602 SQ. FT.				382,407 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.13	8.27	5.39	12.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.96	7.63	5.22	12.47				
MISCELLANEOUS	3	.10	.06						
TOTAL INCOME	5	9.01	7.64	5.36	12.47				
EXPENSE									
CLEANING	5	.69	.58	.47	1.07	.71	.62	.48	1.10
REPAIR-MAINT	5	.74	.73	.36	1.09	.76	.73	.36	1.14
UTILITIES	5	1.83	1.59	1.46	2.22	1.84	1.65	1.46	2.23
RDS/GRNDS/SEC	5	.10	.10	.05	.14	.11	.10	.05	.15
ADMINISTRATIVE	5	.53	.35	.27	.78	.55	.35	.30	.80
TOTAL OPER EXP	5	3.89	3.53	3.17	4.65	4.06	3.83	3.34	4.87
FIXED EXPENSES	5	1.03	.86	.53	1.53	1.07	.93	.55	1.57
TOTAL OPER+FIX	5	4.91	4.45	3.70	6.16	5.13	4.82	3.90	6.41
LEASING EXP	5	.31	.05	.01	.67				
TOTAL PAYROLL	4	.40	.42	.32	.49				
TOTAL CONTRACT	5	.64	.58	.45	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6063	4
AVG SQFT/RETAIL TENANT	934	2
AVG SQFT/OFFICE WORKER	305	4
AVG % OFFICE OCCUPANCY	83.5	5
AVG % RETAIL OCCUPANCY	70.8	2
AVG $ RATE YR-END RENT	11.16	4
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**5**	**UTILITIES TOTAL**	**1.83**	**5**	SECURITY TOTAL	.07	5	**FIXED EXP TOTAL**	**1.03**	**5**	**TOTAL PAYROLL**	**.40**	**4**
PAYROLL			ELECTRICAL	1.38	5	SEC PAYROLL			REAL ESTATE TAX	.91	5	CLEANING		
CONTRACT	.58	5	GAS	.21	3	SEC CONTRACTS	.08	4	BUILDING INS	.11	5	REPAIR/MAINT	.44	3
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.53**	**5**	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	**.74**	**5**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.44	3	COAL			MGMT FEES	.42	4	**LEASING EXPENSES**	**.31**	**5**	**TOTAL CONTRACTS**	**.54**	**5**
ELEVATOR	.11	5	WATER/SEWER	.04	5	PROF FEES	.05	4	ADV/PROMOTION	.02	3	CLEANING	.58	5
HVAC	.16	5	**RDS/GNDS/SEC**	**.10**	**5**	GEN OFC EXP	.03	5	COMMISSIONS	.01	2	REPAIR/MAINT	.34	5
ELECTRICAL	.03	4	**TOTAL**			OTHER ADM EXP	.04	3	PROF FEES	.07	3	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.07	2				TENANT ALTS	.58	2	SECURITY	.56	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.41	5
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	.12	5	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,292,131 SQ. FT.				2,210,429 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					9.40	9.16	6.92	12.16
RETAIL AREA	3	6.78	4.78						
OTHER AREA									
TOTAL RENT	12	9.24	8.93	6.77	11.90				
MISCELLANEOUS	9	.16	.07	.04	.22				
TOTAL INCOME	12	9.34	8.96	6.81	11.92				
EXPENSE									
CLEANING	11	.79	.52	.47	1.01	.80	.52	.49	1.01
REPAIR-MAINT	11	1.22	1.05	.73	1.25	1.24	1.05	.74	1.26
UTILITIES	11	2.20	1.92	1.75	2.17	2.22	1.93	1.75	2.24
RDS/GRNDS/SEC	12	.34	.31	.10	.49	.36	.32	.10	.51
ADMINISTRATIVE	12	.56	.55	.33	.81	.58	.56	.34	.83
TOTAL OPER EXP	11	5.17	4.35	4.04	5.54	5.37	4.68	4.24	5.68
FIXED EXPENSES	12	1.06	1.01	.43	1.38	1.10	1.01	.44	1.44
TOTAL OPER+FIX	11	6.27	6.21	4.38	7.51	6.52	6.21	4.71	7.57
LEASING EXP	9	.83	.28	.25	1.48				
TOTAL PAYROLL	10	.86	.66	.57	.95				
TOTAL CONTRACT	10	.93	.72	.59	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6860	12
AVG SQFT/RETAIL TENANT	1894	4
AVG SQFT/OFFICE WORKER	251	8
AVG % OFFICE OCCUPANCY	81.9	12
AVG % RETAIL OCCUPANCY	77.5	4
AVG $ RATE YR-END RENT	22.45	9
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**10**	**UTILITIES TOTAL**	**2.08**	**9**	SECURITY TOTAL	.34	9	**FIXED EXP TOTAL**	**1.11**	**11**	**TOTAL PAYROLL**	**.86**	**10**
PAYROLL	.01	3	ELECTRICAL	1.79	9	SEC PAYROLL	.27	2	REAL ESTATE TAX	.96	11	CLEANING	.01	3
CONTRACT	.71	10	GAS	.26	4	SEC CONTRACTS	.27	7	BUILDING INS	.13	11	REPAIR/MAINT	.74	8
SUP/MAT/MISC	.09	10	FUEL OIL			SEC OTHER	.15	4	PERS PROP TAX	.01	3	RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM	.26	2	**ADMIN TOTAL**	**.55**	**11**	OTHER TAX	.03	4	SECURITY	.27	2
REPR/MAINT TOTAL	**1.27**	**10**	PURCH CH WTR	.30	2	PAYROLL	.24	7				ADMINISTRATIVE	.24	7
PAYROLL	.74	8	COAL			MGMT FEES	.31	10	**LEASING EXPENSES**	**.83**	**9**	**TOTAL CONTRACTS**	**.93**	**10**
ELEVATOR	.23	10	WATER/SEWER	.05	8	PROF FEES	.06	9	ADV/PROMOTION	.10	6	CLEANING	.71	10
HVAC	.14	9	**RDS/GNDS/SEC**	**.35**	**11**	GEN OFC EXP	.05	7	COMMISSIONS			REPAIR/MAINT	.43	10
ELECTRICAL	.03	9	**TOTAL**			OTHER ADM EXP	.05	8	PROF FEES	.20	8	RDS/GROUNDS	.06	4
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.08	8				TENANT ALTS	.82	6	SECURITY	.27	7
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.36	10
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.06	4				OTHER LEASING	.03	2			
OTHER MAINT/SUP	.24	10	RDS/GNDS OTHER	.06	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,310,490 SQ. FT.				1,192,850 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.01	13.59		
RETAIL AREA	2	6.92	6.76						
OTHER AREA									
TOTAL RENT	3	13.10	13.19						
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	3	13.15	13.19						
EXPENSE									
CLEANING	3	.81	.84			.86	.87		
REPAIR-MAINT	3	1.23	1.09			1.30	1.13		
UTILITIES	3	1.91	1.88			1.93	1.73		
RDS/GRNDS/SEC	3	.28	.28			.31	.31		
ADMINISTRATIVE	3	.91	.83			1.00	.67		
TOTAL OPER EXP	3	5.14	4.50			5.65	5.15		
FIXED EXPENSES	3	.59	.24			.65	.27		
TOTAL OPER+FIX	3	5.73	4.74			6.30	5.41		
LEASING EXP	3	1.38	1.31						
TOTAL PAYROLL	3	1.19	1.00						
TOTAL CONTRACT	3	.83	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11799	3
AVG SQFT/RETAIL TENANT	3694	3
AVG SQFT/OFFICE WORKER	298	3
AVG % OFFICE OCCUPANCY	85.1	3
AVG % RETAIL OCCUPANCY	66.4	3
AVG $ RATE YR-END RENT	15.87	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**3**	**UTILITIES TOTAL**	**1.91**	**3**	SECURITY TOTAL	.27	3	**FIXED EXP TOTAL**	**.59**	**3**	**TOTAL PAYROLL**	**1.19**	**3**
PAYROLL	.01	2	ELECTRICAL	1.70	3	SEC PAYROLL	.27	2	REAL ESTATE TAX	.40	3	CLEANING	.01	2
CONTRACT	.72	3	GAS	.25	2	SEC CONTRACTS			BUILDING INS	.17	3	REPAIR/MAINT	.74	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX	.03	2	SECURITY	.27	2
REPR/MAINT TOTAL	**1.23**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.91**	**3**				ADMINISTRATIVE	.29	3
PAYROLL	.74	3	COAL			PAYROLL	.29	3	**LEASING EXPENSES**	**1.38**	**3**			
ELEVATOR	.23	3	WATER/SEWER	.05	3	MGMT FEES	.49	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.83**	**3**
HVAC	.09	3				PROF FEES	.09	2	COMMISSIONS			CLEANING	.72	3
ELECTRICAL	.07	3	**RDS/GNDS/SEC**	**.28**	**3**	GEN OFC EXP	.04	3	PROF FEES	.13	2	REPAIR/MAINT	.43	3
STRUCT/ROOF	.02	2	**TOTAL**			OTHER ADM EXP	.04	3	TENANT ALTS	1.26	3	RDS/GROUNDS	.01	2
PLUMBING	.02	2	RDS/GNDS TOTAL	.01	3				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING	.03	2	ADMINISTRATIVE	.55	3
OTHER MAINT/SUP	.07	3	RDS/GNDS CONTR	.01	2									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	2,636,766 SQ. FT.				2,636,804 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					11.99	11.55	7.96	13.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	37	12.01	11.55	7.96	13.25				
MISCELLANEOUS	19	.35	.02	.01	.15				
TOTAL INCOME	37	12.26	11.64	8.00	13.27				
EXPENSE									
CLEANING	37	.70	.70	.63	.77	.70	.70	.63	.77
REPAIR-MAINT	37	.87	.78	.58	.93	.87	.73	.58	.93
UTILITIES	37	1.52	1.60	1.42	1.70	1.53	1.60	1.42	1.70
RDS/GRNDS/SEC	38	.42	.39	.21	.52	.42	.30	.21	.52
ADMINISTRATIVE	38	.81	.66	.45	.87	.81	.66	.45	.87
TOTAL OPER EXP	37	4.34	4.19	3.50	4.62	4.34	4.19	3.50	4.62
FIXED EXPENSES	38	1.71	1.53	1.02	1.89	1.71	1.53	1.02	1.89
TOTAL OPER+FIX	37	6.03	5.51	4.52	6.75	6.04	5.51	4.52	6.77
LEASING EXP	34	2.86	1.38	.30	3.19				
TOTAL PAYROLL	36	.39	.37	.27	.42				
TOTAL CONTRACT	38	.91	.87	.74	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3850	33
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	31
AVG % OFFICE OCCUPANCY	90.1	34
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.91	25
RENTABLE/GROSS SQFT	.94	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**37**	**UTILITIES TOTAL**	**1.53**	**37**	SECURITY TOTAL	.12	28	**FIXED EXP TOTAL**	**1.71**	**38**	**TOTAL PAYROLL**	**.39**	**36**
PAYROLL	.02	12	ELECTRICAL	1.33	37	SEC PAYROLL			REAL ESTATE TAX	1.58	38	CLEANING	.02	12
CONTRACT	.60	37	GAS	.12	36	SEC CONTRACTS	.12	27	BUILDING INS	.12	38	REPAIR/MAINT	.27	34
SUP/MAT/MISC	.06	35	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX	.01	9	RDS/GROUNDS	.01	20
TRASH REMOVAL	.03	36	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.87**	**37**	PURCH CH WTR			**ADMIN TOTAL**	**.91**	**38**				ADMINISTRATIVE	.18	29
PAYROLL	.27	34	COAL			PAYROLL	.16	23	**LEASING EXPENSES**	**2.86**	**34**			
ELEVATOR	.08	33	WATER/SEWER	.07	36	MGMT FEES	.43	30	ADV/PROMOTION	.06	17	**TOTAL CONTRACTS**	**.91**	**36**
HVAC	.11	37				PROF FEES	.20	31	COMMISSIONS	.03	12	CLEANING	.60	37
ELECTRICAL	.04	36	**RDS/GNDS/SEC**	**.42**	**38**	GEN OFC EXP	.05	37	PROF FEES	.69	33	REPAIR/MAINT	.27	37
STRUCT/ROOF	.03	26	**TOTAL**			OTHER ADM EXP	.05	32	TENANT ALTS	2.80	24	RDS/GROUNDS	.23	37
PLUMBING	.01	33	RDS/GNDS TOTAL	.31	38				BUY-OUTS			SECURITY	.12	27
FIRE/LIFE SFTY	.01	34	RDS/GNDS PAYRL	.01	20				OTHER LEASING	.06	5	ADMINISTRATIVE	.60	38
OTHER MAINT/SUP	.37	36	RDS/GNDS CONTR	.23	37									
			RDS/GNDS OTHER	.10	28									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	179,353 SQ. FT.				179,353 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					8.85	7.79	6.88	9.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.85	7.79	6.88	9.93				
MISCELLANEOUS	3	.11	.03						
TOTAL INCOME	8	8.96	7.82	7.07	9.93				
EXPENSE									
CLEANING	8	.67	.67	.57	.77	.67	.67	.57	.77
REPAIR-MAINT	8	.72	.79	.70	.88	.72	.79	.70	.88
UTILITIES	8	1.61	1.66	1.49	1.69	1.61	1.66	1.49	1.69
RDS/GRNDS/SEC	8	.21	.20	.12	.27	.21	.20	.12	.27
ADMINISTRATIVE	8	.38	.35	.29	.44	.38	.35	.29	.44
TOTAL OPER EXP	8	3.59	3.59	3.34	3.98	3.59	3.59	3.34	3.98
FIXED EXPENSES	8	.87	.85	.72	1.03	.87	.85	.72	1.03
TOTAL OPER + FIX	8	4.46	4.55	3.96	4.99	4.46	4.55	3.96	4.99
LEASING EXP	8	.19	.21	.12	.31				
TOTAL PAYROLL	8	.35	.41	.17	.59				
TOTAL CONTRACT	8	.78	.81	.56	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1495	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	381	7
AVG % OFFICE OCCUPANCY	91.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.04	7
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	8	**UTILITIES TOTAL**	1.61	8	SECURITY TOTAL	.07	7	**FIXED EXP TOTAL**	.87	8	**TOTAL PAYROLL**	.35	8
PAYROLL			ELECTRICAL	1.37	8	SEC PAYROLL			REAL ESTATE TAX	.78	8	CLEANING		
CONTRACT	.57	8	GAS	.16	8	SEC CONTRACTS	.07	7	BUILDING INS	.09	8	REPAIR/MAINT	.35	8
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	.38	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.72	8	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.35	8	COAL			MGMT FEES	.35	8	**LEASING EXPENSES**	.19	6			
ELEVATOR	.09	4	WATER/SEWER	.06	7	PROF FEES	.02	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.78	8
HVAC	.14	6	**RDS/GNDS/SEC**	.21	8	GEN OFC EXP			COMMISSIONS	.02	4	CLEANING	.57	8
ELECTRICAL	.02	8	**TOTAL**			OTHER ADM EXP	.02	5	PROF FEES	.19	5	REPAIR/MAINT	.29	8
STRUCT/ROOF	.07	8	RDS/GNDS TOTAL	.15	8				TENANT ALTS			RDS/GROUNDS	.15	8
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	7
FIRE/LIFE SFTY	.01	6	RDS/GNDS CONTR	.15	8				OTHER LEASING			ADMINISTRATIVE	.36	8
OTHER MAINT/SUP	.08	8	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	987,000 SQ. FT.				987,000 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.75	11.91	10.45	13.46
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	11.75	11.91	10.45	13.46				
MISCELLANEOUS	9	.69	.01	.01	.97				
TOTAL INCOME	12	12.28	12.63	10.56	13.59				
EXPENSE									
CLEANING	11	.68	.68	.64	.74	.68	.68	.64	.74
REPAIR-MAINT	11	1.03	.68	.57	1.58	1.03	.68	.57	1.58
UTILITIES	11	1.60	1.61	1.48	1.72	1.60	1.61	1.48	1.72
RDS/GRNDS/SEC	12	.45	.46	.29	.59	.45	.46	.29	.59
ADMINISTRATIVE	12	.73	.70	.58	.92	.73	.70	.58	.92
TOTAL OPER EXP	11	4.51	4.57	3.89	5.17	4.51	4.57	3.89	5.17
FIXED EXPENSES	12	1.81	1.88	1.68	2.12	1.81	1.88	1.68	2.12
TOTAL OPER + FIX	11	6.32	6.82	5.37	7.03	6.32	6.82	5.37	7.03
LEASING EXP	11	4.84	3.14	1.20	4.28				
TOTAL PAYROLL	10	.32	.37	.23	.38				
TOTAL CONTRACT	12	.84	.90	.74	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4442	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	9
AVG % OFFICE OCCUPANCY	90.2	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.90	10
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	11	**UTILITIES TOTAL**	1.60	11	SECURITY TOTAL	.07	11	**FIXED EXP TOTAL**	1.81	12	**TOTAL PAYROLL**	.32	10
PAYROLL	.02	6	ELECTRICAL	1.41	11	SEC PAYROLL			REAL ESTATE TAX	1.66	12	CLEANING	.02	6
CONTRACT	.58	11	GAS	.13	11	SEC CONTRACTS	.07	11	BUILDING INS	.15	12	REPAIR/MAINT	.26	9
SUP/MAT/MISC	.06	11	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	6
TRASH REMOVAL	.03	11	PURCH STEAM			**ADMIN TOTAL**	.73	12	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.03	11	PURCH CH WTR			PAYROLL	.10	7				ADMINISTRATIVE	.10	7
PAYROLL	.26	9	COAL			MGMT FEES	.44	12	**LEASING EXPENSES**	4.84	11			
ELEVATOR	.08	11	WATER/SEWER	.07	11	PROF FEES	.18	10	ADV/PROMOTION	.07	8	**TOTAL CONTRACTS**	.84	12
HVAC	.13	11	**RDS/GNDS/SEC**	.45	12	GEN OFC EXP	.05	12	COMMISSIONS	.03	5	CLEANING	.58	11
ELECTRICAL	.04	11	**TOTAL**			OTHER ADM EXP	.03	10	PROF FEES	1.07	11	REPAIR/MAINT	.28	11
STRUCT/ROOF	.01	5	RDS/GNDS TOTAL	.39	12				TENANT ALTS	4.92	8	RDS/GROUNDS	.25	12
PLUMBING	.02	11	RDS/GNDS PAYRL	.01	6				BUY-OUTS			SECURITY	.07	11
FIRE/LIFE SFTY	.01	11	RDS/GNDS CONTR	.25	12				OTHER LEASING	.04	3	ADMINISTRATIVE	.59	12
OTHER MAINT/SUP	.58	10	RDS/GNDS OTHER	.16	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	1,419,613 SQ. FT.				1,417,651 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					12.79	11.75	11.21	13.51	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	9	12.82	12.12	11.21	13.51					
MISCELLANEOUS	7	.13	.02	.01	.06					
TOTAL INCOME	9	12.94	12.12	11.64	13.53					
EXPENSE										
CLEANING	10	.72	.73	.71	.77	.72	.73	.71	.77	
REPAIR-MAINT	10	.81	.73	.58	.92	.81	.73	.58	.92	
UTILITIES	10	1.50	1.48	1.31	1.62	1.50	1.48	1.31	1.62	
RDS/GRNDS/SEC	10	.44	.36	.30	.56	.44	.36	.30	.56	
ADMINISTRATIVE	10	.92	.84	.66	1.09	.92	.84	.66	1.09	
TOTAL OPER EXP	10	4.38	4.37	4.17	4.93	4.39	4.39	4.17	4.93	
FIXED EXPENSES	10	1.76	1.61	1.18	1.90	1.76	1.61	1.18	1.90	
TOTAL OPER + FIX	10	6.14	6.49	5.46	6.72	6.15	6.49	5.46	6.75	
LEASING EXP	9	1.92	1.76	.41	2.91					
TOTAL PAYROLL	10	.42	.38	.36	.41					
TOTAL CONTRACT	10	1.00	.95	.86	1.18					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4796	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	7
AVG % OFFICE OCCUPANCY	89.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.44	8
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**10**	**UTILITIES TOTAL**	**1.50**	**10**	SECURITY TOTAL	.16	10	**FIXED EXP TOTAL**	**1.76**	**10**	**TOTAL PAYROLL**	**.42**	**10**
PAYROLL	.02	6	ELECTRICAL	1.31	10	SEC PAYROLL			REAL ESTATE TAX	1.66	10	CLEANING	.02	6
CONTRACT	.63	10	GAS	.12	9	SEC CONTRACTS	.17	9	BUILDING INS	.10	10	REPAIR/MAINT	.27	9
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS	.01	6
TRASH REMOVAL	.03	9	PURCH STEAM			**ADMIN TOTAL**	**.92**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.81**	**10**	PURCH CH WTR			PAYROLL	.18	8				ADMINISTRATIVE	.18	8
PAYROLL	.27	9	COAL			MGMT FEES	.44	10	**LEASING EXPENSES**	**1.92**	**9**			
ELEVATOR	.08	10	WATER/SEWER	.07	10	PROF FEES	.22	10	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	**1.00**	**10**
HVAC	.10	10	**RDS/GNDS/SEC**	**.44**	**10**	GEN OFC EXP	.05	10	COMMISSIONS	.03	3	CLEANING	.63	10
ELECTRICAL	.04	9	**TOTAL**			OTHER ADM EXP	.06	9	PROF FEES	.50	9	REPAIR/MAINT	.26	10
STRUCT/ROOF	.03	5	RDS/GNDS TOTAL	.28	10				TENANT ALTS	1.63	7	RDS/GROUNDS	.23	9
PLUMBING	.01	9	RDS/GNDS PAYRL	.01	6				BUY-OUTS			SECURITY	.17	9
FIRE/LIFE SFTY	.02	9	RDS/GNDS CONTR	.23	9				OTHER LEASING	.08	2	ADMINISTRATIVE	.66	10
OTHER MAINT/SUP	.30	10	RDS/GNDS OTHER	.07	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Knoxville, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	161,817 SQ. FT.				161,817 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					9.53	8.74			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	9.53	8.74							
MISCELLANEOUS	3	.02	.05							
TOTAL INCOME	3	9.55	8.74							
EXPENSE										
CLEANING	3	.52	.53			.52	.53			
REPAIR-MAINT	3	.42	.57			.42	.57			
UTILITIES	3	1.98	1.99			1.98	1.99			
RDS/GRNDS/SEC	3	.23	.21			.23	.21			
ADMINISTRATIVE	3	.35	.35			.35	.35			
TOTAL OPER EXP	3	3.50	3.61			3.50	3.61			
FIXED EXPENSES	3	.85	.77			.85	.77			
TOTAL OPER + FIX	3	4.35	4.17			4.35	4.17			
LEASING EXP	3	.18	.25							
TOTAL PAYROLL	2	.14	.12							
TOTAL CONTRACT	3	.66	.68							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6999	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.62	3
[illegible]	.99	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.52**	**3**	**UTILITIES TOTAL**	**1.98**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.85**	**3**	**TOTAL PAYROLL**	**.14**	**2**
PAYROLL			ELECTRICAL	1.87	3	SEC PAYROLL			REAL ESTATE TAX	.73	3	CLEANING		
CONTRACT	.46	3	GAS			SEC CONTRACTS			BUILDING INS	.15	2	REPAIR/MAINT	.14	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**.35**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.42**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.14	2	COAL			MGMT FEES	.32	3	**LEASING EXPENSES**	**.15**	**3**			
ELEVATOR			WATER/SEWER	.12	3	PROF FEES			ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**.66**	**3**
HVAC	.15	3	**RDS/GNDS/SEC**	**.23**	**3**	GEN OFC EXP	.01	2	COMMISSIONS			CLEANING	.46	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES	.04	2	REPAIR/MAINT	.20	3
STRUCT/ROOF			RDS/GNDS TOTAL	.23	3				TENANT ALTS	.10	3	RDS/GROUNDS	.20	3
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.26	3				OTHER LEASING			ADMINISTRATIVE	.34	3
OTHER MAINT/SUP	.09	3	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lansing, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	466,291 SQ. FT.				461,846 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					11.59	10.60			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	11.68	10.86							
MISCELLANEOUS										
TOTAL INCOME	2	11.68	10.86							
EXPENSE										
CLEANING	2	1.52	1.24			1.54	1.26			
REPAIR-MAINT	3	1.13	.88			1.14	.88			
UTILITIES	3	1.77	1.71			1.77	1.71			
RDS/GRNDS/SEC	3	.17	.17			.17	.17			
ADMINISTRATIVE	3	1.15	.74			1.16	.74			
TOTAL OPER EXP	2	5.02	4.40			5.10	4.49			
FIXED EXPENSES	3	1.66	1.48			1.68	1.48			
TOTAL OPER+FIX	2	6.27	5.48			6.37	5.59			
LEASING EXP	2	.01	.02							
TOTAL PAYROLL	3	2.60	.60							
TOTAL CONTRACT	3	1.39	1.17							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8239	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	305	3
AVG % OFFICE OCCUPANCY	98.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.20	2
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**2**
PAYROLL		
CONTRACT	1.40	2
SUP/MAT/MISC	.10	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.29**	**2**
PAYROLL	.82	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.41	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**2**
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.17**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.15	3
SEC OTHER		
ADMIN TOTAL	**1.15**	**3**
PAYROLL	.94	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.66**	**3**
REAL ESTATE TAX	1.14	3
BUILDING INS	.39	2
PERS PROP TAX	.51	2
OTHER TAX		
LEASING EXPENSES	**.01**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.60**	**3**
CLEANING		
REPAIR/MAINT	.82	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.94	3
TOTAL CONTRACTS	**1.39**	**3**
CLEANING	1.40	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.15	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Las Vegas, NV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	347,319 SQ. FT.				333,227 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.08	12.70	7.19	15.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	14.94	12.70	7.19	15.66				
MISCELLANEOUS									
TOTAL INCOME	9	14.97	12.70	7.19	15.68				
EXPENSE									
CLEANING	4	.70	.74	.56	.81	.72	.75	.57	.81
REPAIR-MAINT	9	.96	1.21	.58	1.76	.98	1.22	.58	1.76
UTILITIES	8	1.41	1.38	.82	2.26	1.46	1.44	.82	2.26
RDS/GRNDS/SEC	9	.67	.33	.22	.73	.70	.33	.22	.77
ADMINISTRATIVE	9	1.48	.94	.56	1.12	1.54	.84	.55	1.12
TOTAL OPER EXP	3	5.47	5.50			5.73	5.70		
FIXED EXPENSES	9	.96	1.00	.62	1.44	1.00	1.02	.61	1.44
TOTAL OPER+FIX	3	6.44	6.94			6.75	6.94		
LEASING EXP	9	.18	.41	.15	.48				
TOTAL PAYROLL	2	.83	.96						
TOTAL CONTRACT	9	.86	.57	.34	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7748	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.98	9
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**4**
PAYROLL		
CONTRACT	.59	4
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	**.96**	**9**
PAYROLL		
ELEVATOR	.19	4
HVAC	.15	9
ELECTRICAL	.12	8
STRUCT/ROOF	.12	7
PLUMBING	.02	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**8**
ELECTRICAL	1.31	4
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	**.67**	**9**
RDS/GNDS TOTAL	.41	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL		
SEC CONTRACTS	.26	2
SEC OTHER	.01	2
ADMIN TOTAL	**1.48**	**9**
PAYROLL		
MGMT FEES	.57	8
PROF FEES		
GEN OFC EXP	.18	2
OTHER ADM EXP	.22	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.98**	**9**
REAL ESTATE TAX	.73	9
BUILDING INS	.23	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.18**	**9**
ADV/PROMOTION	.02	9
COMMISSIONS		
PROF FEES	.14	8
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.88**	**9**
CLEANING	.59	4
REPAIR/MAINT	.40	9
RDS/GROUNDS	.10	7
SECURITY	.26	2
ADMINISTRATIVE	1.53	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Las Vegas, NV

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	55,118 SQ. FT.				55,196 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.05	12.70	8.91	14.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.07	12.70	8.94	14.91				
MISCELLANEOUS									
TOTAL INCOME	4	12.07	12.70	8.94	14.91				
EXPENSE									
CLEANING	3	.60	.76			.60	.76		
REPAIR-MAINT	4	.98	1.04	.56	1.63	.98	1.04	.55	1.63
UTILITIES	3	1.85	1.47			1.84	1.47		
RDS/GRNDS/SEC	4	.35	.28	.20	.55	.35	.28	.20	.55
ADMINISTRATIVE	4	.58	.78	.36	1.06	.58	.78	.36	1.06
TOTAL OPER EXP	2	6.16	6.24			6.16	6.24		
FIXED EXPENSES	4	1.15	1.25	.84	1.48	1.14	1.25	.84	1.48
TOTAL OPER + FIX	2	7.64	7.72			7.64	7.72		
LEASING EXP	4	.29	.41	.17	.59				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.54	.57	.39	.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3218	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.28	4
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**3**	**UTILITIES TOTAL**	**1.85**	**3**	SECURITY TOTAL	.28	3	**FIXED EXP TOTAL**	**1.15**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.65	3	SEC PAYROLL			REAL ESTATE TAX	.83	4	CLEANING		
CONTRACT	.48	3	GAS	.07	2	SEC CONTRACTS			BUILDING INS	.31	4	REPAIR/MAINT		
SUP/MAT/MISC	.03	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.98**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.58**	**4**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**.29**	**4**			
ELEVATOR	.25	3	WATER/SEWER	.15	3	MGMT FEES	.52	3	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**.54**	**4**
HVAC	.42	4	**RDS/GNDS/SEC**	**.35**	**4**	PROF FEES			COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.10	4	**TOTAL**			GEN OFC EXP	.18	2	PROF FEES	.41	3	REPAIR/MAINT	.80	4
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.15	3	OTHER ADM EXP	.27	2	TENANT ALTS			RDS/GROUNDS	.19	2
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.19	2				OTHER LEASING			ADMINISTRATIVE	.52	3
OTHER MAINT/SUP	.18	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lexington, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	736,334 SQ. FT.				736,334 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.02	14.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.10	14.29						
MISCELLANEOUS	3	.50	.63						
TOTAL INCOME	3	14.60	15.05						
EXPENSE									
CLEANING	3	.76	.70			.76	.70		
REPAIR-MAINT	3	.83	.85			.83	.85		
UTILITIES	3	1.19	1.25			1.19	1.25		
RDS/GRNDS/SEC	3	.26	.27			.26	.27		
ADMINISTRATIVE	3	1.11	1.07			1.11	1.07		
TOTAL OPER EXP	3	4.17	4.30			4.17	4.30		
FIXED EXPENSES	3	.88	.77			.88	.77		
TOTAL OPER + FIX	3	5.05	5.11			5.05	5.11		
LEASING EXP	2	1.09	1.01						
TOTAL PAYROLL	3	.47	.24						
TOTAL CONTRACT	3	.84	.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11044	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	316	3
AVG % OFFICE OCCUPANCY	90.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.28	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**3**	**UTILITIES TOTAL**	**1.19**	**3**	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	**.88**	**3**	**TOTAL PAYROLL**	**.47**	**3**
PAYROLL			ELECTRICAL	1.10	3	SEC PAYROLL			REAL ESTATE TAX	.71	3	CLEANING		
CONTRACT	.56	3	GAS			SEC CONTRACTS	.24	3	BUILDING INS	.16	3	REPAIR/MAINT		
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	**.83**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**1.11**	**3**				ADMINISTRATIVE	.22	3
PAYROLL			COAL			PAYROLL	.22	3	**LEASING EXPENSES**	**1.09**	**2**			
ELEVATOR	.25	3	WATER/SEWER	.09	3	MGMT FEES	.66	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.84**	**3**
HVAC	.13	3	**RDS/GNDS/SEC**	**.28**	**3**	PROF FEES	.13	3	COMMISSIONS			CLEANING	.56	3
ELECTRICAL	.04	3	**TOTAL**			GEN OFC EXP	.07	3	PROF FEES	.35	2	REPAIR/MAINT	.44	3
STRUCT/ROOF			RDS/GNDS TOTAL	.04	3	OTHER ADM EXP	.03	3	TENANT ALTS	.73	2	RDS/GROUNDS	.04	3
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.79	3
OTHER MAINT/SUP	.24	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	1,492,755 SQ. FT.				1,448,399 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					9.00	8.94	8.13	10.15	
RETAIL AREA	5	6.20	6.72							
OTHER AREA										
TOTAL RENT	8	8.93	8.79	8.13	10.34					
MISCELLANEOUS	5	1.40	2.11							
TOTAL INCOME	8	9.59	10.29	8.98	10.35					
EXPENSE										
CLEANING	8	.62	.60	.46	.69	.63	.61	.48	.72	
REPAIR-MAINT	8	.76	.52	.42	1.03	.77	.52	.42	1.10	
UTILITIES	8	1.62	1.45	1.16	1.63	1.87	1.45	1.22	1.63	
RDS/GRNDS/SEC	7	.19	.16	.14	.27	.20	.16	.15	.28	
ADMINISTRATIVE	8	.59	.53	.50	.68	.61	.56	.53	.68	
TOTAL OPER EXP	8	3.97	3.12	2.88	4.59	4.09	3.18	2.92	4.77	
FIXED EXPENSES	3	.77	.73	.49	.93	.79	.76	.50	.93	
TOTAL OPER + FIX	8	4.74	4.06	3.76	5.07	4.88	4.18	3.76	5.27	
LEASING EXP	7	.04	.03	.02	.05					
TOTAL PAYROLL	7	.27	.26	.15	.35					
TOTAL CONTRACT	8	.78	.69	.59	.81					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9210	8
AVG SQFT/RETAIL TENANT	2139	5
AVG SQFT/OFFICE WORKER	244	8
AVG % OFFICE OCCUPANCY	80.1	8
AVG % RETAIL OCCUPANCY	96.5	5
AVG $ RATE YR-END RENT	12.07	7
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	8
PAYROLL		
CONTRACT	.60	8
SUP/MAT/MISC		
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.76	8
PAYROLL	.22	7
ELEVATOR	.21	8
HVAC	.11	8
ELECTRICAL	.07	3
STRUCT/ROOF	.17	5
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.06	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	8
ELECTRICAL	1.76	8
GAS	.04	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC	.19	7
TOTAL		
RDS/GNDS TOTAL	.03	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	7
SEC PAYROLL		
SEC CONTRACTS	.18	6
SEC OTHER		
ADMIN TOTAL	.59	8
PAYROLL		
MGMT FEES	.33	8
PROF FEES	.15	8
GEN OFC EXP	.01	7
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	8
REAL ESTATE TAX	.60	8
BUILDING INS	.13	8
PERS PROP TAX	.03	7
OTHER TAX		
LEASING EXPENSES	.04	7
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.03	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.27	7
CLEANING		
REPAIR/MAINT	.22	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.78	8
CLEANING	.60	8
REPAIR/MAINT	.50	8
RDS/GROUNDS	.02	7
SECURITY	.18	6
ADMINISTRATIVE	.48	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	300,058 SQ. FT.				285,632 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					10.09	9.95	7.03	11.08	
RETAIL AREA	2	2.27	4.87							
OTHER AREA										
TOTAL RENT	6	9.83	9.80	7.84	9.98					
MISCELLANEOUS	3	.05	.04							
TOTAL INCOME	6	9.86	9.81	7.87	9.98					
EXPENSE										
CLEANING	6	.60	.55	.50	.64	.63	.57	.54	.64	
REPAIR-MAINT	6	.69	.62	.45	.68	.72	.62	.45	.75	
UTILITIES	6	1.82	1.53	.84	1.68	1.91	1.61	.92	1.74	
RDS/GRNDS/SEC	6	.32	.20	.15	.42	.34	.20	.18	.46	
ADMINISTRATIVE	6	.52	.48	.37	.58	.55	.51	.37	.64	
TOTAL OPER EXP	6	3.94	3.40	3.00	3.54	4.14	3.40	3.31	4.05	
FIXED EXPENSES	6	.81	.86	.59	1.01	.85	.90	.59	1.01	
TOTAL OPER + FIX	6	4.76	4.20	3.92	5.20	5.00	4.48	4.31	5.20	
LEASING EXP	6	1.26	.76	.11	1.90					
TOTAL PAYROLL	6	.23	.16	.08	.22					
TOTAL CONTRACT	6	.82	.70	.62	.71					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2166	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	2
AVG % OFFICE OCCUPANCY	84.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.17	4
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	6
PAYROLL		
CONTRACT	.53	6
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.69	6
PAYROLL	.16	6
ELEVATOR	.14	5
HVAC	.23	6
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	6
ELECTRICAL	1.68	6
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
C[illegible] L		
WATER/SEWER	.08	6
RDS/GNDS/SEC	.32	6
TOTAL		
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	5
RDS/GNDS OTHER	.08	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	.52	6
PAYROLL		
MGMT FEES	.35	6
PROF FEES	.07	4
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.81	6
REAL ESTATE TAX	.72	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.26	6
ADV/PROMOTION	.03	3
COMMISSIONS		
PROF FEES	.21	5
TENANT ALTS	1.04	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	6
CLEANING		
REPAIR/MAINT	.16	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.82	6
CLEANING	.53	6
REPAIR/MAINT	.38	6
RDS/GROUNDS	.17	5
SECURITY	.19	3
ADMINISTRATIVE	.41	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	106,997 SQ. FT.				104,726 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.31	8.40	6.66	9.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.59	8.81	7.06	9.88				
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	4	8.61	8.84	7.08	9.89				
EXPENSE									
CLEANING	4	.56	.55	.51	.61	.58	.55	.54	.61
REPAIR-MAINT	4	.58	.56	.44	.68	.59	.57	.44	.72
UTILITIES	4	1.28	1.19	.78	1.61	1.31	1.23	.82	1.61
RDS/GRNDS/SEC	4	.23	.20	.16	.32	.24	.20	.16	.34
ADMINISTRATIVE	4	.44	.45	.30	.56	.45	.45	.30	.59
TOTAL OPER EXP	4	3.09	3.17	2.57	3.40	3.16	3.32	2.72	3.40
FIXED EXPENSES	4	1.20	.96	.75	1.44	1.23	1.01	.80	1.44
TOTAL OPER+FIX	4	4.30	4.19	3.32	4.84	4.39	4.39	3.52	4.84
LEASING EXP	4	1.00	.37	.07	1.52				
TOTAL PAYROLL	4	.11	.11	.07	.16				
TOTAL CONTRACT	4	.63	.70	.59	.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1726	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.61	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.56**	4	**UTILITIES TOTAL**	**1.28**	4	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.20**	4	**TOTAL PAYROLL**	**.11**	4
PAYROLL			ELECTRICAL	1.17	4	SEC PAYROLL			REAL ESTATE TAX	1.03	4	CLEANING		
CONTRACT	.48	4	GAS	.06	2	SEC CONTRACTS			BUILDING INS	.18	4	REPAIR/MAINT	.11	4
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.44**	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.58**	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.11	4	COAL			MGMT FEES	.40	4	**LEASING EXPENSES**	**1.00**	4			
ELEVATOR	.06	3	WATER/SEWER	.07	4	PROF FEES	.05	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.83**	4
HVAC	.22	4	**RDS/GNDS/SEC**	**.23**	4	GEN OFC EXP	.02	4	COMMISSIONS			CLEANING	.48	4
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP			PROF FEES	.43	3	REPAIR/MAINT	.29	4
STRUCT/ROOF			RDS/GNDS TOTAL	.22	4				TENANT ALTS	.63	4	RDS/GROUNDS	.21	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.21	3				OTHER LEASING			ADMINISTRATIVE	.42	4
OTHER MAINT/SUP	.17	4	RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	11,027,070 SQ. FT.				10,760,822 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	48					21.48	20.14	15.66	25.83
RETAIL AREA	28	24.48	24.59	9.80	35.79				
OTHER AREA	21	2.56	6.35	2.12	9.86				
TOTAL RENT	48	21.39	20.57	15.21	25.78				
MISCELLANEOUS	46	.66	.14	.05	.47				
TOTAL INCOME	48	22.05	20.57	15.22	26.40				
EXPENSE									
CLEANING	48	.88	.91	.74	1.03	.89	.96	.75	1.04
REPAIR-MAINT	49	1.33	1.26	1.08	1.57	1.34	1.32	1.08	1.65
UTILITIES	48	1.98	1.89	1.65	2.35	1.98	1.89	1.66	2.35
RDS/GRNDS/SEC	46	.60	.50	.39	.84	.61	.50	.40	.95
ADMINISTRATIVE	49	1.10	1.10	.86	1.59	1.13	1.18	.87	1.59
TOTAL OPER EXP	47	5.93	5.91	5.23	7.34	6.08	6.09	5.32	7.39
FIXED EXPENSES	49	2.47	2.10	1.19	2.62	2.53	2.12	1.20	2.72
TOTAL OPER+FIX	47	8.41	8.17	7.25	9.99	8.62	8.28	7.43	10.11
LEASING EXP	44	1.95	.63	.29	2.37				
TOTAL PAYROLL	35	.75	.98	.64	1.37				
TOTAL CONTRACT	45	1.18	1.29	.83	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10035	46
AVG SQFT/RETAIL TENANT	2494	28
AVG SQFT/OFFICE WORKER	220	41
AVG % OFFICE OCCUPANCY	86.3	48
AVG % RETAIL OCCUPANCY	85.7	29
AVG $ RATE YR-END RENT	27.32	43
RENTABLE/GROSS SQFT	.91	36

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	44	**UTILITIES TOTAL**	**1.88**	45	SECURITY TOTAL	.50	42	**FIXED EXP TOTAL**	**2.44**	46	**TOTAL PAYROLL**	**.75**	35
PAYROLL	.43	20	ELECTRICAL	1.73	44	SEC PAYROLL	.18	3	REAL ESTATE TAX	1.78	46	CLEANING	.43	20
CONTRACT	.70	44	GAS	.03	39	SEC CONTRACTS	.48	38	BUILDING INS	.55	46	REPAIR/MAINT	.50	28
SUP/MAT/MISC	.08	26	FUEL OIL	.01	5	SEC OTHER	.06	8	PERS PROP TAX	.01	9	RDS/GROUNDS	.20	3
TRASH REMOVAL	.04	38	PURCH STEAM			**ADMIN TOTAL**	**1.18**	45	OTHER TAX	.12	34	SECURITY	.18	3
REPR/MAINT TOTAL	**1.26**	45	PURCH CH WTR			PAYROLL	.34	33				ADMINISTRATIVE	.34	33
PAYROLL	.50	28	COAL			MGMT FEES	.56	45	**LEASING EXPENSES**	**1.95**	44			
ELEVATOR	.29	45	WATER/SEWER	.06	43	PROF FEES	.17	41	ADV/PROMOTION	.04	23	**TOTAL CONTRACTS**	**1.18**	45
HVAC	.28	45	**RDS/GNDS/SEC**	**.58**	44	GEN OFC EXP	.12	35	COMMISSIONS	.05	17	CLEANING	.70	44
ELECTRICAL	.08	43	**TOTAL**			OTHER ADM EXP	.05	29	PROF FEES	.60	38	REPAIR/MAINT	.71	45
STRUCT/ROOF	.05	13	RDS/GNDS TOTAL	.09	30				TENANT ALTS	1.78	38	RDS/GROUNDS	.05	26
PLUMBING	.03	41	RDS/GNDS PAYRL	.20	3				BUY-OUTS	.74	5	SECURITY	.48	38
FIRE/LIFE SFTY	.04	31	RDS/GNDS CONTR	.05	26				OTHER LEASING	.11	11	ADMINISTRATIVE	.72	45
OTHER MAINT/SUP	.29	45	RDS/GNDS OTHER	.05	16									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	98,202 SQ. FT.				91,413 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.42	12.46	9.57	14.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.75	11.27	8.34	14.15				
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	4	10.79	11.32	8.38	14.20				
EXPENSE									
CLEANING	4	.81	.89	.62	1.13	.85	.96	.66	1.20
REPAIR-MAINT	4	1.14	1.08	1.00	1.45	1.20	1.14	1.00	1.63
UTILITIES	3	1.46	1.30			1.54	1.45		
RDS/GRNDS/SEC	4	.50	.18	.05	.67	.54	.23	.05	.71
ADMINISTRATIVE	4	.96	.97	.86	1.10	1.03	1.10	.96	1.19
TOTAL OPER EXP	3	4.88	4.66			5.31	5.21		
FIXED EXPENSES	4	.75	.57	.47	.84	.80	.69	.50	.94
TOTAL OPER+FIX	3	5.68	5.18			6.17	6.23		
LEASING EXP	4	1.05	1.09	.59	1.67				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.09	.94	.82	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4224	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	96	3
AVG % OFFICE OCCUPANCY	73.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.67	2
RENTABLE/GROSS SQFT	98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	4	**UTILITIES TOTAL**	1.46	3	SECURITY TOTAL			**FIXED EXP TOTAL**	.75	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.24	3	SEC PAYROLL			REAL ESTATE TAX	.59	4	CLEANING		
CONTRACT	.64	4	GAS	.16	3	SEC CONTRACTS			BUILDING INS	.16	4	REPAIR/MAINT		
SUP/MAT/MISC	.14	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM			**ADMIN TOTAL**	.96	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.14	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.78	4	**LEASING EXPENSES**	1.05	4	**TOTAL CONTRACTS**	1.09	4
ELEVATOR	.15	4	WATER/SEWER	.06	3	PROF FEES	.31	3	ADV/PROMOTION			CLEANING	.64	4
HVAC	.33	4	**RDS/GNDS/SEC**	.50	4	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT	.65	4
ELECTRICAL	.11	4	**TOTAL**			OTHER ADM EXP			PROF FEES	.38	4	RDS/GROUNDS	.10	3
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.12	4				TENANT ALTS	.67	4	SECURITY		
PLUMBING	.05	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.96	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.10	3				OTHER LEASING					
OTHER MAINT/SUP	.31	4	RDS/GNDS OTHER	.10	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,962,959 SQ. FT.				1,893,538 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					24.02	22.43	19.41	27.85
RETAIL AREA	5	29.32	20.11	10.44	54.57				
OTHER AREA									
TOTAL RENT	10	24.29	23.19	19.41	27.78				
MISCELLANEOUS	10	.14	.05	.03	.33				
TOTAL INCOME	10	24.43	23.25	19.62	27.81				
EXPENSE									
CLEANING	10	1.05	.95	.87	1.43	1.07	.97	.88	1.50
REPAIR-MAINT	11	1.40	1.40	1.16	1.51	1.41	1.40	1.16	1.57
UTILITIES	11	2.02	2.09	1.83	2.39	2.03	2.14	1.83	2.39
RDS/GRNDS/SEC	10	.78	.69	.58	1.26	.81	.72	.58	1.32
ADMINISTRATIVE	11	1.66	1.63	1.26	2.01	1.72	1.72	1.26	2.02
TOTAL OPER EXP	10	7.19	6.88	5.82	7.99	7.48	7.19	5.82	8.37
FIXED EXPENSES	11	2.09	2.05	1.74	2.22	2.16	2.08	1.87	2.22
TOTAL OPER+FIX	10	9.28	9.52	7.87	10.65	9.65	9.62	7.96	11.26
LEASING EXP	10	.73	.29	.16	1.02				
TOTAL PAYROLL	9	1.20	1.27	.78	1.58				
TOTAL CONTRACT	11	1.29	1.37	1.09	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5715	9
AVG SQFT/RETAIL TENANT	3367	5
AVG SQFT/OFFICE WORKER	197	9
AVG % OFFICE OCCUPANCY	90.7	10
AVG % RETAIL OCCUPANCY	93.0	5
AVG $ RATE YR-END RENT	29.13	9
RENTABLE/GROSS SQFT	.94	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	10	**UTILITIES TOTAL**	2.02	11	SECURITY TOTAL	.55	11	**FIXED EXP TOTAL**	2.09	11	**TOTAL PAYROLL**	1.20	9
PAYROLL	.15	4	ELECTRICAL	1.89	11	SEC PAYROLL	.43	2	REAL ESTATE TAX	1.07	11	CLEANING	.15	4
CONTRACT	.85	10	GAS	.07	9	SEC CONTRACTS	.56	8	BUILDING INS	.36	11	REPAIR/MAINT	.50	7
SUP/MAT/MISC	.12	9	FUEL OIL	.02	4	SEC OTHER	.12	6	PERS PROP TAX			RDS/GROUNDS	.55	2
TRASH REMOVAL	.08	9	PURCH STEAM			**ADMIN TOTAL**	1.86	11	OTHER TAX	.12	5	SECURITY	.43	2
REPR/MAINT TOTAL	1.40	11	PURCH CH WTR			PAYROLL	.59	8				ADMINISTRATIVE	.59	8
PAYROLL	.50	7	COAL			MGMT FEES	.80	11	**LEASING EXPENSES**	.73	10			
ELEVATOR	.25	11	WATER/SEWER	.08	11	PROF FEES	.19	9	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	1.29	11
HVAC	.37	11	**RDS/GNDS/SEC**	.78	10	GEN OFC EXP	.16	11	COMMISSIONS	.10	4	CLEANING	.85	10
ELECTRICAL	.08	9	**TOTAL**			OTHER ADM EXP	.18	6	PROF FEES	.15	6	REPAIR/MAINT	.82	11
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.23	10				TENANT ALTS	.77	7	RDS/GROUNDS	.10	10
PLUMBING	.06	9	RDS/GNDS PAYRL	.55	2				BUY-OUTS			SECURITY	.56	8
FIRE/LIFE SFTY	.10	7	RDS/GNDS CONTR	.10	10				OTHER LEASING	.19	3	ADMINISTRATIVE	.96	11
OTHER MAINT/SUP	.24	11	RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,271,593 SQ. FT.				2,267,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	5					23.08	24.09	19.90	26.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	23.11	24.09	19.90	26.50				
MISCELLANEOUS	5	1.37	.66	.22	3.09				
TOTAL INCOME	5	24.47	24.48	21.50	28.35				
EXPENSE									
CLEANING	5	.89	1.02	.69	1.02	.89	1.02	.69	1.02
REPAIR-MAINT	5	1.61	1.13	1.04	2.25	1.61	1.13	1.05	2.25
UTILITIES	5	2.31	1.89	1.82	2.84	2.31	1.89	1.82	2.84
RDS/GRNDS/SEC	5	.66	.50	.48	.86	.66	.50	.48	.87
ADMINISTRATIVE	5	.82	.87	.57	1.06	.82	.87	.57	1.07
TOTAL OPER EXP	5	6.29	5.56	5.07	7.49	6.30	5.62	5.07	7.49
FIXED EXPENSES	5	2.90	2.62	2.51	3.48	2.90	2.62	2.51	3.51
TOTAL OPER + FIX	5	9.18	9.65	7.58	10.23	9.20	9.76	7.58	10.23
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5430	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	2
AVG % OFFICE OCCUPANCY	86.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	29.15	4
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	2
ELECTRICAL	1.78	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	3.40	2
SEC PAYROLL	2.75	2
SEC CONTRACTS	.64	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,410,856 SQ. FT.				4,317,807 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	5					21.86	25.60	16.92	26.59
RETAIL AREA	2	27.04	27.03						
OTHER AREA	2	5.05	9.58						
TOTAL RENT	5	21.81	25.55	17.12	26.57				
MISCELLANEOUS	5	.19	.08	.05	.37				
TOTAL INCOME	5	22.00	26.04	17.17	26.73				
EXPENSE									
CLEANING	5	.88	.89	.77	1.00	.89	.89	.77	1.00
REPAIR-MAINT	5	1.34	1.43	1.21	1.51	1.35	1.43	1.21	1.51
UTILITIES	5	1.89	1.80	1.55	2.40	1.89	1.80	1.55	2.40
RDS/GRNDS/SEC	5	.65	.48	.46	.83	.67	.48	.46	.87
ADMINISTRATIVE	5	1.05	1.02	.77	1.44	1.07	1.02	.79	1.47
TOTAL OPER EXP	5	5.81	5.66	5.13	6.78	5.94	5.92	5.13	6.91
FIXED EXPENSES	5	2.57	3.34	1.63	3.42	2.63	3.34	1.66	3.49
TOTAL OPER + FIX	5	8.38	8.37	7.13	10.14	8.56	8.39	7.29	10.33
LEASING EXP	5	1.40	.35	.23	4.13				
TOTAL PAYROLL	5	.74	.95	.42	1.03				
TOTAL CONTRACT	5	1.31	1.46	.81	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23243	5
AVG SQFT/RETAIL TENANT	2125	2
AVG SQFT/OFFICE WORKER	355	3
AVG % OFFICE OCCUPANCY	87.2	5
AVG % RETAIL OCCUPANCY	91.4	3
AVG $ RATE YR-END RENT	29.05	4
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	5
PAYROLL		
CONTRACT	.70	5
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.34	5
PAYROLL	.53	3
ELEVATOR	.34	5
HVAC	.32	5
ELECTRICAL	.11	5
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.24	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	5
ELECTRICAL	1.64	5
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.65	5
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	5
SEC PAYROLL		
SEC CONTRACTS	.59	5
SEC OTHER	.02	2
ADMIN TOTAL	1.05	5
PAYROLL	.31	5
MGMT FEES	.46	5
PROF FEES	.12	5
GEN OFC EXP	.12	5
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	5
REAL ESTATE TAX	1.82	5
BUILDING INS	.58	5
PERS PROP TAX	.02	4
OTHER TAX	.16	5
LEASING EXPENSES	1.40	5
ADV/PROMOTION	.06	5
COMMISSIONS	.07	3
PROF FEES	.31	3
TENANT ALTS	2.12	3
BUY-OUTS		
OTHER LEASING	.09	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	5
CLEANING		
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	5
TOTAL CONTRACTS	1.31	5
CLEANING	.70	5
REPAIR/MAINT	.80	5
RDS/GROUNDS	.02	5
SECURITY	.59	5
ADMINISTRATIVE	.58	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 94 BLDS 9,997,841 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 9,800,538 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	90					16.38	15.62	12.44	20.21
RETAIL AREA	7	11.40	21.90	11.03	23.91				
OTHER AREA									
TOTAL RENT	90	16.27	15.30	12.74	20.35				
MISCELLANEOUS	51	.27	.10	.01	.31				
TOTAL INCOME	90	16.49	15.56	12.83	21.15				
EXPENSE									
CLEANING	89	.78	.76	.59	.87	.79	.76	.59	.89
REPAIR-MAINT	88	1.09	.86	.58	1.05	1.10	.86	.58	1.06
UTILITIES	83	1.94	1.91	1.61	2.21	1.97	1.91	1.65	2.28
RDS/GRNDS/SEC	93	.61	.46	.28	.70	.62	.46	.28	.70
ADMINISTRATIVE	92	.89	.91	.50	1.22	.91	.91	.52	1.22
TOTAL OPER EXP	81	5.67	4.94	4.16	5.73	5.77	4.98	4.27	5.74
FIXED EXPENSES	93	1.88	1.53	.98	1.94	1.91	1.55	.98	1.94
TOTAL OPER + FIX	80	7.69	6.61	5.72	7.61	7.79	6.78	5.72	7.75
LEASING EXP	73	1.83	1.17	.23	2.59				
TOTAL PAYROLL	70	.87	.56	.32	1.00				
TOTAL CONTRACT	89	1.05	.88	.62	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5417	87
AVG SQFT/RETAIL TENANT	3704	7
AVG SQFT/OFFICE WORKER	264	78
AVG % OFFICE OCCUPANCY	87.3	90
AVG % RETAIL OCCUPANCY	69.1	7
AVG $ RATE YR-END RENT	24.12	76
RENTABLE/GROSS SQFT	.92	54

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**86**
PAYROLL	.60	3
CONTRACT	.64	84
SUP/MAT/MISC	.08	73
TRASH REMOVAL	.04	79
REPR/MAINT TOTAL	**1.09**	**84**
PAYROLL	.48	55
ELEVATOR	.15	73
HVAC	.23	84
ELECTRICAL	.04	68
STRUCT/ROOF	.08	33
PLUMBING	.02	63
FIRE/LIFE SFTY	.06	38
OTHER MAINT/SUP	.39	80

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**82**
ELECTRICAL	1.81	82
GAS	.09	66
FUEL OIL	.01	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	80
RDS/GNDS/SEC TOTAL	**.61**	**91**
RDS/GNDS TOTAL	.25	89
RDS/GNDS PAYRL	.12	6
RDS/GNDS CONTR	.19	77
RDS/GNDS OTHER	.09	58

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	83
SEC PAYROLL	.35	11
SEC CONTRACTS	.39	69
SEC OTHER	.06	21
ADMIN TOTAL	**.90**	**90**
PAYROLL	.44	38
MGMT FEES	.51	79
PROF FEES	.17	50
GEN OFC EXP	.11	45
OTHER ADM EXP	.06	46

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**92**
REAL ESTATE TAX	1.48	92
BUILDING INS	.29	84
PERS PROP TAX	.39	9
OTHER TAX	.24	34
LEASING EXPENSES	**1.83**	**73**
ADV/PROMOTION	.05	49
COMMISSIONS	.05	37
PROF FEES	.50	62
TENANT ALTS	1.71	63
BUY-OUTS		
OTHER LEASING	.07	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**78**
CLEANING	.60	3
REPAIR/MAINT	.48	55
RDS/GROUNDS	.12	6
SECURITY	.35	11
ADMINISTRATIVE	.44	38
TOTAL CONTRACTS	**1.05**	**88**
CLEANING	.64	84
REPAIR/MAINT	.50	85
RDS/GROUNDS	.19	77
SECURITY	.39	69
ADMINISTRATIVE	.54	85

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 16 BLDS 484,648 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 480,023 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	18					15.40	14.67	12.95	16.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18	15.62	14.67	12.95	16.11				
MISCELLANEOUS	3	.40	.31						
TOTAL INCOME	18	15.68	14.67	12.95	16.11				
EXPENSE									
CLEANING	17	.68	.60	.44	.89	.68	.60	.44	.89
REPAIR-MAINT	15	.68	.58	.45	.87	.68	.58	.45	.88
UTILITIES	11	1.65	1.79	1.53	2.09	1.65	1.81	1.53	2.09
RDS/GRNDS/SEC	18	.38	.30	.23	.46	.38	.30	.23	.46
ADMINISTRATIVE	19	.90	.95	.36	1.16	.91	.95	.36	1.16
TOTAL OPER EXP	10	4.34	4.50	3.79	5.16	4.34	4.50	3.79	5.16
FIXED EXPENSES	19	1.49	1.05	.86	1.76	1.51	1.05	.86	1.76
TOTAL OPER + FIX	10	5.95	5.70	4.74	7.23	5.95	5.70	4.74	7.23
LEASING EXP	14	1.72	1.53	.24	3.44				
TOTAL PAYROLL	10	.35	.22	.20	.45				
TOTAL CONTRACT	17	.81	.75	.50	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3302	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	15
AVG % OFFICE OCCUPANCY	90.1	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.36	14
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**16**
PAYROLL		
CONTRACT	.56	16
SUP/MAT/MISC	.10	8
TRASH REMOVAL	.13	16
REPR/MAINT TOTAL	**.68**	**14**
PAYROLL	.31	8
ELEVATOR	.05	12
HVAC	.24	14
ELECTRICAL	.07	7
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.19	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.66**	**10**
ELECTRICAL	1.49	10
GAS	.10	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	10
RDS/GNDS/SEC TOTAL	**.39**	**17**
RDS/GNDS TOTAL	.35	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	15
RDS/GNDS OTHER	.07	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	14
SEC PAYROLL		
SEC CONTRACTS	.05	11
SEC OTHER	.03	7
ADMIN TOTAL	**.86**	**18**
PAYROLL	.55	2
MGMT FEES	.69	17
PROF FEES	.10	9
GEN OFC EXP	.24	4
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.24**	**18**
PEAL ESTATE TAX	1.05	18
BUILDING INS	.19	18
PERS PROP TAX		
OTHER TAX	.01	7
LEASING EXPENSES	**1.72**	**14**
ADV/PROMOTION	.03	6
COMMISSIONS		
PROF FEES	.30	8
TENANT ALTS	2.00	11
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.35**	**10**
CLEANING		
REPAIR/MAINT	.31	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	2
TOTAL CONTRACTS	**.81**	**17**
CLEANING	.56	16
REPAIR/MAINT	.34	15
RDS/GROUNDS	.28	15
SECURITY	.05	11
ADMINISTRATIVE	.73	58

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	915,411 SQ. FT.				902,608 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					18.35	18.99	11.94	22.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	18.45	18.99	12.07	22.65				
MISCELLANEOUS	7	1.08	.36	.14	1.15				
TOTAL INCOME	13	19.05	19.00	12.07	23.24				
EXPENSE									
CLEANING	11	.76	.76	.62	.90	.78	.77	.63	.90
REPAIR-MAINT	11	.92	.80	.63	.98	.93	.80	.63	.98
UTILITIES	11	2.17	2.21	1.73	2.43	2.21	2.22	1.73	2.54
RDS/GRNDS/SEC	13	.47	.33	.23	.63	.48	.33	.25	.63
ADMINISTRATIVE	13	1.10	1.08	.50	1.42	1.12	1.08	.54	1.42
TOTAL OPER EXP	11	5.54	5.50	4.45	6.22	5.63	6.03	4.45	6.28
FIXED EXPENSES	13	1.68	1.65	1.09	1.83	1.70	1.65	1.09	1.83
TOTAL OPER + FIX	11	7.30	7.14	5.82	8.69	7.42	7.14	5.95	8.69
LEASING EXP	8	1.30	1.10	.33	1.85				
TOTAL PAYROLL	10	.69	.61	.38	.94				
TOTAL CONTRACT	12	.74	.74	.45	.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4247	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	10
AVG % OFFICE OCCUPANCY	89.3	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.02	11
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	11	**UTILITIES TOTAL**	2.17	11	SECURITY TOTAL	.19	11	**FIXED EXP TOTAL**	1.68	13	**TOTAL PAYROLL**	.69	10
PAYROLL			ELECTRICAL	1.96	11	SEC PAYROLL	.25	2	REAL ESTATE TAX	1.39	13	CLEANING		
CONTRACT	.64	10	GAS	.17	9	SEC CONTRACTS	.23	6	BUILDING INS	.28	13	REPAIR/MAINT	.32	8
SUP/MAT/MISC	.10	9	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS	.37	2
TRASH REMOVAL	.05	10	PURCH STEAM						OTHER TAX	.04	4	SECURITY	.25	2
REPR/MAINT TOTAL	.92	11	PURCH CH WTR			**ADMIN TOTAL**	1.10	13				ADMINISTRATIVE	.55	5
PAYROLL	.32	8	COAL			PAYROLL	.55	5	**LEASING EXPENSES**	1.30	8			
ELEVATOR	.10	11	WATER/SEWER	.07	11	MGMT FEES	.68	13	ADV/PROMOTION	.02	5	**TOTAL CONTRACTS**	.74	12
HVAC	.17	11	**RDS/GNDS/SEC**	.47	13	PROF FEES	.10	5	COMMISSIONS			CLEANING	.64	10
ELECTRICAL	.03	9	**TOTAL**			GEN OFC EXP	.10	5	PROF FEES	.45	7	REPAIR/MAINT	.36	11
STRUCT/ROOF	.01	6	RDS/GNDS TOTAL	.31	13	OTHER ADM EXP	.20	8	TENANT ALTS	.97	7	RDS/GROUNDS	.13	8
PLUMBING	.03	10	RDS/GNDS PAYRL	.37	2				BUY-OUTS			SECURITY	.23	6
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.13	8				OTHER LEASING	.19	2	ADMINISTRATIVE	.72	13
OTHER MAINT/SUP	.32	11	RDS/GNDS OTHER	.20	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	2,990,081 SQ. FT.				2,973,957 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					19.16	18.96	15.81	21.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	19.23	18.99	15.82	21.57				
MISCELLANEOUS	11	.14	.07	.02	.22				
TOTAL INCOME	15	19.34	19.27	15.97	21.70				
EXPENSE									
CLEANING	16	.73	.71	.61	.83	.73	.71	.61	.83
REPAIR-MAINT	16	.95	.79	.62	.94	.96	.79	.62	.96
UTILITIES	16	1.87	1.99	1.70	2.24	1.87	1.99	1.70	2.24
RDS/GRNDS/SEC	17	.51	.47	.35	.68	.51	.47	.35	.68
ADMINISTRATIVE	15	.88	.88	.57	1.01	.88	.88	.57	1.03
TOTAL OPER EXP	16	6.19	4.83	4.37	5.34	6.20	4.83	4.37	5.35
FIXED EXPENSES	17	1.67	1.59	1.19	2.12	1.67	1.59	1.19	2.12
TOTAL OPER + FIX	16	7.94	6.57	5.82	7.12	7.96	6.57	5.82	7.12
LEASING EXP	13	1.13	.51	.12	2.18				
TOTAL PAYROLL	14	.75	.49	.21	.81				
TOTAL CONTRACT	16	.88	.94	.60	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4954	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	222	11
AVG % OFFICE OCCUPANCY	86.8	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.08	12
RENTABLE/GROSS SQFT	.92	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	15	**UTILITIES TOTAL**	1.87	16	SECURITY TOTAL	.43	14	**FIXED EXP TOTAL**	1.67	17	**TOTAL PAYROLL**	.75	14
PAYROLL			ELECTRICAL	1.75	16	SEC PAYROLL	.46	5	REAL ESTATE TAX	1.21	17	CLEANING		
CONTRACT	.66	14	GAS	.07	12	SEC CONTRACTS	.32	10	BUILDING INS	.35	17	REPAIR/MAINT	.26	7
SUP/MAT/MISC	.07	12	FUEL OIL			SEC OTHER			PERS PROP TAX	.09	2	RDS/GROUNDS	.10	3
TRASH REMOVAL	.04	10	PURCH STEAM						OTHER TAX	.28	6	SECURITY	.46	5
REPR/MAINT TOTAL	.93	15	PURCH CH WTR			**ADMIN TOTAL**	.90	14				ADMINISTRATIVE	.41	9
PAYROLL	.26	7	COAL			PAYROLL	.41	9	**LEASING EXPENSES**	1.13	13			
ELEVATOR	.13	15	WATER/SEWER	.06	14	MGMT FEES	.56	12	ADV/PROMOTION	.04	6	**TOTAL CONTRACTS**	.88	16
HVAC	.22	15	**RDS/GNDS/SEC**	.50	16	PROF FEES	.06	7	COMMISSIONS	.06	3	CLEANING	.66	14
ELECTRICAL	.04	8	**TOTAL**			GEN OFC EXP	.08	10	PROF FEES	.41	12	REPAIR/MAINT	.47	15
STRUCT/ROOF	.31	2	RDS/GNDS TOTAL	.16	15	OTHER ADM EXP	.07	10	TENANT ALTS	.99	9	RDS/GROUNDS	.15	12
PLUMBING	.01	7	RDS/GNDS PAYRL	.10	3				BUY-OUTS			SECURITY	.32	10
FIRE/LIFE SFTY	.11	8	RDS/GNDS CONTR	.15	12				OTHER LEASING			ADMINISTRATIVE	.53	13
OTHER MAINT/SUP	.40	12	RDS/GNDS OTHER	.03	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,423,847 SQ. FT.				3,250,096 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.80	14.85	11.55	18.70
RETAIL AREA	4	8.97	11.03	5.06	16.96				
OTHER AREA									
TOTAL RENT	8	14.43	13.63	11.54	19.17				
MISCELLANEOUS	8	.31	.04	.02	.15				
TOTAL INCOME	8	14.73	13.68	11.57	20.40				
EXPENSE									
CLEANING	9	.76	.80	.60	.92	.79	.86	.64	.92
REPAIR-MAINT	8	1.30	1.09	.86	1.66	1.33	1.11	.87	1.76
UTILITIES	9	1.91	1.89	1.59	2.13	1.97	1.89	1.73	2.20
RDS/GRNDS/SEC	9	.61	.46	.38	.86	.64	.49	.43	.86
ADMINISTRATIVE	9	.78	.61	.43	1.01	.83	.71	.45	1.03
TOTAL OPER EXP	8	5.22	4.93	4.14	5.80	5.47	5.20	4.85	5.80
FIXED EXPENSES	8	2.49	2.04	1.43	3.23	2.59	2.33	1.51	3.28
TOTAL OPER+FIX	7	8.00	6.61	6.28	9.18	8.26	7.88	6.48	9.33
LEASING EXP	6	1.20	.94	.13	2.14				
TOTAL PAYROLL	9	1.16	1.12	.66	1.57				
TOTAL CONTRACT	8	1.00	1.08	.68	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6961	9
AVG SQFT/RETAIL TENANT	3368	4
AVG SQFT/OFFICE WORKER	262	8
AVG % OFFICE OCCUPANCY	86.1	9
AVG % RETAIL OCCUPANCY	63.8	4
AVG $ RATE YR-END RENT	26.16	7
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	8	**UTILITIES TOTAL**	1.91	9	SECURITY TOTAL	.46	8	**FIXED EXP TOTAL**	2.49	8	**TOTAL PAYROLL**	1.16	9
PAYROLL			ELECTRICAL	1.79	9	SEC PAYROLL	.33	2	REAL ESTATE TAX	1.97	8	CLEANING		
CONTRACT	.55	8	GAS	.07	7	SEC CONTRACTS	.45	6	BUILDING INS	.31	9	REPAIR/MAINT	.72	7
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX	.69	3	RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM						OTHER TAX	.34	4	SECURITY	.33	2
REPR/MAINT TOTAL	1.30	8	PURCH CH WTR			**ADMIN TOTAL**	.78	9				ADMINISTRATIVE	.41	9
PAYROLL	.72	7	COAL			PAYROLL	.41	9	**LEASING EXPENSES**	1.20	6			
ELEVATOR	.21	8	WATER/SEWER	.06	9	MGMT FEES	.33	5	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	1.00	8
HVAC	.12	8	**RDS/GNDS/SEC TOTAL**	.81	9	PROF FEES	.15	5	COMMISSIONS	.05	3	CLEANING	.55	8
ELECTRICAL	.05	8	RDS/GNDS TOTAL	.24	8	GEN OFC EXP	.12	8	PROF FEES	.49	5	REPAIR/MAINT	.46	8
STRUCT/ROOF	.01	4	RDS/GNDS PAYRL			OTHER ADM EXP	.02	7	TENANT ALTS	1.24	4	RDS/GROUNDS	.19	6
PLUMBING	.02	7	RDS/GNDS CONTR	.19	6				BUY-OUTS			SECURITY	.45	6
FIRE/LIFE SFTY	.06	7	RDS/GNDS OTHER	.05	3				OTHER LEASING	.05	3	ADMINISTRATIVE	.34	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Louisville, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,792,876 SQ. FT.				1,690,445 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.26	10.14		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.54	8.56						
MISCELLANEOUS									
TOTAL INCOME	4	8.60	8.56						
EXPENSE									
CLEANING	7	.87	.81	.76	1.09	.89	.81	.77	1.20
REPAIR-MAINT	7	1.16	1.18	1.18	1.20	1.20	1.22	1.18	1.48
UTILITIES	7	1.93	1.69	1.52	2.22	1.98	1.86	1.59	2.23
RDS/GRNDS/SEC	7	.38	.34	.28	.71	.40	.39	.30	.74
ADMINISTRATIVE	6	.73	.90	.53	1.09	.77	.90	.56	1.24
TOTAL OPER EXP	7	5.43	4.97	4.07	5.87	5.76	5.35	4.30	6.74
FIXED EXPENSES	5	1.01	.88	.65	1.35	1.05	.92	.66	1.40
TOTAL OPER+FIX	5	6.45	5.75	4.86	6.70	6.73	6.07	5.00	8.97
LEASING EXP	3	1.39	1.73						
TOTAL PAYROLL	6	.80	.59	.46	1.41				
TOTAL CONTRACT	6	.84	.96	.47	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10159	6
AVG SQFT/RETAIL TENANT	2972	3
AVG SQFT/OFFICE WORKER	201	4
AVG % OFFICE OCCUPANCY	97.5	6
AVG % RETAIL OCCUPANCY	96.6	4
AVG $ RATE YR-END RENT	18.15	6
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	6	**UTILITIES TOTAL**	2.00	5	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	1.01	4	**TOTAL PAYROLL**	.80	6
PAYROLL			ELECTRICAL	1.93	3	SEC PAYROLL	.15	2	REAL ESTATE TAX	.96	4	CLEANING		
CONTRACT	.57	6	GAS			SEC CONTRACTS	.24	6	BUILDING INS	.10	5	REPAIR/MAINT	.41	4
SUP/MAT/MISC	.10	6	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.12	2
TRASH REMOVAL	.06	6	PURCH STEAM						OTHER TAX			SECURITY	.15	2
REPR/MAINT TOTAL	1.20	6	PURCH CH WTR			**ADMIN TOTAL**	.69	4				ADMINISTRATIVE	.21	4
PAYROLL	.41	4	COAL			PAYROLL	.21	4	**LEASING EXPENSES**	1.39	3			
ELEVATOR	.22	6	WATER/SEWER	.11	5	MGMT FEES	.49	3	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	.84	6
HVAC	.22	6	**RDS/GNDS/SEC TOTAL**	.40	6	PROF FEES	.07	3	COMMISSIONS	.01	3	CLEANING	.57	6
ELECTRICAL	.03	4	RDS/GNDS TOTAL	.08	5	GEN OFC EXP	.08	4	PROF FEES			REPAIR/MAINT	.54	6
STRUCT/ROOF	.01	4	RDS/GNDS PAYRL	.12	2	OTHER ADM EXP	.04	3	TENANT ALTS	1.01	3	RDS/GROUNDS	.05	2
PLUMBING	.02	4	RDS/GNDS CONTR	.05	2				BUY-OUTS			SECURITY	.24	6
FIRE/LIFE SFTY	.04	6	RDS/GNDS OTHER	.01	4				OTHER LEASING			ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Louisville, KY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	505,897 SQ. FT.				492,623 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.97	.83			.99	.83		
REPAIR-MAINT	3	1.11	1.20			1.13	1.23		
UTILITIES	3	1.91	1.80			1.93	1.80		
RDS/GRNDS/SEC	3	.56	.71			.58	.74		
ADMINISTRATIVE	2	.93	.93			.93	.93		
TOTAL OPER EXP	3	7.70	5.87			7.91	5.87		
FIXED EXPENSES	3	.67	.82			.69	.82		
TOTAL OPER+FIX	3	8.37	6.70			8.60	6.70		
LEASING EXP									
TOTAL PAYROLL	2	1.68	1.41						
TOTAL CONTRACT	2	.43	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39384	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	3
AVG % OFFICE OCCUPANCY	95.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.47	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**2**
PAYROLL		
CONTRACT	.21	2
SUP/MAT/MISC	.17	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**1.27**	**2**
PAYROLL	.56	2
ELEVATOR	.14	2
HVAC	.27	2
ELECTRICAL	.04	2
STRUCT/ROOF	.02	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.73**	**2**
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	2
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER	.05	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.56**	**2**
REAL ESTATE TAX	.46	2
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.68**	**2**
CLEANING		
REPAIR/MAINT	.56	2
RDS/GROUNDS	.12	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.43**	**2**
CLEANING	.21	2
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	240,477 SQ. FT.				231,110 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					10.91	8.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.86	8.82						
MISCELLANEOUS	2	.05	.05						
TOTAL INCOME	3	10.91	8.87						
EXPENSE									
CLEANING	3	.52	.49			.54	.52		
REPAIR-MAINT	3	.72	.68			.75	.73		
UTILITIES	3	1.17	1.27			1.21	1.27		
RDS/GRNDS/SEC	3	.13	.08			.13	.09		
ADMINISTRATIVE	3	1.13	.98			1.17	1.05		
TOTAL OPER EXP	3	3.65	3.69			3.80	3.71		
FIXED EXPENSES	3	.58	.57			.61	.61		
TOTAL OPER+FIX	3	4.23	4.26			4.40	4.33		
LEASING EXP									
TOTAL PAYROLL	2	.81	.85						
TOTAL CONTRACT	3	.42	.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1884	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	2
AVG % OFFICE OCCUPANCY	92.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.59	2
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.52**	**3**
PAYROLL		
CONTRACT	.41	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**.72**	**3**
PAYROLL	.33	2
ELEVATOR	.05	2
HVAC	.10	3
ELECTRICAL	.01	2
STRUCT/ROOF	.04	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.17**	**3**
ELECTRICAL	.97	3
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	**.13**	**3**
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.13**	**3**
PAYROLL	.41	2
MGMT FEES	.53	3
PROF FEES	.03	2
GEN OFC EXP	.18	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.58**	**3**
REAL ESTATE TAX	.47	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**2**
CLEANING		
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	**.42**	**3**
CLEANING	.41	3
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Madison, WI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	181,810 SQ. FT.				177,722 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.83	11.76	7.22	12.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.63	11.27	7.22	12.48				
MISCELLANEOUS	4	.24	.15	.11	.37				
TOTAL INCOME	6	10.84	11.63	7.30	12.48				
EXPENSE									
CLEANING	6	.85	.82	.60	.89	.86	.82	.60	.99
REPAIR-MAINT	6	1.05	.93	.68	1.56	1.05	.93	.68	1.56
UTILITIES	6	.98	1.04	.78	1.12	.98	1.04	.78	1.12
RDS/GRNDS/SEC	6	.31	.30	.27	.37	.32	.31	.27	.41
ADMINISTRATIVE	6	.81	.81	.54	.95	.83	.86	.54	.95
TOTAL OPER EXP	6	4.00	3.88	2.85	4.93	4.09	4.02	2.85	4.93
FIXED EXPENSES	6	1.84	1.65	1.42	1.95	1.88	1.65	1.58	1.95
TOTAL OPER + FIX	6	5.84	5.90	4.50	6.59	5.97	6.14	4.50	6.59
LEASING EXP	5	.72	.48	.23	2.02				
TOTAL PAYROLL	5	.66	.58	.43	.75				
TOTAL CONTRACT	6	1.16	.87	.74	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2396	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	5
AVG % OFFICE OCCUPANCY	84.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.93	6
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**
PAYROLL		
CONTRACT	.71	6
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	**1.05**	**6**
PAYROLL	.39	5
ELEVATOR	.07	3
HVAC	.26	5
ELECTRICAL	.03	4
STRUCT/ROOF	.23	4
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.98**	**6**
ELECTRICAL	.78	6
GAS	.12	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	**.31**	**6**
RDS/GNDS TOTAL	.23	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	4
SEC PAYROLL		
SEC CONTRACTS	.09	4
SEC OTHER		
ADMIN TOTAL	**.81**	**6**
PAYROLL	.27	5
MGMT FEES	.45	6
PROF FEES		
GEN OFC EXP	.06	5
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.84**	**6**
REAL ESTATE TAX	1.74	6
BUILDING INS	.07	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.72**	**5**
ADV/PROMOTION	.10	2
COMMISSIONS		
PROF FEES	.44	3
TENANT ALTS	.68	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.66**	**5**
CLEANING		
REPAIR/MAINT	.39	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	**1.16**	**6**
CLEANING	.71	6
REPAIR/MAINT	.51	6
RDS/GROUNDS	.18	6
SECURITY	.09	4
ADMINISTRATIVE	.45	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	98,940 SQ. FT.				94,852 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.62	12.47	6.48	13.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.28	11.48	6.48	12.96				
MISCELLANEOUS	3	.35	.16						
TOTAL INCOME	5	10.53	12.06	6.52	13.04				
EXPENSE									
CLEANING	5	.68	.82	.57	.86	.69	.82	.57	.91
REPAIR-MAINT	5	.97	.73	.54	1.80	.98	.73	.54	1.91
UTILITIES	5	.92	1.03	.78	1.18	.93	1.03	.78	1.26
RDS/GRNDS/SEC	5	.32	.29	.26	.42	.34	.32	.26	.44
ADMINISTRATIVE	5	.81	.81	.44	.99	.84	.90	.44	1.04
TOTAL OPER EXP	5	3.70	3.39	2.85	5.14	3.86	3.69	2.85	5.45
FIXED EXPENSES	5	1.74	1.65	1.28	1.87	1.81	1.65	1.36	1.97
TOTAL OPER + FIX	5	5.44	5.49	4.25	6.68	5.67	5.96	4.25	7.06
LEASING EXP	4	1.20	.59	.36	2.02				
TOTAL PAYROLL	4	.64	.55	.43	.71				
TOTAL CONTRACT	5	.84	.83	.74	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2352	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	5
AVG % OFFICE OCCUPANCY	86.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.33	5
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**5**
PAYROLL		
CONTRACT	.52	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**.97**	**5**
PAYROLL	.34	4
ELEVATOR	.06	2
HVAC	.15	4
ELECTRICAL	.06	3
STRUCT/ROOF	.55	3
PLUMBING	.08	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.92**	**5**
ELECTRICAL	.69	5
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	**.32**	**5**
RDS/GNDS TOTAL	.29	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	**.81**	**5**
PAYROLL	.30	4
MGMT FEES	.49	5
PROF FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.74**	**5**
REAL ESTATE TAX	1.63	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.20**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.44	3
TENANT ALTS	2.06	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**4**
CLEANING		
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	**.84**	**5**
CLEANING	.52	5
REPAIR/MAINT	.53	5
RDS/GROUNDS	.29	5
SECURITY	.04	3
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Memphis, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,152,609 SQ. FT.				1,148,681 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					10.14	11.30	9.86	13.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	26	10.11	11.30	9.74	13.84				
MISCELLANEOUS	2	.13	.11						
TOTAL INCOME	26	10.15	11.40	9.75	13.84				
EXPENSE									
CLEANING	26	.52	.60	.47	.72	.52	.60	.47	.72
REPAIR-MAINT	26	.46	.44	.34	.60	.46	.44	.34	.60
UTILITIES	26	1.19	1.44	1.03	1.56	1.19	1.44	1.03	1.56
RDS/GRNDS/SEC	26	.36	.41	.23	.54	.36	.41	.23	.54
ADMINISTRATIVE	26	.81	.79	.69	1.02	.82	.80	.69	1.02
TOTAL OPER EXP	26	3.34	3.42	3.10	4.01	3.35	3.42	3.15	4.01
FIXED EXPENSES	26	.87	1.03	.93	1.09	.87	1.03	.94	1.09
TOTAL OPER+FIX	26	4.21	4.45	4.05	5.07	4.23	4.45	4.11	5.07
LEASING EXP	23	1.17	.90	.11	2.61				
TOTAL PAYROLL	23	.57	.52	.49	.82				
TOTAL CONTRACT	26	.66	.85	.58	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6960	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	23
AVG % OFFICE OCCUPANCY	86.8	26
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.10	26
RENTABLE/GROSS SQFT	.99	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.52**	**26**	**UTILITIES TOTAL**	**1.19**	**26**	SECURITY TOTAL	.07	25	**FIXED EXP TOTAL**	**.87**	**26**	**TOTAL PAYROLL**	**.57**	**23**
PAYROLL			ELECTRICAL	1.09	26	SEC PAYROLL			REAL ESTATE TAX	.73	26	CLEANING		
CONTRACT	.39	26	GAS	.11	22	SEC CONTRACTS	.06	24	BUILDING INS	.14	26	REPAIR/MAINT	.21	22
SUP/MAT/MISC	.09	26	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	26	PURCH STEAM			**ADMIN TOTAL**	**.81**	**26**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.46**	**26**	PURCH CH WTR			PAYROLL	.38	23				ADMINISTRATIVE	.38	23
PAYROLL	.21	22	COAL			MGMT FEES	.37	25	**LEASING EXPENSES**	**1.17**	**23**			
ELEVATOR	.11	7	WATER/SEWER	.04	26	PROF FEES	.04	5	ADV/PROMOTION	.03	23	**TOTAL CONTRACTS**	**.66**	**26**
HVAC	.10	6	**RDS/GNDS/SEC**	**.36**	**26**	GEN OFC EXP	.12	23	COMMISSIONS	.01	2	CLEANING	.39	26
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP	.08	21	PROF FEES	.61	3	REPAIR/MAINT	.24	7
STRUCT/ROOF			RDS/GNDS TOTAL	.29	26				TENANT ALTS	1.30	4	RDS/GROUNDS	.33	8
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	24
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.33	6				OTHER LEASING			ADMINISTRATIVE	.37	26
OTHER MAINT/SUP	.13	26	RDS/GNDS OTHER	.09	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	811,917 SQ. FT.				807,589 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.85	11.17	9.86	13.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.80	11.17	9.74	13.84				
MISCELLANEOUS	2	.13	.11						
TOTAL INCOME	5	11.85	11.37	9.75	13.84				
EXPENSE									
CLEANING	5	.60	.62	.47	.72	.60	.62	.47	.72
REPAIR-MAINT	5	.51	.51	.36	.61	.51	.51	.36	.61
UTILITIES	5	1.29	1.42	1.03	1.56	1.29	1.42	1.03	1.56
RDS/GRNDS/SEC	5	.41	.36	.23	.54	.41	.36	.23	.54
ADMINISTRATIVE	5	.69	.71	.53	.91	.70	.71	.53	.92
TOTAL OPER EXP	5	3.50	3.28	3.10	4.01	3.52	3.28	3.15	4.01
FIXED EXPENSES	5	1.00	1.01	.93	1.08	1.00	1.01	.94	1.08
TOTAL OPER+FIX	5	4.50	4.28	4.05	5.07	4.52	4.28	4.11	5.07
LEASING EXP	3	2.06	2.26						
TOTAL PAYROLL	4	.59	.50	.49	.82				
TOTAL CONTRACT	5	.79	.85	.58	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7387	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	3
AVG % OFFICE OCCUPANCY	92.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.86	5
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**5**	**UTILITIES TOTAL**	**1.29**	**5**	SECURITY TOTAL	.09	5	**FIXED EXP TOTAL**	**1.00**	**5**	**TOTAL PAYROLL**	**.59**	**4**
PAYROLL			ELECTRICAL	1.21	5	SEC PAYROLL			REAL ESTATE TAX	.88	5	CLEANING		
CONTRACT	.45	5	GAS	.08	3	SEC CONTRACTS	.08	4	BUILDING INS	.12	5	REPAIR/MAINT	.24	3
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	**.69**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.51**	**5**	PURCH CH WTR			PAYROLL	.39	4				ADMINISTRATIVE	.39	4
PAYROLL	.24	3	COAL			MGMT FEES	.28	4	**LEASING EXPENSES**	**2.06**	**3**			
ELEVATOR	.11	5	WATER/SEWER	.04	5	PROF FEES	.05	4	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	**.79**	**5**
HVAC	.10	4	**RDS/GNDS/SEC**	**.41**	**5**	GEN OFC EXP	.10	4	COMMISSIONS	.01	2	CLEANING	.45	5
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP	.01	2	PROF FEES	.61	3	REPAIR/MAINT	.23	5
STRUCT/ROOF			RDS/GNDS TOTAL	.32	5				TENANT ALTS	1.39	3	RDS/GROUNDS	.31	4
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.31	4				OTHER LEASING			ADMINISTRATIVE	.29	5
OTHER MAINT/SUP	.13	5	RDS/GNDS OTHER	.06	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	14 BLDS	4,524,075 SQ. FT.				4,400,047 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	13					20.32	16.54	10.84	21.43	
RETAIL AREA	7	25.58	18.78	15.03	36.31					
OTHER AREA										
TOTAL RENT	13	20.41	17.22	11.19	21.43					
MISCELLANEOUS	12	1.46	.82	.36	2.52					
TOTAL INCOME	13	21.68	19.09	12.74	22.59					
EXPENSE										
CLEANING	14	.76	.75	.53	1.14	.78	.76	.54	1.14	
REPAIR-MAINT	14	1.20	1.14	.61	1.29	1.23	1.17	.61	1.31	
UTILITIES	14	1.97	1.82	1.62	2.26	1.98	1.84	1.62	2.27	
RDS/GRNDS/SEC	14	.51	.43	.34	.61	.53	.43	.36	.61	
ADMINISTRATIVE	13	1.04	1.06	.74	1.25	1.07	1.12	.75	1.28	
TOTAL OPER EXP	14	5.46	5.41	4.81	5.97	5.61	5.45	4.93	6.24	
FIXED EXPENSES	14	4.07	4.23	3.28	4.78	4.18	4.27	3.30	4.80	
TOTAL OPER + FIX	14	9.53	9.64	8.99	10.52	9.80	10.02	9.10	10.72	
LEASING EXP	13	2.64	1.39	.45	3.82					
TOTAL PAYROLL	13	1.01	.90	.59	1.37					
TOTAL CONTRACT	13	.87	.92	.66	1.15					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8978	12
AVG SQFT/RETAIL TENANT	1904	8
AVG SQFT/OFFICE WORKER	253	9
AVG % OFFICE OCCUPANCY	79.5	13
AVG % RETAIL OCCUPANCY	79.2	8
AVG $ RATE YR-END RENT	25.94	10
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	13	**UTILITIES TOTAL**	1.92	13	SECURITY TOTAL	.42	11	**FIXED EXP TOTAL**	4.23	12	**TOTAL PAYROLL**	1.01	13
PAYROLL	.34	3	ELECTRICAL	1.84	13	SEC PAYROLL	.36	3	REAL ESTATE TAX	3.68	12	CLEANING	.34	3
CONTRACT	.47	13	GAS			SEC CONTRACTS	.44	8	BUILDING INS	.22	12	REPAIR/MAINT	.50	13
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.03	8	PERS PROP TAX	.08	9	RDS/GROUNDS		
TRASH REMOVAL	.06	12	PURCH STEAM			**ADMIN TOTAL**	1.02	12	OTHER TAX	.65	4	SECURITY	.36	3
REPR/MAINT TOTAL	1.21	13	PURCH CH WTR			PAYROL	.35	11				ADMINISTRATIVE	.35	11
PAYROLL	.50	13	COAL			MGMT FEES	.45	12	**LEASING EXPENSES**	2.84	13			
ELEVATOR	.26	13	WATER/SEWER	.07	13	PROF FEES	.06	11	ADV/PROMOTION	.17	10	**TOTAL CONTRACTS**	.87	13
HVAC	.15	13	**RDS/GNDS/SEC TOTAL**	.54	13	GEN OFC EXP	.15	12	COMMISSIONS	.09	6	CLEANING	.47	13
ELECTRICAL	.03	13	RDS/GNDS TOTAL	.20	11	OTHER ADM EXP	.07	10	PROF FEES	.49	10	REPAIR/MAINT	.48	13
STRUCT/ROOF	.02	8	RDS/GNDS PAYRL						TENANT ALTS	1.72	10	RDS/GROUNDS	.18	10
PLUMBING	.02	11	RDS/GNDS CONTR	.18	10				BUY-OUTS			SECURITY	.44	8
FIRE/LIFE SFTY	.06	6	RDS/GNDS OTHER	.04	6				OTHER LEASING	.79	8	ADMINISTRATIVE	.51	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	485,948 SQ. FT.				473,943 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	5					11.52	14.88	5.97	17.43	
RETAIL AREA	2	18.69	17.79							
OTHER AREA										
TOTAL RENT	5	11.68	14.99	5.97	17.45					
MISCELLANEOUS	5	1.00	.36	.04	2.65					
TOTAL INCOME	5	12.68	16.95	6.01	19.31					
EXPENSE										
CLEANING	6	.90	.82	.74	1.14	.92	.90	.74	1.14	
REPAIR-MAINT	6	1.24	.60	.49	1.38	1.26	.60	.49	1.62	
UTILITIES	6	2.17	1.94	1.49	2.40	2.22	1.94	1.49	2.81	
RDS/GRNDS/SEC	6	.44	.33	.30	.54	.45	.36	.32	.54	
ADMINISTRATIVE	5	.98	.96	.61	1.60	1.01	1.06	.61	1.65	
TOTAL OPER EXP	6	5.54	5.60	3.88	5.89	5.68	5.62	3.88	7.06	
FIXED EXPENSES	6	3.29	3.67	1.01	5.23	3.37	3.68	1.01	5.23	
TOTAL OPER + FIX	6	8.83	9.27	4.89	12.32	9.05	9.30	4.89	14.38	
LEASING EXP	6	1.15	.45	.06	1.39					
TOTAL PAYROLL	6	.93	.77	.52	1.00					
TOTAL CONTRACT	6	1.00	.97	.89	1.12					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2233	4
AVG SQFT/RETAIL TENANT	1221	2
AVG SQFT/OFFICE WORKER	200	3
AVG % OFFICE OCCUPANCY	73.3	5
AVG % RETAIL OCCUPANCY	68.9	2
AVG $ RATE YR-END RENT	17.22	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6	**UTILITIES TOTAL**	2.17	6	SECURITY TOTAL	.31	4	**FIXED EXP TOTAL**	3.91	5	**TOTAL PAYROLL**	.93	6
PAYROLL	.29	2	ELECTRICAL	2.09	6	SEC PAYROLL			REAL ESTATE TAX	3.40	5	CLEANING	.29	2
CONTRACT	.62	6	GAS			SEC CONTRACTS	.28	4	BUILDING INS	.35	5	REPAIR/MAINT	.59	6
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX	.23	3	RDS/GROUNDS		
TRASH REMOVAL	.13	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.24	6	PURCH CH WTR			**ADMIN TOTAL**	.96	5				ADMINISTRATIVE	.28	5
PAYROLL	.59	6	COAL			PAYROLL	.28	5	**LEASING EXPENSES**	1.15	6			
ELEVATOR	.21	6	WATER/SEWER	.09	6	MGMT FEES	.55	5	ADV/PROMOTION	.06	5	**TOTAL CONTRACTS**	1.00	6
HVAC	.19	5	**RDS/GNDS/SEC TOTAL**	.44	6	PROF FEES	.08	5	COMMISSIONS	.02	2	CLEANING	.62	6
ELECTRICAL	.03	6	RDS/GNDS TOTAL	.25	5	GEN OFC EXP	.04	5	PROF FEES	.31	4	REPAIR/MAINT	.47	6
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL			OTHER ADM EXP	.03	4	TENANT ALTS	1.18	4	RDS/GROUNDS	.28	4
PLUMBING	.01	5	RDS/GNDS CONTR	.28	4				BUY-OUTS			SECURITY	.28	4
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.04	3				OTHER LEASING	.03	3	ADMINISTRATIVE	.63	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,449,889 SQ. FT.				2,375,898 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.31	15.75	10.60	21.07
RETAIL AREA	4	34.29	36.31	16.34	49.16				
OTHER AREA									
TOTAL RENT	5	16.72	17.22	10.94	20.84				
MISCELLANEOUS	4	2.22	2.41	1.28	3.28				
TOTAL INCOME	5	18.41	18.91	13.09	22.40				
EXPENSE									
CLEANING	5	.90	.77	.60	1.16	.92	.78	.61	1.19
REPAIR-MAINT	5	1.27	1.28	1.17	1.39	1.29	1.29	1.20	1.42
UTILITIES	5	2.05	2.06	1.74	2.28	2.07	2.06	1.78	2.28
RDS/GRNDS/SEC	5	.60	.57	.37	.83	.62	.58	.38	.86
ADMINISTRATIVE	5	.90	1.09	.56	1.21	.93	1.12	.57	1.25
TOTAL OPER EXP	5	5.72	5.97	5.06	6.13	5.90	6.16	5.20	6.33
FIXED EXPENSES	5	3.74	3.54	3.23	4.53	3.85	3.69	3.32	4.64
TOTAL OPER + FIX	5	9.46	9.67	8.61	10.25	9.75	10.10	8.87	10.50
LEASING EXP	4	3.02	3.20	1.67	4.80				
TOTAL PAYROLL	4	1.14	1.37	.95	1.44				
TOTAL CONTRACT	4	1.16	.94	.59	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10528	5
AVG SQFT/RETAIL TENANT	1522	5
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	72.7	5
AVG % RETAIL OCCUPANCY	74.0	5
AVG $ RATE YR-END RENT	24.41	3
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	4
PAYROLL		
CONTRACT	.71	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.32	4
PAYROLL	.64	4
ELEVATOR	.21	4
HVAC	.18	4
ELECTRICAL	.05	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	4
ELECTRICAL	1.91	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC	.68	4
TOTAL		
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	4
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	4
SEC PAYROLL	.41	2
SEC CONTRACTS		
SEC OTHER	.04	3
ADMIN TOTAL	.81	4
PAYROLL	.46	3
MGMT FEES	.34	4
PROF FEES	.07	3
GEN OFC EXP	.08	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.60	4
REAL ESTATE TAX	3.07	4
BUILDING INS	.24	4
PERS PROP TAX	.06	4
OTHER TAX	.55	3
LEASING EXPENSES	3.02	4
ADV/PROMOTION	.32	3
COMMISSIONS		
PROF FEES	.71	3
TENANT ALTS	2.60	3
BUY-OUTS		
OTHER LEASING	.51	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	4
CLEANING		
REPAIR/MAINT	.64	4
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE	.46	3
TOTAL CONTRACTS	1.16	4
CLEANING	.71	4
REPAIR/MAINT	.49	4
RDS/GROUNDS	.19	4
SECURITY		
ADMINISTRATIVE	.38	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,654,067 SQ. FT.				1,652,197 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					14.77	13.03	10.10	18.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	14.80	13.13	10.18	18.50				
MISCELLANEOUS	11	.21	.21	.03	.42				
TOTAL INCOME	19	14.95	13.33	10.45	18.50				
EXPENSE									
CLEANING	19	.76	.75	.58	.95	.76	.75	.58	.95
REPAIR-MAINT	19	.88	.81	.65	1.06	.88	.81	.65	1.06
UTILITIES	18	1.82	1.69	1.54	2.26	1.82	1.69	1.54	2.26
RDS/GRNDS/SEC	19	.49	.47	.20	.65	.49	.47	.20	.65
ADMINISTRATIVE	17	.97	.67	.51	1.17	.97	.67	.51	1.17
TOTAL OPER EXP	18	4.85	4.64	4.06	5.57	4.86	4.64	4.06	5.57
FIXED EXPENSES	19	2.21	1.91	1.54	2.96	2.21	1.91	1.64	2.96
TOTAL OPER + FIX	18	6.99	6.72	5.83	7.93	7.00	6.72	5.83	7.93
LEASING EXP	12	3.51	2.08	1.01	4.29				
TOTAL PAYROLL	18	.72	.54	.40	1.00				
TOTAL CONTRACT	19	1.00	.96	.70	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2884	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	211	11
AVG % OFFICE OCCUPANCY	82.6	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.71	14
RENTABLE/GROSS SQFT	.94	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	19
PAYROLL	.14	3
CONTRACT	.58	19
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.08	18
REPR/MAINT TOTAL	.88	19
PAYROLL	.36	15
ELEVATOR	.11	19
HVAC	.21	17
ELECTRICAL	.04	18
STRUCT/ROOF	.02	12
PLUMBING	.03	17
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.14	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	18
ELECTRICAL	1.76	18
GAS	.01	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	18
RDS/GNDS/SEC	.49	19
TOTAL		
RDS/GNDS TOTAL	.16	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	13
RDS/GNDS OTHER	.06	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	15
SEC PAYROLL	.12	2
SEC CONTRACTS	.36	14
SEC OTHER	.02	5
ADMIN TOTAL	.97	17
PAYROLL	.37	13
MGMT FEES	.42	17
PROF FEES	.19	11
GEN OFC EXP	.06	15
OTHER ADM EXP	.03	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.21	19
REAL ESTATE TAX	2.00	19
BUILDING INS	.20	17
PERS PROP TAX	.05	12
OTHER TAX	.01	4
LEASING EXPENSES	3.51	12
ADV/PROMOTION	.11	12
COMMISSIONS	.12	6
PROF FEES	.91	11
TENANT ALTS	2.28	12
BUY-OUTS		
OTHER LEASING	.07	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	18
CLEANING	.14	3
REPAIR/MAINT	.36	18
RDS/GROUNDS		
SECURITY	.12	2
ADMINISTRATIVE	.37	13
TOTAL CONTRACTS	1.00	19
CLEANING	.56	19
REPAIR/MAINT	.40	19
RDS/GROUNDS	.14	13
SECURITY	.36	14
ADMINISTRATIVE	.55	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	159,786 SQ. FT.				159,786 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					28.18	14.96	11.65	44.29	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	28.18	14.96	11.65	44.29					
MISCELLANEOUS										
TOTAL INCOME	5	28.23	14.96	11.76	44.29					
EXPENSE										
CLEANING	5	1.02	.76	.70	1.34	1.02	.76	.70	1.34	
REPAIR-MAINT	5	1.63	.81	.64	2.61	1.63	.81	.64	2.61	
UTILITIES	5	2.65	2.55	1.46	3.72	2.65	2.55	1.46	3.72	
RDS/GRNDS/SEC	5	.25	.18	.04	.44	.25	.18	.04	.44	
ADMINISTRATIVE	3	.69	.50			.69	.50			
TOTAL OPER EXP	5	5.89	4.66	3.97	7.78	5.89	4.66	3.97	7.78	
FIXED EXPENSES	5	3.44	2.37	1.88	4.85	3.44	2.37	1.88	4.85	
TOTAL OPER + FIX	5	9.33	7.04	5.85	12.62	9.33	7.04	5.85	12.62	
LEASING EXP	2	1.85	1.53							
TOTAL PAYROLL	4	.96	.69	.39	1.43					
TOTAL CONTRACT	5	.92	.92	.55	1.16					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1394	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	89.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.42	5
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**5**	**UTILITIES TOTAL**	**2.65**	**5**	SECURITY TOTAL	.15	2	**FIXED EXP TOTAL**	**3.44**	**5**	**TOTAL PAYROLL**	**.96**	**4**
PAYROLL			ELECTRICAL	2.58	5	SEC PAYROLL			REAL ESTATE TAX	2.71	5	CLEANING		
CONTRACT	.83	5	GAS			SEC CONTRACTS			BUILDING INS	.43	5	REPAIR/MAINT	.91	4
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER	.06	2	PERS PROP TAX	.41	3	RDS/GROUNDS		
TRASH REMOVAL	.14	4	PURCH STEAM			**ADMIN TOTAL**	**.69**	**3**	OTHER TAX	.03	3	SECURITY		
REPR/MAINT TOTAL	**1.63**	**5**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.91	4	COAL			MGMT FEES	.54	3	**LEASING EXPENSES**	**1.85**	**2**			
ELEVATOR	.16	5	WATER/SEWER	.08	5	PROF FEES	.01	2	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**.92**	**5**
HVAC	.37	5	**RDS/GNDS/SEC**	**.25**	**5**	GEN OFC EXP	.06	2	COMMISSIONS			CLEANING	.83	5
ELECTRICAL	.07	4	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			REPAIR/MAINT	.68	5
STRUCT/ROOF	.13	2	RDS/GNDS TOTAL	.19	5				TENANT ALTS	1.51	2	RDS/GROUNDS	.10	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE	.55	3
OTHER MAINT/SUP	.15	5	RDS/GNDS OTHER	.28	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	417,369 SQ. FT.				415,499 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					15.29	17.00	8.87	19.63	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	15.28	17.00	8.94	19.63					
MISCELLANEOUS	4	.43	.45	.21	.62					
TOTAL INCOME	5	15.60	17.73	9.39	19.63					
EXPENSE										
CLEANING	5	.77	.59	.56	1.01	.77	.59	.56	1.01	
REPAIR-MAINT	5	.80	.80	.74	.86	.80	.80	.74	.86	
UTILITIES	4	2.04	1.89	1.73	2.28	2.04	1.89	1.73	2.28	
RDS/GRNDS/SEC	5	.67	.92	.17	.96	.68	.92	.17	.96	
ADMINISTRATIVE	5	.97	.65	.44	1.55	.96	.67	.44	1.55	
TOTAL OPER EXP	4	5.17	4.81	3.83	6.16	5.20	4.81	3.88	6.16	
FIXED EXPENSES	5	2.06	1.67	1.51	2.73	2.07	1.87	1.53	2.73	
TOTAL OPER + FIX	4	6.87	6.70	5.47	7.93	6.91	6.70	5.53	7.93	
LEASING EXP	2	9.24	8.49							
TOTAL PAYROLL	5	.68	.41	.34	1.07					
TOTAL CONTRACT	5	1.21	1.27	.61	1.65					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3284	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	80.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.65	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**5**	**UTILITIES TOTAL**	**2.04**	**4**	SECURITY TOTAL	.72	4	**FIXED EXP TOTAL**	**2.06**	**5**	**TOTAL PAYROLL**	**.69**	**5**
PAYROLL			ELECTRICAL	1.97	4	SEC PAYROLL			REAL ESTATE TAX	1.92	5	CLEANING		
CONTRACT	.61	5	GAS	.01	2	SEC CONTRACTS	.65	4	BUILDING INS	.16	4	REPAIR/MAINT	.31	5
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	**.97**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.80**	**5**	PURCH CH WTR			PAYROLL	.50	3				ADMINISTRATIVE	.50	3
PAYROLL	.31	5	COAL			MGMT FEES	.53	5	**LEASING EXPENSES**	**9.24**	**2**			
ELEVATOR	.09	5	WATER/SEWER	.07	4	PROF FEES	.08	3	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	**1.21**	**5**
HVAC	.21	5	**RDS/GNDS/SEC**	**.67**	**5**	GEN OFC EXP	.01	4	COMMISSIONS			CLEANING	.61	5
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP	.09	3	PROF FEES	.97	2	REPAIR/MAINT	.39	5
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.11	4				TENANT ALTS	7.36	2	RDS/GROUNDS	.11	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.65	4
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.11	3				OTHER LEASING			ADMINISTRATIVE	.58	5
OTHER MAINT/SUP	.12	4	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	797,093 SQ. FT.				797,093 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.59	13.03	10.26	17.77
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.63	13.13	10.32	17.77				
MISCELLANEOUS	4	.08	.03	.03	.12				
TOTAL INCOME	5	13.70	13.33	10.35	17.79				
EXPENSE									
CLEANING	5	.73	.75	.56	.87	.73	.75	.56	.87
REPAIR-MAINT	5	.86	.82	.52	1.21	.86	.82	.52	1.21
UTILITIES	5	1.65	1.64	1.54	1.72	1.65	1.64	1.54	1.72
RDS/GRNDS/SEC	5	.49	.50	.38	.64	.49	.50	.38	.64
ADMINISTRATIVE	5	.95	.89	.67	1.28	.95	.89	.67	1.28
TOTAL OPER EXP	5	4.67	4.62	4.16	5.23	4.67	4.62	4.16	5.23
FIXED EXPENSES	5	2.30	2.14	1.75	2.94	2.30	2.14	1.75	2.94
TOTAL OPER+FIX	5	6.97	6.82	5.91	8.13	6.97	6.82	5.91	8.13
LEASING EXP	4	2.61	2.08	1.30	4.13				
TOTAL PAYROLL	5	.65	.55	.43	1.00				
TOTAL CONTRACT	5	.93	.98	.78	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3575	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	211	4
AVG % OFFICE OCCUPANCY	79.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.85	3
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	5	**UTILITIES TOTAL**	1.65	5	SECURITY TOTAL	.29	5	**FIXED EXP TOTAL**	2.30	5	**TOTAL PAYROLL**	.65	5
PAYROLL	.15	2	ELECTRICAL	1.57	5	SEC PAYROLL			REAL ESTATE TAX	2.13	5	CLEANING	.15	2
CONTRACT	.50	5	GAS			SEC CONTRACTS	.27	5	BUILDING INS	.19	4	REPAIR/MAINT	.29	5
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	**.95**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.86**	**5**	PURCH CH WTR			PAYROLL	.29	5				ADMINISTRATIVE	.29	5
PAYROLL	.29	5	COAL			MGMT FEES	.35	5	**LEASING EXPENSES**	**2.61**	**4**			
ELEVATOR	.11	5	WATER/SEWER	.07	5	PROF FEES	.26	4	ADV/PROMOTION	.15	4	**TOTAL CONTRACTS**	**.93**	**5**
HVAC	.21	5	**RDS/GNDS/SEC**	**.49**	**5**	GEN OFC EXP	.07	5	COMMISSIONS	.18	2	CLEANING	.50	5
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.01	4	PROF FEES	.60	4	REPAIR/MAINT	.41	5
STRUCT/ROOF	.01	5	RDS/GNDS TOTAL	.19	5				TENANT ALTS	1.70	4	RDS/GROUNDS	.16	5
PLUMBING	.03	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	5
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.15	5				OTHER LEASING	.09	3	ADMINISTRATIVE	.57	5
OTHER MAINT/SUP	.16	5	RDS/GNDS OTHER	.04	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Midland, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	664,096 SQ. FT.				663,220 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					6.16	6.62	5.54	6.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	6.17	6.64	5.55	6.97				
MISCELLANEOUS									
TOTAL INCOME	5	6.21	6.64	5.63	6.97				
EXPENSE									
CLEANING	5	.55	.54	.52	.59	.55	.54	.52	.59
REPAIR-MAINT	5	.75	.81	.62	1.01	.75	.81	.62	1.01
UTILITIES	5	1.14	1.15	1.05	1.49	1.14	1.15	1.05	1.49
RDS/GRNDS/SEC	5	.22	.16	.04	.32	.22	.16	.04	.32
ADMINISTRATIVE	5	.87	.82	.66	.96	.87	.82	.66	.97
TOTAL OPER EXP	5	3.53	3.63	3.42	3.83	3.53	3.63	3.42	3.84
FIXED EXPENSES	5	.57	.52	.37	.73	.57	.52	.37	.73
TOTAL OPER+FIX	5	4.10	4.21	3.86	4.50	4.10	4.22	3.86	4.50
LEASING EXP	5	.43	.29	.07	.63				
TOTAL PAYROLL	5	.64	.53	.47	.75				
TOTAL CONTRACT	5	.71	.65	.49	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3568	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	428	3
AVG % OFFICE OCCUPANCY	68.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.08	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	5	**UTILITIES TOTAL**	1.14	5	SECURITY TOTAL	.18	4	**FIXED EXP TOTAL**	.57	5	**TOTAL PAYROLL**	.64	5
PAYROLL			ELECTRICAL	.97	5	SEC PAYROLL			REAL ESTATE TAX	.46	5	CLEANING		
CONTRACT	.50	5	GAS	.09	5	SEC CONTRACTS	.18	4	BUILDING INS	.12	5	REPAIR/MAINT	.26	5
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.87**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.75**	**5**	PURCH CH WTR			PAYROLL	.40	4				ADMINISTRATIVE	.40	4
PAYROLL	.26	5	COAL			MGMT FEES	.24	5	**LEASING EXPENSES**	**.43**	**5**			
ELEVATOR	.16	5	WATER/SEWER	.07	5	PROF FEES	.10	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.71**	**5**
HVAC	.12	5	**RDS/GNDS/SEC**	**.22**	**5**	GEN OFC EXP	.12	5	COMMISSIONS			CLEANING	.50	5
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.08	5	PROF FEES			REPAIR/MAINT	.39	5
STRUCT/ROOF			RDS/GNDS TOTAL	.05	5				TENANT ALTS	.63	2	RDS/GROUNDS	.05	5
PLUMBING	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	4
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.05	5				OTHER LEASING			ADMINISTRATIVE	.30	5
OTHER MAINT/SUP	.10	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,502,688 SQ. FT.				3,357,906 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	12					15.67	10.86	5.85	13.36
RETAIL AREA	9	9.37	11.22	6.98	13.46				
OTHER AREA									
TOTAL RENT	12	15.41	10.74	6.52	12.88				
MISCELLANEOUS	12	.28	.34	.12	.51				
TOTAL INCOME	12	15.70	10.84	7.26	13.10				
EXPENSE									
CLEANING	14	.94	.80	.66	1.01	.97	.83	.72	1.06
REPAIR-MAINT	14	.98	.84	.72	1.08	1.00	.90	.79	1.08
UTILITIES	14	1.46	1.56	1.18	1.83	1.47	1.57	1.18	1.85
RDS/GRNDS/SEC	14	.61	.37	.23	.73	.64	.40	.24	.80
ADMINISTRATIVE	14	.61	.69	.54	.94	.84	.77	.59	.98
TOTAL OPER EXP	14	4.80	4.29	4.13	4.97	5.00	4.63	4.19	5.00
FIXED EXPENSES	14	3.54	1.56	.87	2.99	3.70	1.66	.95	2.99
TOTAL OPER + FIX	14	8.34	6.57	5.13	8.03	8.70	6.54	5.21	8.60
LEASING EXP	11	.63	.34	.22	1.58				
TOTAL PAYROLL	14	1.11	.80	.44	1.27				
TOTAL CONTRACT	14	.90	.85	.42	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6383	13
AVG SQFT/RETAIL TENANT	2383	8
AVG SQFT/OFFICE WORKER	211	13
AVG % OFFICE OCCUPANCY	90.5	14
AVG % RETAIL OCCUPANCY	89.6	8
AVG $ RATE YR-END RENT	19.51	12
RENTABLE/GROSS SQFT	.82	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	14	**UTILITIES TOTAL**	1.46	14	SECURITY TOTAL	.49	14	**FIXED EXP TOTAL**	3.54	14	**TOTAL PAYROLL**	1.11	14
PAYROLL	.62	6	ELECTRICAL	1.04	14	SEC PAYROLL	.59	7	REAL ESTATE TAX	3.35	14	CLEANING	.62	6
CONTRACT	.64	12	GAS	.01	5	SEC CONTRACTS	.35	11	BUILDING INS	.15	14	REPAIR/MAINT	.44	13
SUP/MAT/MISC	.10	13	FUEL OIL			SEC OTHER	.10	4	PERS PROP TAX	.05	6	RDS/GROUNDS	.24	4
TRASH REMOVAL	.05	14	PURCH STEAM	.37	13				OTHER TAX	.01	5	SECURITY	.59	7
REPR/MAINT TOTAL	.98	14	PURCH CH WTR			**ADMIN TOTAL**	.81	14				ADMINISTRATIVE	.36	9
PAYROLL	.44	13	COAL			PAYROLL	.36	9	**LEASING EXPENSES**	.63	11			
ELEVATOR	.21	14	WATER/SEWER	.07	13	MGMT FEES	.33	11	ADV/PROMOTION	.04	10	**TOTAL CONTRACTS**	.90	14
HVAC	.19	14	**RDS/GNDS/SEC TOTAL**	.61	14	PROF FEES	.07	5	COMMISSIONS	.08	3	CLEANING	.64	12
ELECTRICAL	.04	14	RDS/GNDS TOTAL	.14	10	GEN OFC EXP	.09	8	PROF FEES	.09	9	REPAIR/MAINT	.51	14
STRUCT/ROOF	.09	7	RDS/GNDS PAYRL	.24	4	OTHER ADM EXP	.14	11	TENANT ALTS	.87	8	RDS/GROUNDS	.04	5
PLUMBING	.02	12	RDS/GNDS CONTR	.04	5				BUY-OUTS			SECURITY	.35	11
FIRE/LIFE SFTY	.01	6	RDS/GNDS OTHER	.06	8				OTHER LEASING	.03	2	ADMINISTRATIVE	.33	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,235,015 SQ. FT.				1,181,646 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					8.49	10.61	5.41	10.86
RETAIL AREA	3	13.05	13.21						
OTHER AREA									
TOTAL RENT	7	8.58	10.65	6.19	10.86				
MISCELLANEOUS	7	.41	.43	.10	.67				
TOTAL INCOME	7	9.00	10.67	6.93	11.27				
EXPENSE									
CLEANING	8	.72	.72	.60	.80	.74	.75	.61	.80
REPAIR-MAINT	8	.96	.84	.80	1.11	.99	.90	.82	1.11
UTILITIES	8	1.42	1.64	1.14	1.87	1.46	1.64	1.21	1.92
RDS/GRNDS/SEC	8	.39	.23	.23	.44	.41	.25	.23	.44
ADMINISTRATIVE	8	.70	.67	.53	.96	.74	.74	.53	.96
TOTAL OPER EXP	8	4.20	4.19	3.64	4.94	4.39	4.38	3.96	4.94
FIXED EXPENSES	8	1.84	1.66	.92	2.76	1.93	1.66	1.05	2.76
TOTAL OPER + FIX	8	6.05	6.52	4.62	6.97	6.32	6.52	5.25	6.97
LEASING EXP	6	.74	.33	.19	1.85				
TOTAL PAYROLL	8	.73	.69	.48	1.01				
TOTAL CONTRACT	8	.72	.78	.57	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2760	8
AVG SQFT/RETAIL TENANT	1947	3
AVG SQFT/OFFICE WORKER	205	7
AVG % OFFICE OCCUPANCY	79.6	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	14.25	7
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	8	**UTILITIES TOTAL**	1.42	8	SECURITY TOTAL	.36	8	**FIXED EXP TOTAL**	1.84	8	**TOTAL PAYROLL**	.73	8
PAYROLL	.24	3	ELECTRICAL	.92	8	SEC PAYROLL	.29	4	REAL ESTATE TAX	1.65	8	CLEANING	.24	3
CONTRACT	.60	7	GAS			SEC CONTRACTS	.22	6	BUILDING INS	.19	8	REPAIR/MAINT	.31	8
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER	.11	3	PERS PROP TAX	.01	3	RDS/GROUNDS	.05	2
TRASH REMOVAL	.05	8	PURCH STEAM	.42	7				OTHER TAX	.01	2	SECURITY	.29	4
REPR/MAINT TOTAL	.96	8	PURCH CH WTR			**ADMIN TOTAL**	.70	8				ADMINISTRATIVE	.30	5
PAYROLL	.31	8	COAL			PAYROLL	.30	5	**LEASING EXPENSES**	.74	6			
ELEVATOR	.19	8	WATER/SEWER	.09	8	MGMT FEES	.46	7	ADV/PROMOTION	.04	5	**TOTAL CONTRACTS**	.72	8
HVAC	.14	8	**RDS/GNDS/SEC TOTAL**	.39	8	PROF FEES	.11	2	COMMISSIONS	.21	2	CLEANING	.60	7
ELECTRICAL	.06	8	RDS/GNDS TOTAL	.06	5	GEN OFC EXP	.07	4	PROF FEES	.12	5	REPAIR/MAINT	.48	8
STRUCT/ROOF	.14	3	RDS/GNDS PAYRL	.05	2	OTHER ADM EXP	.07	6	TENANT ALTS	.77	4	RDS/GROUNDS	.03	3
PLUMBING	.03	7	RDS/GNDS CONTR	.03	3				BUY-OUTS			SECURITY	.22	6
FIRE/LIFE SFTY	.01	4	RDS/GNDS OTHER	.02	4				OTHER LEASING			ADMINISTRATIVE	.49	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 11 BLDS, 958,278 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 945,828 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	11					12.24	12.10	10.34	13.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	12.14	12.10	9.80	13.42				
MISCELLANEOUS	9	.19	.11	.03	.29				
TOTAL INCOME	11	12.30	12.20	9.82	13.79				
EXPENSE									
CLEANING	11	.80	.74	.66	.91	.80	.74	.66	.91
REPAIR-MAINT	11	.75	.67	.42	.92	.75	.67	.42	.92
UTILITIES	11	1.51	1.51	1.35	1.68	1.51	1.51	1.35	1.68
RDS/GRNDS/SEC	11	.38	.37	.26	.46	.39	.37	.28	.46
ADMINISTRATIVE	11	.56	.58	.44	.63	.57	.58	.44	.63
TOTAL OPER EXP	11	4.01	4.00	3.86	4.18	4.06	4.01	3.86	4.34
FIXED EXPENSES	11	1.82	2.05	1.67	2.32	1.84	2.05	1.85	2.32
TOTAL OPER + FIX	11	5.82	6.04	5.64	6.40	5.90	6.17	5.64	6.40
LEASING EXP	10	1.24	1.07	.17	1.36				
TOTAL PAYROLL	9	.64	.58	.40	1.08				
TOTAL CONTRACT	11	.82	.72	.47	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4509	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	9
AVG % OFFICE OCCUPANCY	88.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.81	11
RENTABLE/GROSS SQFT	.80	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**11**
PAYROLL		4
CONTRACT	.43	11
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.05	11
REPR/MAINT TOTAL	**.75**	**11**
PAYROLL	.34	7
ELEVATOR	.11	9
HVAC	.14	11
ELECTRICAL	.02	6
STRUCT/ROOF	.11	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.00	6
OTHER MAINT/SUP	.21	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**11**
ELECTRICAL	1.26	11
GAS	.11	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.29	3
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	**.38**	**11**
RDS/GNDS TOTAL	.34	11
RDS/GNDS PAYRL	.13	3
RDS/GNDS CONTR	.30	10
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	6
SEC PAYROLL		
SEC CONTRACTS	.06	6
SEC OTHER		
ADMIN TOTAL	**.56**	**11**
PAYROLL	.18	5
MGMT FEES	.46	10
PROF FEES	.04	7
GEN OFC EXP	.04	10
OTHER ADM EXP	.01	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.82**	**11**
REAL ESTATE TAX	1.67	11
BUILDING INS	.13	11
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	**1.24**	**10**
ADV/PROMOTION	.06	8
COMMISSIONS	.06	3
PROF FEES	.24	6
TENANT ALTS	1.13	9
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**9**
CLEANING	.66	4
REPAIR/MAINT	.34	7
RDS/GROUNDS	.13	3
SECURITY		
ADMINISTRATIVE	.18	5
TOTAL CONTRACTS	**.82**	**11**
CLEANING	.43	11
REPAIR/MAINT	.32	11
RDS/GROUNDS	.30	10
SECURITY	.06	6
ADMINISTRATIVE	.47	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS, 244,616 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 244,616 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	3					12.07	12.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.07	12.24						
MISCELLANEOUS	3	.14	.17						
TOTAL INCOME	3	12.21	12.40						
EXPENSE									
CLEANING	3	.78	.78			.78	.78		
REPAIR-MAINT	3	.74	.69			.74	.69		
UTILITIES	3	1.46	1.46			1.46	1.46		
RDS/GRNDS/SEC	3	.32	.30			.32	.30		
ADMINISTRATIVE	3	.51	.57			.51	.57		
TOTAL OPER EXP	3	3.80	3.86			3.80	3.86		
FIXED EXPENSES	3	2.21	2.05			2.21	2.05		
TOTAL OPER + FIX	3	6.00	6.03			6.00	6.03		
LEASING EXP	3	1.11	1.07						
TOTAL PAYROLL	2	.59	.58						
TOTAL CONTRACT	3	.87	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5160	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	3
AVG % OFFICE OCCUPANCY	90.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.42	3
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**3**
PAYROLL		
CONTRACT	.64	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**.74**	**3**
PAYROLL	.26	2
ELEVATOR	.09	3
HVAC	.18	3
ELECTRICAL		
STRUCT/ROOF	.06	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**3**
ELECTRICAL	1.26	3
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.32**	**3**
RDS/GNDS TOTAL	.28	3
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.19	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	**.51**	**3**
PAYROLL		
MGMT FEES	.53	2
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.21**	**3**
REAL ESTATE TAX	2.06	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.11**	**3**
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES	.17	3
TENANT ALTS	.88	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.59**	**2**
CLEANING		
REPAIR/MAINT	.26	2
RDS/GROUNDS	.13	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.87**	**3**
CLEANING	.64	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.19	3
SECURITY	.06	2
ADMINISTRATIVE	.56	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	506,695 SQ. FT.				494,245 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.07	12.03	10.05	14.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.88	11.81	9.67	14.31				
MISCELLANEOUS	3	.16	.04						
TOTAL INCOME	4	11.99	11.84	9.68	14.54				
EXPENSE									
CLEANING	4	.85	.83	.66	1.06	.85	.83	.66	1.06
REPAIR-MAINT	4	.72	.68	.38	1.02	.72	.68	.38	1.02
UTILITIES	4	1.52	1.56	1.34	1.70	1.52	1.56	1.34	1.70
RDS/GRNDS/SEC	4	.44	.46	.36	.52	.45	.46	.37	.52
ADMINISTRATIVE	4	.60	.61	.53	.66	.61	.61	.56	.66
TOTAL OPER EXP	4	4.12	4.11	3.97	4.26	4.22	4.26	4.05	4.39
FIXED EXPENSES	4	2.06	2.10	1.77	2.37	2.11	2.10	1.86	2.37
TOTAL OPER+FIX	4	6.17	6.19	5.88	6.50	6.33	6.31	6.17	6.50
LEASING EXP	4	1.71	1.36	.74	2.63				
TOTAL PAYROLL	4	.71	.72	.39	1.08				
TOTAL CONTRACT	4	.69	.57	.47	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3462	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	4
AVG % OFFICE OCCUPANCY	89.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.55	4
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**4**
PAYROLL	.88	2
CONTRACT	.29	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**.72**	**4**
PAYROLL	.39	2
ELEVATOR	.13	4
HVAC	.14	4
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**4**
ELECTRICAL	1.19	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.44**	**4**
RDS/GNDS TOTAL	.38	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	4
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	**.60**	**4**
PAYROLL	.13	3
MGMT FEES	.46	4
PROF FEES	.02	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.05**	**4**
REAL ESTATE TAX	1.90	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.71**	**4**
ADV/PROMOTION	.03	3
COMMISSIONS	.08	2
PROF FEES	.29	3
TENANT ALTS	1.84	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**4**
CLEANING	.88	2
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	**.89**	**4**
CLEANING	.29	4
REPAIR/MAINT	.30	4
RDS/GROUNDS	.34	4
SECURITY	.06	4
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS	14,048,977 SQ. FT.				13,093,410 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					19.29	16.06	8.30	21.60
RETAIL AREA	22	15.64	18.55	5.37	21.18				
OTHER AREA	8	5.00	4.98	4.06	6.50				
TOTAL RENT	48	19.07	16.20	9.04	22.31				
MISCELLANEOUS	40	.62	.39	.15	.90				
TOTAL INCOME	48	19.56	16.86	9.70	22.67				
EXPENSE									
CLEANING	44	1.05	.98	.83	1.18	1.09	1.01	.91	1.18
REPAIR-MAINT	47	1.22	.96	.75	1.58	1.27	1.00	.79	1.58
UTILITIES	44	1.45	1.52	1.10	1.80	1.47	1.52	1.12	1.80
RDS/GRNDS/SEC	48	.37	.30	.17	.42	.40	.33	.17	.43
ADMINISTRATIVE	49	1.11	.92	.73	1.35	1.20	.97	.76	1.39
TOTAL OPER EXP	44	5.34	4.93	4.55	6.00	5.74	5.27	4.84	6.74
FIXED EXPENSES	51	5.09	4.73	2.50	5.98	5.46	4.80	2.59	6.24
TOTAL OPER+FIX	44	10.54	10.77	8.06	11.61	11.34	10.85	8.94	12.53
LEASING EXP	33	.81	.21	.05	1.08				
TOTAL PAYROLL	39	1.14	.88	.51	1.37				
TOTAL CONTRACT	46	.82	.67	.37	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10664	50
AVG SQFT/RETAIL TENANT	2577	26
AVG SQFT/OFFICE WORKER	290	35
AVG % OFFICE OCCUPANCY	89.1	50
AVG % RETAIL OCCUPANCY	80.6	26
AVG $ RATE YR-END RENT	22.25	37
RENTABLE/GROSS SQFT	.91	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**40**
PAYROLL	.52	23
CONTRACT	.66	36
SUP/MAT/MISC	.09	40
TRASH REMOVAL	.08	40
REPR/MAINT TOTAL	**1.26**	**42**
PAYROLL	.54	36
ELEVATOR	.20	31
HVAC	.13	33
ELECTRICAL	.06	32
STRUCT/ROOF	.05	19
PLUMBING	.04	30
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.39	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**39**
ELECTRICAL	.90	39
GAS	.17	19
FUEL OIL		
PURCH STEAM	.31	21
PURCH CH WTR	.63	7
COAL		
WATER/SEWER	.11	38
RDS/GNDS/SEC TOTAL	**.35**	**44**
RDS/GNDS TOTAL	.15	39
RDS/GNDS PAYRL	.03	14
RDS/GNDS CONTR	.06	34
RDS/GNDS OTHER	.09	28

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	32
SEC PAYROLL	.13	12
SEC CONTRACTS	.26	28
SEC OTHER	.02	7
ADMIN TOTAL	**1.09**	**45**
PAYROLL	.38	33
MGMT FEES	.59	29
PROF FEES	.07	26
GEN OFC EXP	.14	32
OTHER ADM EXP	.14	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.07**	**48**
REAL ESTATE TAX	4.94	48
BUILDING INS	.13	47
PERS PROP TAX		
OTHER TAX	.02	11
LEASING EXPENSES	**.81**	**33**
ADV/PROMOTION	.05	24
COMMISSIONS	.19	6
PROF FEES	.13	21
TENANT ALTS	.99	21
BUY-OUTS		
OTHER LEASING	.08	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.14**	**39**
CLEANING	.52	23
REPAIR/MAINT	.54	36
RDS/GROUNDS	.03	14
SECURITY	.13	12
ADMINISTRATIVE	.38	33
TOTAL CONTRACTS	**.82**	**46**
CLEANING	.66	36
REPAIR/MAINT	.47	34
RDS/GROUNDS	.06	34
SECURITY	.26	28
ADMINISTRATIVE	.57	35

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	187,608 SQ. FT.				187,608 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.29	5.99		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.29	5.99						
MISCELLANEOUS	2	.07	.06						
TOTAL INCOME	3	6.33	6.11						
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS/GRNDS/SEC	3	.15	.14			.15	.14		
ADMINISTRATIVE	3	.26	.27			.26	.27		
TOTAL OPER EXP									
FIXED EXPENSES	3	1.78	1.80			1.78	1.80		
TOTAL OPER + FIX									
LEASING EXP	3	.06	.02						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.36	.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7511	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANC	92.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	4.53	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.15	3
TOTAL		
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.26	3
PAYROLL		
MGMT FEES	.21	3
PROF FEES	.05	3
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.78	3
REAL ESTATE TAX	1.76	3
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.06	3
ADV/PROMOTION	.04	3
COMMISSIONS		
PROF FEES	.02	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.36	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS	.13	3
SECURITY	.02	2
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,556,472 SQ. FT.				2,399,230 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					16.33	16.06	9.30	21.38
RETAIL AREA	6	13.12	14.96	5.29	21.10				
OTHER AREA	4	3.88	4.12	2.63	7.84				
TOTAL RENT	11	16.94	16.20	10.58	22.04				
MISCELLANEOUS	7	.59	.51	.30	.60				
TOTAL INCOME	11	17.39	16.86	11.82	22.39				
EXPENSE									
CLEANING	13	1.04	.96	.79	1.08	1.07	1.01	.85	1.11
REPAIR-MAINT	13	1.39	.98	.65	1.63	1.42	1.06	.66	1.63
UTILITIES	13	1.48	1.52	1.04	1.76	1.50	1.52	1.06	1.79
RDS/GRNDS/SEC	11	.46	.36	.29	.42	.51	.38	.31	.47
ADMINISTRATIVE	11	1.30	.90	.85	1.78	1.39	1.13	.90	1.91
TOTAL OPER EXP	13	5.62	4.93	4.53	6.09	5.98	5.29	4.86	6.83
FIXED EXPENSES	13	4.59	4.35	2.72	5.82	4.99	4.37	3.23	6.19
TOTAL OPER + FIX	13	10.30	9.61	7.78	11.47	10.98	10.32	8.41	12.56
LEASING EXP	7	1.30	.90	.43	1.24				
TOTAL PAYROLL	9	1.48	.94	.35	1.32				
TOTAL CONTRACT	9	.97	1.19	.38	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4266	13
AVG SQFT/RETAIL TENANT	2094	7
AVG SQFT/OFFICE WORKER	267	11
AVG % OFFICE OCCUPANCY	88.7	13
AVG % RETAIL OCCUPANCY	89.6	7
AVG $ RATE YR-END RENT	20.87	8
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	10
PAYROLL	.75	5
CONTRACT	.61	9
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.08	10
REPR/MAINT TOTAL	1.52	9
PAYROLL	.57	6
ELEVATOR	.19	9
HVAC	.22	9
ELECTRICAL	.18	8
STRUCT/ROOF	.06	6
PLUMBING	.06	8
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.19	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	9
ELECTRICAL	.85	9
GAS	.17	4
FUEL OIL		
PURCH STEAM	.57	5
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC	.54	9
TOTAL		
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	9
SEC PAYROLL	.39	3
SEC CONTRACTS	.36	6
SEC OTHER	.05	2
ADMIN TOTAL	1.38	8
PAYROLL	.51	5
MGMT FEES	.68	6
PROF FEES	.08	6
GEN OFC EXP	.24	7
OTHER ADM EXP	.20	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.37	10
REAL ESTATE TAX	4.13	10
BUILDING INS	.24	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	1.30	7
ADV/PROMOTION	.04	5
COMMISSIONS	.57	3
PROF FEES	.25	6
TENANT ALTS	1.43	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.48	9
CLEANING	.75	5
REPAIR/MAINT	.67	8
RDS/GROUNDS	.03	3
SECURITY	.39	3
ADMINISTRATIVE	.51	5
TOTAL CONTRACTS	.97	9
CLEANING	.61	9
REPAIR/MAINT	.70	9
RDS/GROUNDS	.06	5
SECURITY	.36	8
ADMINISTRATIVE	.66	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	2,614,525 SQ. FT.				2,772,295 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					23.25	20.78	19.43	30.12	
RETAIL AREA	2	22.96	22.11							
OTHER AREA										
TOTAL RENT	6	23.27	21.05	19.44	29.43					
MISCELLANEOUS	5	.94	1.10	.32	1.40					
TOTAL INCOME	6	24.04	21.93	20.21	30.71					
EXPENSE										
CLEANING	7	1.19	1.12	1.01	1.18	1.19	1.12	1.02	1.18	
REPAIR-MAINT	7	1.38	1.12	1.01	1.39	1.38	1.12	1.01	1.39	
UTILITIES	7	1.72	1.80	1.53	1.86	1.72	1.80	1.54	1.86	
RDS/GRNDS/SEC	6	.40	.37	.31	.42	.40	.36	.33	.42	
ADMINISTRATIVE	7	1.23	1.03	.98	1.21	1.25	1.03	.98	1.25	
TOTAL OPER EXP	7	6.34	5.53	5.11	6.27	6.43	5.61	5.24	6.35	
FIXED EXPENSES	7	6.15	5.89	5.48	6.69	6.24	5.97	5.48	6.95	
TOTAL OPER+FIX	7	12.48	11.42	11.04	12.98	12.67	11.58	11.04	13.46	
LEASING EXP	5	.33	.05	.00	.80					
TOTAL PAYROLL	7	1.08	.87	.60	1.04					
TOTAL CONTRACT	7	1.10	1.12	.99	1.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20690	6
AVG SQFT/RETAIL TENANT	1603	4
AVG SQFT/OFFICE WORKER	364	5
AVG % OFFICE OCCUPANCY	90.7	6
AVG % RETAIL OCCUPANCY	92.5	4
AVG $ RATE YR-END RENT	25.81	7
RENTABLE/GROSS SQFT	.84	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	7	**UTILITIES TOTAL**	1.72	7	SECURITY TOTAL	.27	5	**FIXED EXP TOTAL**	6.15	7	**TOTAL PAYROLL**	1.08	7
PAYROLL	.19	4	ELECTRICAL	1.28	7	SEC PAYROLL	.02	2	REAL ESTATE TAX	6.00	7	CLEANING	.19	4
CONTRACT	.89	7	GAS	.15	4	SEC CONTRACTS	.26	5	BUILDING INS	.17	6	REPAIR/MAINT	.85	6
SUP/MAT/MISC	.12	7	FUEL OIL			SEC OTHER			PERS PROF TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.07	7	PURCH STEAM	.33	4				OTHER TAX			SECURITY	.02	2
REPR/MAINT TOTAL	1.38	7	PURCH CH WTR			**ADMIN TOTAL**	1.07	7				ADMINISTRATIVE	.34	5
PAYROLL	.85	6	COAL			PAYROLL	.34	5	**LEASING EXPENSES**	.33	5			
ELEVATOR	.23	7	WATER/SEWER	.07	6	MGMT FEES	.80	4	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	1.10	7
HVAC	.12	6	**RDS/GNDS/SEC TOTAL**	.32	5	PROF FEES	.02	5	COMMISSIONS	.01	3	CLEANING	.89	7
ELECTRICAL	.04	6	RDS/GNDS TOTAL	.07	4	GEN OFC EXP	.13	6	PROF FEES	.05	3	REPAIR/MAINT	.48	7
STRUCT/ROOF	.04	3	RDS/GNDS PAYRL	.02	2	OTHER ADM EXP	.18	6	TENANT ALTS	.56	2	RDS/GROUNDS	.05	3
PLUMBING	.10	6	RDS/GNDS CONTR	.05	3				BUY-OUTS			SECURITY	.26	5
FIRE/LIFE SFTY	.01	4	RDS/GNDS OTHER	.01	4				OTHER LEASING	.13	2	ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	3,913,118 SQ. FT.				3,599,092 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					24.95	27.32	18.33	28.55	
RETAIL AREA	2	17.78	22.92							
OTHER AREA										
TOTAL RENT	4	24.09	26.28	17.20	28.58					
MISCELLANEOUS	2	.26	.19							
TOTAL INCOME	4	24.23	26.46	17.39	28.58					
EXPENSE										
CLEANING	4	.97	.93	.75	1.15	1.04	1.00	.83	1.16	
REPAIR-MAINT	4	1.11	.89	.65	1.31	1.19	.89	.67	1.45	
UTILITIES	4	1.54	1.36	1.07	1.82	1.55	1.36	1.10	1.82	
RDS/GRNDS/SEC	4	.31	.29	.24	.48	.33	.29	.26	.51	
ADMINISTRATIVE	4	1.28	1.33	1.08	1.38	1.40	1.35	1.13	1.52	
TOTAL OPER EXP	4	5.22	5.02	4.30	5.63	5.67	5.09	4.46	6.31	
FIXED EXPENSES	4	6.04	6.29	4.64	6.95	6.57	6.70	4.78	7.71	
TOTAL OPER+FIX	4	11.26	11.63	8.94	12.58	12.24	11.79	9.24	14.02	
LEASING EXP	2	.49	.69							
TOTAL PAYROLL	3	.54	.51							
TOTAL CONTRACT	3	1.02	1.05							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16277	4
AVG SQFT/RETAIL TENANT	4315	3
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	87.7	4
AVG % RETAIL OCCUPANCY	89.3	3
AVG $ RATE YR-END RENT	27.83	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	3	**UTILITIES TOTAL**	1.84	3	SECURITY TOTAL	.20	3	**FIXED EXP TOTAL**	6.04	4	**TOTAL PAYROLL**	.54	3
PAYROLL			ELECTRICAL	.87	3	SEC PAYROLL			REAL ESTATE TAX	5.91	4	CLEANING		
CONTRACT	.86	3	GAS			SEC CONTRACTS	.27	2	BUILDING INS	.13	4	REPAIR/MAINT	.23	2
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM	.29	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.23	3	PURCH CH WTR			**ADMIN TOTAL**	1.36	3				ADMINISTRATIVE	.31	3
PAYROLL	.83	2	COAL			PAYROLL	.31	3	**LEASING EXPENSES**	.49	2			
ELEVATOR	.23	3	WATER/SEWER	.19	3	MGMT FEES	.73	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.02	3
HVAC	.15	3	**RDS/GNDS/SEC TOTAL**	.24	3	PROF FEES	.11	2	COMMISSIONS			CLEANING	.86	3
ELECTRICAL	.07	3	RDS/GNDS TOTAL	.06	2	GEN OFC EXP	.12	2	PROF FEES			REPAIR/MAINT	.54	3
STRUCT/ROOF	.06	2	RDS/GNDS PAYRL			OTHER ADM EXP	.13	3	TENANT ALTS	.36	2	RDS/GROUNDS	.02	2
PLUMBING	.01	2	RDS/GNDS CONTR	.02	2				BUY-OUTS			SECURITY	.27	2
FIRE/LIFE SFTY			RDS/GNDS OTHER	.02	2				OTHER LEASING			ADMINISTRATIVE	.82	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	62 BLDS	7,711,933 SQ. FT.				7,639,209 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	60					13.95	14.13	10.92	17.25
RETAIL AREA	6	12.87	9.70	4.50	16.20				
OTHER AREA	2	6.90	11.01						
TOTAL RENT	60	13.97	14.14	11.05	17.04				
MISCELLANEOUS	42	.26	.18	.08	.32				
TOTAL INCOME	60	14.15	14.38	11.05	17.39				
EXPENSE									
CLEANING	59	.86	.87	.74	1.00	.86	.88	.75	1.01
REPAIR-MAINT	60	.90	.74	.61	1.04	.91	.74	.61	1.04
UTILITIES	61	1.18	1.17	.94	1.42	1.18	1.17	.94	1.42
RDS/GRNDS/SEC	62	.46	.42	.28	.47	.46	.42	.28	.47
ADMINISTRATIVE	62	.80	.80	.58	.94	.81	.80	.59	.95
TOTAL OPER EXP	59	4.23	3.95	3.68	4.73	4.27	4.15	3.69	4.73
FIXED EXPENSES	60	3.78	3.72	3.11	4.34	3.82	3.72	3.16	4.34
TOTAL OPER+FIX	59	8.03	7.88	6.93	8.85	8.11	8.07	7.21	8.93
LEASING EXP	51	2.29	.64	.20	1.69				
TOTAL PAYROLL	56	.49	.27	.17	.46				
TOTAL CONTRACT	60	1.08	1.10	.86	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5958	58
AVG SQFT/RETAIL TENANT	2165	7
AVG SQFT/OFFICE WORKER	254	49
AVG % OFFICE OCCUPANCY	83.2	61
AVG % RETAIL OCCUPANCY	88.4	7
AVG $ RATE YR-END RENT	18.69	53
RENTABLE/GROSS SQFT	.92	47

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**59**	**UTILITIES TOTAL**	**1.17**	**61**	SECURITY TOTAL	.25	51	**FIXED EXP TOTAL**	**3.78**	**60**	**TOTAL PAYROLL**	**.49**	**56**
PAYROLL	.14	8	ELECTRICAL	1.01	60	SEC PAYROLL	.25	2	REAL ESTATE TAX	3.66	60	CLEANING	.14	8
CONTRACT	.73	59	GAS	.13	50	SEC CONTRACTS	.22	46	BUILDING INS	.11	60	REPAIR/MAINT	.31	48
SUP/MAT/MISC	.05	43	FUEL OIL			SEC OTHER	.02	13	PERS PROP TAX			RDS/GROUNDS	.11	13
TRASH REMOVAL	.08	55	PURCH STEAM						OTHER TAX	.14	2	SECURITY	.25	2
REPR/MAINT TOTAL	**.90**	**59**	PURCH CH WTR	.10	5	**ADMIN TOTAL**	**.80**	**62**				ADMINISTRATIVE	.27	23
PAYROLL	.31	48	COAL			PAYROLL	.27	23	**LEASING EXPENSES**	**2.29**	**51**			
ELEVATOR	.09	54	WATER/SEWER	.06	55	MGMT FEES	.61	58	ADV/PROMOTION	.08	25	**TOTAL CONTRACTS**	**1.08**	**60**
HVAC	.18	59	**RDS/GNDS/SEC**	**.46**	**62**	PROF FEES	.05	39	COMMISSIONS	.06	15	CLEANING	.73	59
ELECTRICAL	.05	54	**TOTAL**			GEN OFC EXP	.11	28	PROF FEES	.40	43	REPAIR/MAINT	.37	59
STRUCT/ROOF	.03	30	RDS/GNDS TOTAL	.23	61	OTHER ADM EXP	.10	27	TENANT ALTS	2.39	40	RDS/GROUNDS	.18	57
PLUMBING	.03	47	RDS/GNDS PAYRL	.11	13				BUY-OUTS			SECURITY	.22	46
FIRE/LIFE SFTY	.03	25	RDS/GNDS CONTR	.18	57				OTHER LEASING	.37	6	ADMINISTRATIVE	.63	59
OTHER MAINT/SUP	.27	58	RDS/GNDS OTHER	.08	28									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	334,870 SQ. FT.				334,870 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					13.77	13.41	12.13	16.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	13.78	13.51	12.13	16.30				
MISCELLANEOUS	5	.24	.29	.14	.36				
TOTAL INCOME	11	13.92	13.84	12.29	16.44				
EXPENSE									
CLEANING	11	.92	.94	.79	1.11	.92	.94	.79	1.11
REPAIR-MAINT	11	.86	.89	.64	1.09	.86	.89	.64	1.09
UTILITIES	11	1.49	1.58	1.15	1.79	1.49	1.58	1.15	1.79
RDS/GRNDS/SEC	11	.40	.43	.28	.47	.40	.43	.28	.47
ADMINISTRATIVE	11	.79	.73	.63	.85	.79	.73	.63	.85
TOTAL OPER EXP	11	4.40	4.35	3.82	5.04	4.40	4.35	3.82	5.04
FIXED EXPENSES	11	3.29	3.36	2.92	3.80	3.29	3.36	2.92	3.80
TOTAL OPER+FIX	11	7.99	7.66	7.01	8.56	7.99	7.66	7.01	8.56
LEASING EXP	11	1.17	.58	.19	.78				
TOTAL PAYROLL	7	.28	.27	.19	.38				
TOTAL CONTRACT	11	1.07	1.12	.96	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2377	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	9
AVG % OFFICE OCCUPANCY	84.5	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.36	10
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**11**	**UTILITIES TOTAL**	**1.35**	**11**	SECURITY TOTAL	.09	10	**FIXED EXP TOTAL**	**3.29**	**11**	**TOTAL PAYROLL**	**.28**	**7**
PAYROLL			ELECTRICAL	1.17	11	SEC PAYROLL			REAL ESTATE TAX	3.18	11	CLEANING		
CONTRACT	.73	11	GAS	.27	10	SEC CONTRACTS	.10	7	BUILDING INS	.12	11	REPAIR/MAINT	.30	6
SUP/MAT/MISC	.12	9	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	11	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.87**	**10**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**11**				ADMINISTRATIVE		
PAYROLL	.30	6	COAL			PAYROLL			**LEASING EXPENSES**	**1.17**	**11**			
ELEVATOR	.07	5	WATER/SEWER	.06	11	MGMT FEES	.70	10	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	**1.07**	**11**
HVAC	.29	10	**RDS/GNDS/SEC**	**.40**	**11**	PROF FEES	.09	8	COMMISSIONS	.17	5	CLEANING	.73	11
ELECTRICAL	.04	7	**TOTAL**			GEN OFC EXP	.04	4	PROF FEES	.25	10	REPAIR/MAINT	.40	10
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.32	11	OTHER ADM EXP	.07	4	TENANT ALTS	1.06	8	RDS/GROUNDS	.28	11
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	7
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.28	11				OTHER LEASING			ADMINISTRATIVE	.75	11
OTHER MAINT/SUP	.29	9	RDS/GNDS OTHER	.08	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	785,764 SQ. FT.				775,164 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					15.90	15.27	12.90	19.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	15.72	15.27	12.30	19.80				
MISCELLANEOUS	5	.46	.18	.09	.88				
TOTAL INCOME	11	15.92	15.38	12.39	20.55				
EXPENSE									
CLEANING	10	.93	.87	.85	1.00	.95	.89	.86	1.00
REPAIR-MAINT	11	.65	.61	.53	.85	.66	.61	.53	.85
UTILITIES	11	1.27	1.17	1.06	1.36	1.29	1.17	1.06	1.36
RDS/GRNDS/SEC	11	.34	.37	.29	.45	.35	.37	.29	.45
ADMINISTRATIVE	11	.88	.84	.58	1.16	.90	.84	.62	1.16
TOTAL OPER EXP	10	4.09	3.77	3.71	4.70	4.15	3.94	3.73	4.70
FIXED EXPENSES	10	4.52	4.49	3.80	5.25	4.60	4.49	3.80	5.25
TOTAL OPER+FIX	10	8.61	8.36	7.88	9.95	8.75	8.36	7.88	9.95
LEASING EXP	8	.69	.25	.04	1.08				
TOTAL PAYROLL	10	.16	.16	.12	.22				
TOTAL CONTRACT	11	.93	1.02	.79	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6798	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	6
AVG % OFFICE OCCUPANCY	92.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.89	7
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**10**	**UTILITIES TOTAL**	**1.27**	**11**	SECURITY TOTAL	.14	8	**FIXED EXP TOTAL**	**4.52**	**10**	**TOTAL PAYROLL**	**.16**	**10**
PAYROLL			ELECTRICAL	1.10	11	SEC PAYROLL			REAL ESTATE TAX	4.39	10	CLEANING		
CONTRACT	.79	10	GAS	.20	7	SEC CONTRACTS	.13	8	BUILDING INS	.12	11	REPAIR/MAINT	.19	7
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	9	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.65**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**11**				ADMINISTRATIVE	.11	3
PAYROLL	.19	7	COAL			PAYROLL	.11	3	**LEASING EXPENSES**	**.89**	**8**			
ELEVATOR	.06	11	WATER/SEWER	.06	11	MGMT FEES	.72	11	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**.93**	**11**
HVAC	.18	11	**RDS/GNDS/SEC**	**.34**	**11**	PROF FEES	.12	6	COMMISSIONS	.04	2	CLEANING	.79	10
ELECTRICAL	.04	9	**TOTAL**			GEN OFC EXP	.12	4	PROF FEES	.37	5	REPAIR/MAINT	.32	11
STRUCT/ROOF	.05	4	RDS/GNDS TOTAL	.23	11	OTHER ADM EXP	.05	4	TENANT ALTS	.72	4	RDS/GROUNDS	.19	9
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	8
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.19	9				OTHER LEASING			ADMINISTRATIVE	.78	11
OTHER MAINT/SUP	.22	11	RDS/GNDS OTHER	.15	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,022,195 SQ. FT.				2,972,295 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					13.51	13.87	10.36	16.47
RETAIL AREA	3	15.40	16.20						
OTHER AREA									
TOTAL RENT	13	13.51	14.01	10.46	16.33				
MISCELLANEOUS	10	.20	.14	.09	.26				
TOTAL INCOME	13	13.67	14.17	10.55	16.43				
EXPENSE									
CLEANING	13	.77	.74	.65	.86	.78	.76	.65	.86
REPAIR-MAINT	13	.83	.74	.68	.95	.84	.74	.68	.95
UTILITIES	14	1.03	.95	.87	1.07	1.03	.95	.87	1.07
RDS/GRNDS/SEC	15	.34	.32	.15	.44	.34	.32	.15	.46
ADMINISTRATIVE	15	.76	.79	.50	.92	.78	.79	.51	.94
TOTAL OPER EXP	13	3.72	3.60	3.14	3.95	3.79	3.63	3.14	4.20
FIXED EXPENSES	14	3.99	3.84	3.42	4.11	4.06	3.97	3.42	4.30
TOTAL OPER+FIX	13	7.82	7.47	6.69	8.29	7.97	7.87	6.76	8.47
LEASING EXP	14	2.60	1.52	.25	3.32				
TOTAL PAYROLL	14	.45	.45	.22	.57				
TOTAL CONTRACT	13	.91	.92	.76	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4764	14
AVG SQFT/RETAIL TENANT	3006	4
AVG SQFT/OFFICE WORKER	256	14
AVG % OFFICE OCCUPANCY	77.8	15
AVG % RETAIL OCCUPANCY	95.3	4
AVG $ RATE YR-END RENT	19.52	14
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**13**	**UTILITIES TOTAL**	**1.03**	**14**	SECURITY TOTAL	.17	12	**FIXED EXP TOTAL**	**3.99**	**14**	**TOTAL PAYROLL**	**.45**	**14**
PAYROLL			ELECTRICAL	.81	13	SEC PAYROLL			REAL ESTATE TAX	3.87	14	CLEANING		
CONTRACT	.63	13	GAS	.13	12	SEC CONTRACTS	.19	10	BUILDING INS	.12	13	REPAIR/MAINT	.34	11
SUP/MAT/MISC	.05	12	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	10	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.83**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.76**	**15**				ADMINISTRATIVE	.19	9
PAYROLL	.34	11	COAL			PAYROLL	.19	9	**LEASING EXPENSES**	**2.60**	**14**			
ELEVATOR	.10	13	WATER/SEWER	.04	13	MGMT FEES	.58	14	ADV/PROMOTION	.11	7	**TOTAL CONTRACTS**	**.91**	**13**
HVAC	.09	13	**RDS/GNDS/SEC**	**.34**	**15**	PROF FEES	.01	8	COMMISSIONS	.08	3	CLEANING	.63	13
ELECTRICAL	.04	13	**TOTAL**			GEN OFC EXP	.06	10	PROF FEES	.42	10	REPAIR/MAINT	.26	13
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.17	14	OTHER ADM EXP	.05	10	TENANT ALTS	3.33	10	RDS/GROUNDS	.15	12
PLUMBING	.01	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	10
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.15	12				OTHER LEASING	.03	3	ADMINISTRATIVE	.59	14
OTHER MAINT/SUP	.29	13	RDS/GNDS OTHER	.07	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,555,788 SQ. FT.				1,543,564 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.93	13.99	13.23	14.59
RETAIL AREA	3	9.66	7.72						
OTHER AREA									
TOTAL RENT	4	14.01	14.04	13.39	14.57				
MISCELLANEOUS	2	.54	.48						
TOTAL INCOME	4	14.26	14.50	13.87	14.57				
EXPENSE									
CLEANING	4	.90	.93	.82	.99	.90	.93	.82	1.00
REPAIR-MAINT	4	1.15	1.19	.87	1.39	1.15	1.19	.88	1.40
UTILITIES	4	1.54	1.36	1.34	1.69	1.55	1.37	1.34	1.69
RDS/GRNDS/SEC	4	.83	.81	.50	1.14	.84	.83	.51	1.14
ADMINISTRATIVE	4	.79	.84	.66	.90	.79	.85	.69	.91
TOTAL OPER EXP	4	5.21	5.12	4.38	5.94	5.25	5.14	4.44	5.97
FIXED EXPENSES	4	2.79	2.76	2.50	3.01	2.81	2.80	2.55	3.01
TOTAL OPER + FIX	4	8.00	7.87	7.30	8.54	8.06	7.91	7.39	8.58
LEASING EXP	2	3.60	3.95						
TOTAL PAYROLL	4	.73	.67	.28	1.14				
TOTAL CONTRACT	4	1.30	1.29	1.26	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28051	4
AVG SQFT/RETAIL TENANT	1325	3
AVG SQFT/OFFICE WORKER	260	4
AVG % OFFICE OCCUPANCY	92.7	4
AVG % RETAIL OCCUPANCY	75.9	3
AVG $ RATE YR-END RENT	18.63	2
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**4**	**UTILITIES TOTAL**	**1.54**	**4**	SECURITY TOTAL	.48	4	**FIXED EXP TOTAL**	**2.79**	**4**	**TOTAL PAYROLL**	**.73**	**4**
PAYROLL	.05	2	ELECTRICAL	1.43	4	SEC PAYROLL	.25	2	REAL ESTATE TAX	2.74	4	CLEANING	.05	2
CONTRACT	.78	4	GAS	.10	2	SEC CONTRACTS	.34	4	BUILDING INS	.05	4	REPAIR/MAINT	.22	4
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS	.18	3
TRASH REMOVAL	.08	4	PURCH STEAM			**ADMIN TOTAL**	**.79**	**4**	OTHER TAX			SECURITY	.25	2
REPR/MAINT TOTAL	**1.15**	**4**	PURCH CH WTR			PAYROLL	.45	2				ADMINISTRATIVE	.45	2
PAYROLL	.22	4	COAL			MGMT FEES	.63	2	**LEASING EXPENSES**	**3.60**	**2**			
ELEVATOR	.09	4	WATER/SEWER	.07	4	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.30**	**4**
HVAC	.40	4				GEN OFC EXP	.30	2	COMMISSIONS			CLEANING	.78	4
ELECTRICAL	.10	4	**RDS/GNDS/SEC**	**.83**	**4**	OTHER ADM EXP	.23	2	PROF FEES	.56	2	REPAIR/MAINT	.65	4
STRUCT/ROOF	.03	2	**TOTAL**						TENANT ALTS	2.48	2	RDS/GROUNDS	.18	4
PLUMBING	.04	4	RDS/GNDS TOTAL	.35	4				BUY-OUTS			SECURITY	.34	4
FIRE/LIFE SFTY			RDS/GNDS PAYRL	.18	3				OTHER LEASING			ADMINISTRATIVE	.64	2
OTHER MAINT/SUP	.28	4	RDS/GNDS CONTR	.18	4									
			RDS/GNDS OTHER	.06	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Morristown, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	878,035 SQ. FT.				878,035 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.81	16.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	16.81	16.73						
MISCELLANEOUS									
TOTAL INCOME	2	16.81	16.73						
EXPENSE									
CLEANING	8	.88	.92	.73	1.13	.88	.92	.73	1.13
REPAIR-MAINT	8	2.02	1.83	1.00	3.32	2.02	1.83	1.00	3.32
UTILITIES	8	2.80	2.49	2.31	3.47	2.80	2.49	2.31	3.47
RDS/GRNDS/SEC	8	.91	.94	.76	1.02	.91	.94	.76	1.02
ADMINISTRATIVE	8	.52	.54	.41	.71	.52	.54	.41	.71
TOTAL OPER EXP	8	7.14	6.47	5.75	9.11	7.14	6.47	5.75	9.11
FIXED EXPENSES	8	2.04	1.89	1.86	2.11	2.04	1.89	1.86	2.11
TOTAL OPER + FIX	8	9.18	8.55	7.86	10.98	9.18	8.55	7.86	10.98
LEASING EXP									
TOTAL PAYROLL	8	.62	.56	.39	.90				
TOTAL CONTRACT	8	1.52	1.48	1.43	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26557	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**8**	**UTILITIES TOTAL**	**2.80**	**8**	SECURITY TOTAL	.50	8	**FIXED EXP TOTAL**	**2.04**	**8**	**TOTAL PAYROLL**	**.62**	**8**
PAYROLL			ELECTRICAL	2.32	8	SEC PAYROLL	.15	6	REAL ESTATE TAX	1.98	8	CLEANING		
CONTRACT	.74	6	GAS	.12	7	SEC CONTRACTS	.38	8	BUILDING INS			REPAIR/MAINT	.34	2
SUP/MAT/MISC	.07	6	FUEL OIL	.31	6	SEC OTHER	.05	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	8	PURCH STEAM			**ADMIN TOTAL**	**.52**	**8**	OTHER TAX			SECURITY	.15	6
REPR/MAINT TOTAL	**2.02**	**8**	PURCH CH WTR			PAYROLL	.49	7				ADMINISTRATIVE	.49	7
PAYROLL	.34	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.13	8	WATER/SEWER	.20	8	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.52**	**8**
HVAC	.56	2				GEN OFC EXP			COMMISSIONS			CLEANING	.74	8
ELECTRICAL	1.24	8	**RDS/GNDS/SEC**	**.91**	**8**	OTHER ADM EXP			PROF FEES			REPAIR/MAINT	1.75	8
STRUCT/ROOF			**TOTAL**						TENANT ALTS			RDS/GROUNDS	.41	8
PLUMBING	.24	2	RDS/GNDS TOTAL	.41	8				BUY-OUTS			SECURITY	.38	8
FIRE/LIFE SFTY	.05	7	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.34	2	RDS/GNDS CONTR	.41	6									
			RDS/GNDS OTHER	.01	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Morristown, NJ

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	580,035 SQ. FT.				580,035 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.81	16.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	16.81	16.73						
MISCELLANEOUS									
TOTAL INCOME	2	16.81	16.73						
EXPENSE									
CLEANING	3	.97	1.11			.97	1.11		
REPAIR-MAINT	3	2.35	2.23			2.35	2.23		
UTILITIES	3	2.88	2.32			2.88	2.32		
RDS/GRNDS/SEC	3	.87	.89			.87	.89		
ADMINISTRATIVE	3	.59	.66			.59	.66		
TOTAL OPER EXP	3	7.66	6.71			7.66	6.71		
FIXED EXPENSES	3	1.87	1.89			1.87	1.89		
TOTAL OPER + FIX	3	9.53	8.55			9.53	8.55		
LEASING EXP									
TOTAL PAYROLL	3	.66	.57						
TOTAL CONTRACT	3	1.60	1.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26557	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**3**
PAYROLL		
CONTRACT	.82	3
SUP/MAT/MISC		
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	**2.35**	**3**
PAYROLL	.34	2
ELEVATOR	.13	3
HVAC	.66	2
ELECTRICAL	1.23	3
STRUCT/ROOF		
PLUMBING	.24	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.34	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.88**	**3**
ELECTRICAL	2.39	3
GAS	.21	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.25	3
RDS/GNDS/SEC TOTAL	**.87**	**3**
RDS/GNDS TOTAL	.34	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	3
SEC PAYROLL		
SEC CONTRACTS	.45	3
SEC OTHER		
ADMIN TOTAL	**.59**	**3**
PAYROLL	.58	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**3**
REAL ESTATE TAX	1.78	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.66**	**3**
CLEANING		
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	2
TOTAL CONTRACTS	**1.60**	**3**
CLEANING	.82	3
REPAIR/MAINT	1.93	3
RDS/GROUNDS	.33	3
SECURITY	.45	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,335,882 SQ. FT.				2,208,662 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.12	10.69	8.74	12.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	11.14	10.69	8.75	12.15				
MISCELLANEOUS	7	.51	.31	.02	.82				
TOTAL INCOME	8	11.49	11.02	8.77	12.56				
EXPENSE									
CLEANING	8	.66	.64	.60	.79	.66	.64	.60	.80
REPAIR-MAINT	8	1.12	1.04	.88	1.29	1.13	1.04	.88	1.30
UTILITIES	8	2.15	1.76	1.68	2.23	2.17	1.83	1.68	2.23
RDS/GRNDS/SEC	8	.32	.20	.17	.32	.33	.20	.17	.34
ADMINISTRATIVE	8	.52	.58	.47	.80	.55	.62	.47	.80
TOTAL OPER EXP	8	4.77	4.79	4.41	4.87	5.04	4.79	4.41	5.38
FIXED EXPENSES	8	1.55	1.46	1.34	1.91	1.64	1.65	1.35	1.95
TOTAL OPER + FIX	8	6.31	6.27	5.76	6.72	6.68	6.52	5.76	7.02
LEASING EXP	6	1.39	.35	.08	2.42				
TOTAL PAYROLL	8	.98	.68	.55	.94				
TOTAL CONTRACT	8	.54	.67	.55	.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13261	8
AVG SQFT/RETAIL TENANT	1651	2
AVG SQFT/OFFICE WORKER	357	8
AVG % OFFICE OCCUPANCY	85.9	8
AVG % RETAIL OCCUPANCY	90.6	2
AVG $ RATE YR-END RENT	16.59	6
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**8**
PAYROLL	.33	4
CONTRACT	.39	8
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	**1.12**	**8**
PAYROLL	.45	8
ELEVATOR	.19	8
HVAC	.20	8
ELECTRICAL	.06	8
STRUCT/ROOF		
PLUMBING	.02	7
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.20	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.15**	**8**
ELECTRICAL	1.49	8
GAS	.11	6
FUEL OIL		
PURCH STEAM	.39	2
PURCH CH WTR	.70	2
COAL		
WATER/SEWER	.13	8
RDS/GNDS/SEC TOTAL	**.32**	**8**
RDS/GNDS TOTAL	.03	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	7
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	8
SEC PAYROLL	.33	3
SEC CONTRACTS	.14	8
SEC OTHER		
ADMIN TOTAL	**.52**	**8**
PAYROLL	.21	8
MGMT FEES	.26	7
PROF FEES	.06	7
GEN OFC EXP	.07	8
OTHER ADM EXP	.01	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.55**	**8**
REAL ESTATE TAX	1.38	8
BUILDING INS	.06	8
PERS PROP TAX	.14	4
OTHER TAX		
LEASING EXPENSES	**1.39**	**6**
ADV/PROMOTION	.01	5
COMMISSIONS	.04	4
PROF FEES	.44	5
TENANT ALTS	1.77	3
BUY-OUTS		
OTHER LEASING	.05	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.98**	**8**
CLEANING	.33	4
REPAIR/MAINT	.45	8
RDS/GROUNDS		
SECURITY	.33	3
ADMINISTRATIVE	.21	8
TOTAL CONTRACTS	**.54**	**8**
CLEANING	.39	8
REPAIR/MAINT	.47	8
RDS/GROUNDS	.01	7
SECURITY	.14	8
ADMINISTRATIVE	.23	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,403,326 SQ. FT.				1,397,292 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					10.47	8.23	6.79	10.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	10.50	8.23	6.79	10.93				
MISCELLANEOUS	17	.42	.08	.00	.26				
TOTAL INCOME	17	10.92	8.37	6.99	11.20				
EXPENSE									
CLEANING	11	.64	.62	.54	.73	.64	.62	.54	.73
REPAIR-MAINT	15	.66	.53	.45	.63	.66	.53	.45	.63
UTILITIES	11	1.59	1.52	1.43	1.84	1.59	1.52	1.43	1.84
RDS/GRNDS/SEC	16	.26	.19	.15	.74	.26	.19	.15	.74
ADMINISTRATIVE	16	.76	.58	.43	.77	.77	.58	.43	.77
TOTAL OPER EXP	10	4.48	3.73	3.14	4.70	4.51	3.73	3.14	4.70
FIXED EXPENSES	16	1.39	1.33	1.08	1.47	1.40	1.33	1.08	1.48
TOTAL OPER+FIX	9	5.22	4.88	4.27	5.89	5.26	4.95	4.27	5.89
LEASING EXP	15	2.95	.58	.35	3.24				
TOTAL PAYROLL	17	.70	.18	.08	.56				
TOTAL CONTRACT	14	.55	.59	.51	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3732	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	15
AVG % OFFICE OCCUPANCY	84.5	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.82	16
RENTABLE/GROSS SQFT	.92	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**11**	**UTILITIES TOTAL**	**1.59**	**11**	SECURITY TOTAL	.18	9	**FIXED EXP TOTAL**	**1.39**	**16**	**TOTAL PAYROLL**	**.70**	**17**
PAYROLL	.31	2	ELECTRICAL	1.40	11	SEC PAYROLL			REAL ESTATE TAX	1.26	16	CLEANING	.31	2
CONTRACT	.52	10	GAS	.14	7	SEC CONTRACTS	.16	8	BUILDING INS	.12	16	REPAIR/MAINT	.33	15
SUP/MAT/MISC	.06	11	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.03	11	PURCH STEAM			**ADMIN TOTAL**	**.76**	**16**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.56**	**15**	PURCH CH WTR			PAYROLL	.39	4	**LEASING EXPENSES**	**2.95**	**15**	ADMINISTRATIVE	.39	4
PAYROLL	.33	15	COAL			MGMT FEES	.37	16	ADV/PROMOTION	.28	13	**TOTAL CONTRACTS**	**.55**	**14**
ELEVATOR	.07	8	WATER/SEWER	.12	11	PROF FEES	.10	14	COMMISSIONS			CLEANING	.52	10
HVAC	.10	15	**RDS/GNDS/SEC**	**.26**	**16**	GEN OFC EXP	.02	12	PROF FEES	.36	15	REPAIR/MAINT	.22	15
ELECTRICAL	.04	14	**TOTAL**			OTHER ADM EXP	.09	9	TENANT ALTS	2.93	10	RDS/GROUNDS	.06	9
STRUCT/ROOF	.02	10	RDS/GNDS TOTAL	.10	13				BUY-OUTS	.11	4	SECURITY	.18	8
PLUMBING	.02	14	RDS/GNDS PAYRL	.02	2				OTHER LEASING			ADMINISTRATIVE	.45	16
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.06	9									
OTHER MAINT/SUP	.12	14	RDS/GNDS OTHER	.05	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	86,978 SQ. FT.				86,978 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.01	10.08	6.78	13.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.01	10.08	6.78	13.41				
MISCELLANEOUS	5	.10	.12	.00	.44				
TOTAL INCOME	5	12.10	10.75	6.95	13.41				
EXPENSE									
CLEANING	2	.86	.83			.86	.83		
REPAIR-MAINT	3	.52	.51			.52	.51		
UTILITIES	2	1.81	1.70			1.81	1.70		
RDS/GRNDS/SEC	4	.62	1.14	.58	1.17	.62	1.14	.58	1.17
ADMINISTRATIVE	5	.72	.58	.55	.77	.72	.58	.55	.77
TOTAL OPER EXP									
FIXED EXPENSES	5	1.31	1.47	1.20	1.49	1.31	1.47	1.20	1.49
TOTAL OPER+FIX									
LEASING EXP	5	1.58	.42	.23	4.92				
TOTAL PAYROLL	5	.12	.08	.07	.13				
TOTAL CONTRACT	2	.69	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4448	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	5
AVG % OFFICE OCCUPANCY	93.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.90	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**2**	**UTILITIES TOTAL**	**1.81**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.31**	**5**	**TOTAL PAYROLL**	**.12**	**5**
PAYROLL			ELECTRICAL	1.55	2	SEC PAYROLL			REAL ESTATE TAX	1.18	5	CLEANING		
CONTRACT	.69	2	GAS	.15	2	SEC CONTRACTS			BUILDING INS	.13	5	REPAIR/MAINT	.15	3
SUP/MAT/MISC	.13	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**	**.72**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.52**	**3**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**1.58**	**5**	ADMINISTRATIVE		
PAYROLL	.15	3	COAL			MGMT FEES	.48	5	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.69**	**2**
ELEVATOR			WATER/SEWER	.11	2	PROF FEES	.22	5	COMMISSIONS			CLEANING	.69	2
HVAC	.22	3	**RDS/GNDS/SEC**	**.82**	**4**	GEN OFC EXP			PROF FEES	.99	5	REPAIR/MAINT	.26	3
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP	.02	4	TENANT ALTS	1.58	2	RDS/GROUNDS		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.62	4				BUY-OUTS			SECURITY		
PLUMBING	.02	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.70	5
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.11	3	RDS/GNDS OTHER	.62	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	316,364 SQ. FT.				316,364 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.10	8.12	6.38	9.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.10	8.12	6.38	9.57				
MISCELLANEOUS	5	.07	.01	.00	.16				
TOTAL INCOME	5	8.17	8.12	6.41	9.70				
EXPENSE									
CLEANING	5	.57	.54	.48	.68	.57	.54	.48	.68
REPAIR-MAINT	5	.54	.51	.45	.65	.54	.51	.45	.65
UTILITIES	5	1.58	1.56	1.41	1.78	1.58	1.56	1.41	1.78
RDS/GRNDS/SEC	5	.16	.15	.14	.17	.16	.15	.14	.17
ADMINISTRATIVE	5	.74	.43	.33	1.29	.74	.43	.33	1.29
TOTAL OPER EXP	5	3.58	3.29	2.96	4.37	3.58	3.29	2.96	4.37
FIXED EXPENSES	5	1.13	1.08	1.02	1.28	1.13	1.08	1.02	1.28
TOTAL OPER+FIX	5	4.71	4.51	3.97	5.58	4.71	4.51	3.97	5.58
LEASING EXP	5	.78	.40	.25	1.40				
TOTAL PAYROLL	5	.42	.18	.18	.80				
TOTAL CONTRACT	5	.60	.57	.51	.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3647	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	3
AVG % OFFICE OCCUPANCY	70.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.21	5
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	5	**UTILITIES TOTAL**	1.58	5	SECURITY TOTAL	.10	5	**FIXED EXP TOTAL**	1.13	5	**TOTAL PAYROLL**	.42	5
PAYROLL			ELECTRICAL	1.35	5	SEC PAYROLL			REAL ESTATE TAX	1.05	5	CLEANING		
CONTRACT	.46	5	GAS	.15	4	SEC CONTRACTS	.10	5	BUILDING INS	.08	5	REPAIR/MAINT	.22	5
SUP/MAT/MISC	.08	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.54	5	PURCH CH WTR			**ADMIN TOTAL**	.74	5				ADMINISTRATIVE		
PAYROLL	.22	5	COAL			PAYROLL			**LEASING EXPENSES**	.78	5			
ELEVATOR	.04	4	WATER/SEWER	.11	5	MGMT FEES	.34	5	ADV/PROMOTION	.08	5	**TOTAL CONTRACTS**	.60	5
HVAC	.17	5	**RDS/GNDS/SEC**	.18	5	PROF FEES	.15	3	COMMISSIONS			CLEANING	.46	5
ELECTRICAL	.04	5	**TOTAL**			GEN OFC EXP	.03	5	PROF FEES	.26	5	REPAIR/MAINT	.27	5
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.15	2	OTHER ADM EXP	.12	3	TENANT ALTS	.55	3	RDS/GROUNDS	.10	2
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS	.10	3	SECURITY	.10	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.10	2				OTHER LEASING			ADMINISTRATIVE	.43	5
OTHER MAINT/SUP	.06	4	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	784,682 SQ. FT.				784,682 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.12	13.26		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.12	13.26						
MISCELLANEOUS	2	.83	.80						
TOTAL INCOME	2	13.95	14.06						
EXPENSE									
CLEANING	2	.68	.69			.68	.69		
REPAIR-MAINT	2	.81	.80			.81	.80		
UTILITIES	2	1.65	1.66			1.65	1.66		
RDS/GRNDS/SEC	2	.32	.32			.32	.32		
ADMINISTRATIVE									
TOTAL OPER EXP	2	5.51	5.47			5.51	5.47		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.05	1.04						
TOTAL CONTRACT	2	.47	.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	332	2
AVG % OFFICE OCCUPANCY	92.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.32	2
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	2	**UTILITIES TOTAL**	1.65	2	SECURITY TOTAL	.26	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	1.05	2
PAYROLL	.31	2	ELECTRICAL	1.45	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.31	2
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.50	2
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.81	2	PURCH CH WTR			**ADMIN TOTAL**						ADMINISTRATIVE		
PAYROLL	.50	2	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.06	2	WATER/SEWER	.13	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.47	2
HVAC	.08	2	**RDS/GNDS/SEC**	.32	2	PROF FEES			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.21	2
STRUCT/ROOF			RDS/GNDS TOTAL	.04	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.03	2
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.10	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,610,914 SQ. FT.				4,444,700 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.05	11.79	9.36	12.87
RETAIL AREA	5	8.17	8.08	7.35	13.35				
OTHER AREA									
TOTAL RENT	8	12.28	12.29	9.19	13.43				
MISCELLANEOUS	4	.40	.20	.12	.48				
TOTAL INCOME	8	12.55	12.64	9.32	13.43				
EXPENSE									
CLEANING	10	.68	.62	.55	.72	.70	.62	.56	.75
REPAIR-MAINT	10	.93	.76	.65	.98	.96	.81	.65	1.02
UTILITIES	10	1.35	1.42	1.07	1.74	1.36	1.45	1.08	1.74
RDS/GRNDS/SEC	10	.30	.25	.18	.49	.31	.25	.18	.49
ADMINISTRATIVE	10	.73	.67	.54	.76	.76	.68	.54	.77
TOTAL OPER EXP	10	4.00	3.85	3.24	4.43	4.15	3.94	3.26	4.55
FIXED EXPENSES	9	1.84	1.83	1.67	2.01	1.91	1.93	1.67	2.11
TOTAL OPER + FIX	9	5.85	5.87	5.02	6.86	6.07	6.07	5.22	7.14
LEASING EXP	5	.98	1.36	.04	1.47				
TOTAL PAYROLL	10	.98	.68	.61	1.04				
TOTAL CONTRACT	10	.56	.65	.45	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23920	9
AVG SQFT/RETAIL TENANT	1609	5
AVG SQFT/OFFICE WORKER	285	9
AVG % OFFICE OCCUPANCY	79.9	9
AVG % RETAIL OCCUPANCY	62.3	5
AVG $ RATE YR-END RENT	15.30	7
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**10**	**UTILITIES TOTAL**	**1.35**	**10**	SECURITY TOTAL	.29	10	**FIXED EXP TOTAL**	**1.84**	**9**	**TOTAL PAYROLL**	**.98**	**10**
PAYROLL	.28	5	ELECTRICAL	1.26	10	SEC PAYROLL	.34	3	REAL ESTATE TAX	1.57	9	CLEANING	.26	5
CONTRACT	.39	10	GAS	.08	4	SEC CONTRACTS	.18	9	BUILDING INS	.20	10	REPAIR/MAINT	.43	7
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX	.12	5	RDS/GROUNDS		
TRASH REMOVAL	.03	10	PURCH STEAM			**ADMIN TOTAL**	**.73**	**10**	OTHER TAX	.03	2	SECURITY	.34	3
REPR/MAINT TOTAL	**.93**	**10**	PURCH CH WTR			PAYROLL	.27	10				ADMINISTRATIVE	.27	10
PAYROLL	.43	7	COAL			MGMT FEES	.38	6	**LEASING EXPENSES**	**.98**	**5**			
ELEVATOR	.24	10	WATER/SEWER	.08	9	PROF FEES	.05	7	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	**.56**	**10**
HVAC	.07	9	**RDS/GNDS/SEC**	**.30**	**10**	GEN OFC EXP	.06	5	COMMISSIONS			CLEANING	.39	10
ELECTRICAL	.03	8	**TOTAL**			OTHER ADM EXP	.13	3	PROF FEES	.18	4	REPAIR/MAINT	.35	10
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.02	5				TENANT ALTS	1.24	3	RDS/GROUNDS	.02	4
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	9
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.02	4				OTHER LEASING			ADMINISTRATIVE	.39	8
OTHER MAINT/SUP	.20	10	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	786,382 SQ. FT.				725,460 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.60	7.76		
RETAIL AREA	2	9.10	8.74						
OTHER AREA									
TOTAL RENT	3	9.36	7.66						
MISCELLANEOUS									
TOTAL INCOME	3	9.40	7.66						
EXPENSE									
CLEANING	4	.60	.62	.44	.70	.62	.62	.46	.72
REPAIR-MAINT	4	.78	.75	.65	.88	.80	.80	.68	.92
UTILITIES	4	1.61	1.42	1.04	2.15	1.66	1.45	1.12	2.15
RDS/GRNDS/SEC	4	.42	.44	.22	.57	.44	.44	.22	.61
ADMINISTRATIVE	4	.53	.54	.38	.69	.56	.57	.43	.69
TOTAL OPER EXP	4	3.92	3.97	3.05	4.66	4.14	4.21	3.20	4.90
FIXED EXPENSES	4	1.79	1.91	1.31	2.18	1.89	2.02	1.41	2.23
TOTAL OPER + FIX	4	5.71	5.88	4.42	6.78	6.03	6.23	4.61	7.14
LEASING EXP									
TOTAL PAYROLL	4	.63	.63	.57	.70				
TOTAL CONTRACT	4	.95	1.02	.59	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45510	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.82	3
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**4**	**UTILITIES TOTAL**	**1.61**	**4**	SECURITY TOTAL	.40	4	**FIXED EXP TOTAL**	**1.79**	**4**	**TOTAL PAYROLL**	**.63**	**4**
PAYROLL			ELECTRICAL	1.40	4	SEC PAYROLL			REAL ESTATE TAX	1.16	4	CLEANING		
CONTRACT	.53	4	GAS	.14	3	SEC CONTRACTS	.40	4	BUILDING INS	.25	4	REPAIR/MAINT	.33	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX	.43	3	RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.53**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.78**	**4**	PURCH CH WTR			PAYROLL	.45	4				ADMINISTRATIVE	.85	4
PAYROLL	.33	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.30	4	WATER/SEWER	.10	4	PROF FEES	.01	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.95**	**4**
HVAC	.10	4	**RDS/GNDS/SEC**	**.42**	**4**	GEN OFC EXP	.03	2	COMMISSIONS			CLEANING	.53	4
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.47	4
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.07	3
OTHER MAINT/SUP	.15	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,606,530 SQ. FT.				1,602,128 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.06	13.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.66	13.83						
MISCELLANEOUS									
TOTAL INCOME	3	14.71	13.83						
EXPENSE									
CLEANING		.76	.72			.76	.72		
REPAIR-MAINT	3	1.06	.98			1.06	.98		
UTILITIES	3	1.74	1.74			1.75	1.74		
RDS/GRNDS/SEC	3	.44	.26			.44	.26		
ADMINISTRATIVE	3	.76	.73			.76	.73		
TOTAL OPER EXP	3	4.80	4.43			4.81	4.43		
FIXED EXPENSES	3	1.73	1.70			1.73	1.71		
TOTAL OPER + FIX	3	6.53	6.07			6.55	6.07		
LEASING EXP	2	1.37	1.37						
TOTAL PAYROLL	3	1.29	1.05						
TOTAL CONTRACT	3	.65	.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22380	3
AVG SQFT/RETAIL TENANT	734	2
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	83.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.37	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL	.18	2
CONTRACT	.57	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.06	3
PAYROLL	.59	3
ELEVATOR	.21	3
HVAC	.06	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	3
ELECTRICAL	1.66	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL	.34	3
SEC CONTRACTS	.09	2
SEC OTHER	.02	2
ADMIN TOTAL	.78	3
PAYROLL	.24	3
MGMT FEES	.42	3
PROF FEES	.11	2
GEN OFC EXP	.08	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	3
REAL ESTATE TAX	1.59	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.37	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.31	2
TENANT ALTS	1.00	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.29	3
CLEANING	.18	2
REPAIR/MAINT	.59	3
RDS/GROUNDS		
SECURITY	.34	3
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	.85	3
CLEANING	.57	3
REPAIR/MAINT	.28	3
RDS/GROUNDS	.02	2
SECURITY	.09	2
ADMINISTRATIVE	.48	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	38,028,894 SQ. FT.				34,511,114 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					26.78	29.44	19.36	36.21
RETAIL AREA	19	32.70	30.65	15.46	48.90				
OTHER AREA	9	16.79	11.85	6.61	15.47				
TOTAL RENT	40	28.20	30.26	19.39	35.97				
MISCELLANEOUS	33	2.51	.56	.34	1.53				
TOTAL INCOME	40	30.48	32.68	19.39	38.62				
EXPENSE									
CLEANING	40	2.47	2.33	2.02	2.60	2.61	2.41	2.14	2.63
REPAIR-MAINT	43	3.19	2.03	1.37	2.72	3.36	2.11	1.43	2.75
UTILITIES	45	2.93	2.78	1.75	4.06	3.03	2.93	1.76	4.17
RDS/GRNDS/SEC	42	.68	.48	.38	.74	.76	.51	.42	.81
ADMINISTRATIVE	47	.97	.87	.47	1.25	1.07	.89	.49	1.35
TOTAL OPER EXP	39	10.19	8.14	7.19	9.63	11.34	8.25	7.47	10.56
FIXED EXPENSES	46	5.76	7.82	6.39	8.77	6.34	8.16	6.86	9.00
TOTAL OPER + FIX	38	16.17	16.30	15.85	17.46	18.06	17.18	16.23	18.22
LEASING EXP	25	.58	.23	.10	.84				
TOTAL PAYROLL	46	2.22	1.14	.83	1.84				
TOTAL CONTRACT	46	1.75	2.15	.57	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14120	45
AVG SQFT/RETAIL TENANT	4621	34
AVG SQFT/OFFICE WORKER	193	20
AVG % OFFICE OCCUPANCY	95.1	47
AVG % RETAIL OCCUPANCY	96.0	35
AVG $ RATE YR-END RENT	33.07	21
RENTABLE/GROSS SQFT	.94	31

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.47	40
PAYROLL	.80	21
CONTRACT	1.68	39
SUP/MAT/MISC	.08	34
TRASH REMOVAL	.27	38
REPR/MAINT TOTAL	3.19	43
PAYROLL	.94	40
ELEVATOR	.38	43
HVAC	.17	41
ELECTRICAL	.36	39
STRUCT/ROOF	.55	29
PLUMBING	.06	31
FIRE/LIFE SFTY	.05	17
OTHER MAINT/SUP	.93	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.88	42
ELECTRICAL	2.30	42
GAS	.02	4
FUEL OIL	.08	4
PURCH STEAM	.53	42
PURCH CH WTR	.17	3
COAL		
WATER/SEWER	.06	39
RDS/GNDS/SEC TOTAL	.68	42
RDS/GNDS TOTAL	.09	31
RDS/GNDS PAYRL	.01	17
RDS/GNDS CONTR	.02	18
RDS/GNDS OTHER	.06	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	41
SEC PAYROLL	.40	27
SEC CONTRACTS	.30	25
SEC OTHER	.04	31
ADMIN TOTAL	.97	47
PAYROLL	.44	39
MGMT FEES	.37	34
PROF FEES	.15	36
GEN OFC EXP	.28	30
OTHER ADM EXP	.14	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.76	46
REAL ESTATE TAX	5.44	46
BUILDING INS	.29	47
PERS PROP TAX		
OTHER TAX	.09	15
LEASING EXPENSES	.58	25
ADV/PROMOTION	.16	18
COMMISSIONS	.06	6
PROF FEES	.21	18
TENANT ALTS	.34	18
BUY-OUTS	.21	2
OTHER LEASING	.26	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.22	46
CLEANING	.80	21
REPAIR/MAINT	.94	40
RDS/GROUNDS	.01	17
SECURITY	.40	27
ADMINISTRATIVE	.44	39
TOTAL CONTRACTS	1.75	46
CLEANING	1.68	39
REPAIR/MAINT	1.33	43
RDS/GROUNDS	.02	18
SECURITY	.30	25
ADMINISTRATIVE	.43	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,397,353 SQ. FT.				1,296,440 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					35.53	29.44	24.96	44.65
RETAIL AREA	4	25.49	22.12	8.44	62.54				
OTHER AREA									
TOTAL RENT	5	36.00	33.65	22.19	46.15				
MISCELLANEOUS	3	.78	.55						
TOTAL INCOME	5	36.40	33.65	22.64	46.71				
EXPENSE									
CLEANING	4	2.35	2.33	2.15	2.45	2.41	2.39	2.26	2.49
REPAIR-MAINT	5	1.96	1.82	1.17	3.02	2.00	1.85	1.22	3.05
UTILITIES	5	2.47	1.74	1.07	4.51	2.50	1.74	1.10	4.51
RDS/GRNDS/SEC	6	.55	.52	.38	.66	.60	.53	.41	.86
ADMINISTRATIVE	6	1.43	1.19	.99	1.86	1.54	1.28	1.19	1.86
TOTAL OPER EXP	3	7.44	7.24			7.56	7.31		
FIXED EXPENSES	5	8.20	8.77	5.19	9.74	8.61	9.00	5.85	9.85
TOTAL OPER + FIX	3	16.81	16.65			17.08	17.18		
LEASING EXP	3	.85	.74						
TOTAL PAYROLL	6	2.05	.99	.67	3.05				
TOTAL CONTRACT	5	2.62	2.52	1.61	4.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14958	5
AVG SQFT/RETAIL TENANT	3266	4
AVG SQFT/OFFICE WORKER	202	4
AVG % OFFICE OCCUPANCY	93.8	6
AVG % RETAIL OCCUPANCY	71.9	4
AVG $ RATE YR-END RENT	28.06	4
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.35**	**4**	**UTILITIES TOTAL**	**1.84**	**4**	SECURITY TOTAL	.54	5	**FIXED EXP TOTAL**	**8.20**	**5**	**TOTAL PAYROLL**	**2.05**	**6**
PAYROLL			ELECTRICAL	1.34	4	SEC PAYROLL			REAL ESTATE TAX	7.95	5	CLEANING		
CONTRACT	2.15	3	GAS			SEC CONTRACTS	.57	3	BUILDING INS	.23	6	REPAIR/MAINT	.69	3
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER	.18	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.35	3	PURCH STEAM	.65	4	**ADMIN TOTAL**	**1.43**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.96**	**5**	PURCH CH WTR			PAYROLL	.76	4				ADMINISTRATIVE	.76	4
PAYROLL	.69	3	COAL			MGMT FEES	.77	4	**LEASING EXPENSES**	**.85**	**3**			
ELEVATOR	.39	5	WATER/SEWER	.06	5	PROF FEES	.13	6	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	**2.62**	**5**
HVAC	.24	4	**RDS/GNDS/SEC**	**.55**	**6**	GEN OFC EXP	.07	4	COMMISSIONS			CLEANING	2.15	3
ELECTRICAL	.09	2	**TOTAL**			OTHER ADM EXP	.21	5	PROF FEES	.54	2	REPAIR/MAINT	.71	5
STRUCT/ROOF			RDS/GNDS TOTAL	.19	4				TENANT ALTS			RDS/GROUNDS	.26	2
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.57	3
FIRE/LIFE SFTY	.11	2	RDS/GNDS CONTR	.26	2				OTHER LEASING	.26	2	ADMINISTRATIVE	.64	6
OTHER MAINT/SUP	.37	4	RDS/GNDS OTHER	.10	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,769,107 SQ. FT.				3,697,792 SQ. FT.			
	#	[illegible]/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					33.90	35.99	24.24	43.63
RETAIL AREA	3	71.29	47.06						
OTHER AREA	2	11.38	11.85						
TOTAL RENT	9	33.90	34.35	24.23	44.97				
MISCELLANEOUS	8	1.32	.51	.26	1.18				
TOTAL INCOME	9	35.04	36.82	24.99	45.28				
EXPENSE									
CLEANING	9	2.46	2.52	2.16	2.73	2.49	2.55	2.24	2.73
REPAIR-MAINT	9	1.70	1.55	1.11	2.17	1.72	1.55	1.15	2.23
UTILITIES	9	2.81	3.01	2.66	3.36	2.84	3.01	2.68	3.36
RDS/GRNDS/SEC	7	.55	.56	.25	.71	.56	.56	.26	.74
ADMINISTRATIVE	9	1.19	.73	.38	1.59	1.21	.74	.39	1.60
TOTAL OPER EXP	9	8.59	8.16	7.94	9.49	8.76	8.36	7.94	9.59
FIXED EXPENSES	9	8.29	8.45	8.16	8.85	8.45	8.69	8.16	9.21
TOTAL OPER + FIX	9	16.89	16.94	16.17	17.60	17.21	17.05	16.28	18.19
LEASING EXP	8	.86	.23	.11	1.56				
TOTAL PAYROLL	9	1.21	1.03	.72	1.51				
TOTAL CONTRACT	9	2.38	2.93	2.10	2.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17381	9
AVG SQFT/RETAIL TENANT	4213	3
AVG SQFT/OFFICE WORKER	269	5
AVG % OFFICE OCCUPANCY	97.3	9
AVG % RETAIL OCCUPANCY	65.6	3
AVG $ RATE YR-END RENT	36.75	6
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.46**	**9**	**UTILITIES TOTAL**	**2.81**	**9**	SECURITY TOTAL	.52	7	**FIXED EXP TOTAL**	**8.29**	**9**	**TOTAL PAYROLL**	**1.21**	**9**
PAYROLL	1.09	2	ELECTRICAL	2.01	9	SEC PAYROLL			REAL ESTATE TAX	8.03	9	CLEANING	1.09	2
CONTRACT	1.91	9	GAS			SEC CONTRACTS	.50	7	BUILDING INS	.16	9	REPAIR/MAINT	.80	8
SUP/MAT/MISC	.15	7	FUEL OIL	.08	2	SEC OTHER	.03	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.29	8	PURCH STEAM	.50	9	**ADMIN TOTAL**	**1.19**	**9**	OTHER TAX	.15	6	SECURITY		
REPR/MAINT TOTAL	**1.70**	**9**	PURCH CH WTR	.26	2	PAYROLL	.37	7				ADMINISTRATIVE	.37	7
PAYROLL	.60	8	COAL			MGMT FEES	.45	9	**LEASING EXPENSES**	**.98**	**8**			
ELEVATOR	.29	9	WATER/SEWER	.04	7	PROF FEES	.36	9	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	**2.38**	**9**
HVAC	.16	9	**RDS/GNDS/SEC**	**.56**	**7**	GEN OFC EXP	.06	9	COMMISSIONS	.12	3	CLEANING	1.91	9
ELECTRICAL	.07	9	**TOTAL**			OTHER ADM EXP	.02	7	PROF FEES	.47	5	REPAIR/MAINT	.64	9
STRUCT/ROOF	.08	4	RDS/GNDS TOTAL	.05	5				TENANT ALTS	.41	7	RDS/GROUNDS	.04	5
PLUMBING	.05	9	RDS/GNDS PAYRL						BUY-OUTS	.21	2	SECURITY	.50	7
FIRE/LIFE SFTY	.06	7	RDS/GNDS CONTR	.04	5				OTHER LEASING	.25	2	ADMINISTRATIVE	.79	9
OTHER MAINT/SUP	.33	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	15,896,619 SQ. FT.				14,726,466 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					21.83	20.74	9.40	31.49
RETAIL AREA	4	32.12	25.64	7.55	43.45				
OTHER AREA									
TOTAL RENT	7	24.58	22.22	18.24	29.86				
MISCELLANEOUS	5	.96	.34	.12	1.96				
TOTAL INCOME	7	25.38	22.84	18.24	31.63				
EXPENSE									
CLEANING	9	1.98	2.14	1.68	2.45	2.10	2.18	1.81	2.58
REPAIR-MAINT	9	2.11	1.89	1.46	2.68	2.24	2.11	1.49	2.71
UTILITIES	11	3.14	2.74	2.11	4.20	3.26	2.74	2.12	4.39
RDS/GRNDS/SEC	9	.39	.44	.30	.53	.42	.45	.32	.59
ADMINISTRATIVE	12	.64	.50	.35	.78	.68	.53	.36	.84
TOTAL OPER EXP	9	8.13	6.91	6.20	9.64	6.83	7.76	6.64	10.64
FIXED EXPENSES	12	6.26	6.90	6.41	7.82	6.67	7.36	6.68	8.44
TOTAL OPER+FIX	8	15.08	15.11	13.11	16.74	16.50	16.13	13.88	18.64
LEASING EXP	8	.14	.10	.02	.21				
TOTAL PAYROLL	11	1.87	1.08	.86	1.57				
TOTAL CONTRACT	12	1.21	1.73	.23	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15067	11
AVG SQFT/RETAIL TENANT	8623	7
AVG SQFT/OFFICE WORKER	181	8
AVG % OFFICE OCCUPANCY	94.4	12
AVG % RETAIL OCCUPANCY	98.2	8
AVG $ RATE YR-END RENT	30.97	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.97**	**9**	**UTILITIES TOTAL**	**3.06**	**9**	SECURITY TOTAL	.37	9	**FIXED EXP TOTAL**	**6.26**	**12**	**TOTAL PAYROLL**	**1.87**	**11**
PAYROLL			ELECTRICAL	2.48	9	SEC PAYROLL	.24	6	REAL ESTATE TAX	6.04	12	CLEANING		
CONTRACT	1.46	9	GAS			SEC CONTRACTS	.11	7	BUILDING INS	.18	12	REPAIR/MAINT	.80	9
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.24	9	PURCH STEAM	.52	9	**ADMIN TOTAL**	**.64**	**12**	OTHER TAX	.07	6	SECURITY	.24	6
REPR/MAINT TOTAL	**2.09**	**9**	PURCH CH WTR			PAYROLL	.41	9				ADMINISTRATIVE	.41	9
PAYROLL	.80	9	COAL			MGMT FEES	.31	7	**LEASING EXPENSES**	**.14**	**8**			
ELEVATOR	.41	9	WATER/SEWER	.07	7	PROF FEES	.10	7	ADV/PROMOTION	.07	4	**TOTAL CONTRACTS**	**1.21**	**12**
HVAC	.15	8	**RDS/GNDS/SEC TOTAL**	**.39**	**9**	GEN OFC EXP	.08	8	COMMISSIONS	.04	3	CLEANING	1.46	9
ELECTRICAL	.15	8	RDS/GNDS TOTAL	.06	5	OTHER ADM EXP	.07	9	PROF FEES	.09	5	REPAIR/MAINT	.72	9
STRUCT/ROOF	.03	4	RDS/GNDS PAYRL						TENANT ALTS	.07	4	RDS/GROUNDS	.02	5
PLUMBING	.05	5	RDS/GNDS CONTR	.02	5				BUY-OUTS			SECURITY	.11	7
FIRE/LIFE SFTY	.03	5	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.29	10
OTHER MAINT/SUP	.57	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,744,261 SQ. FT.				1,744,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.31	17.10	13.80	19.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	16.32	17.12	13.80	19.69				
MISCELLANEOUS	5	.16	.06	.03	.67				
TOTAL INCOME	8	16.45	17.39	14.61	19.74				
EXPENSE									
CLEANING	9	1.19	1.04	.90	1.23	1.19	1.04	.90	1.23
REPAIR-MAINT	8	1.54	1.16	.88	1.62	1.54	1.16	.88	1.62
UTILITIES	7	2.39	1.71	1.36	2.68	2.39	1.71	1.36	2.68
RDS/GRNDS/SEC	9	1.17	1.08	.31	1.17	1.17	1.08	.31	1.17
ADMINISTRATIVE	8	.59	.64	.56	.77	.59	.64	.56	.77
TOTAL OPER EXP	6	7.07	6.26	4.95	7.52	7.07	6.26	4.95	7.52
FIXED EXPENSES	8	2.93	2.65	2.42	3.64	2.93	2.65	2.42	3.64
TOTAL OPER+FIX	5	8.98	9.37			8.98	9.37		
LEASING EXP	5	.47	.23	.03	.60				
TOTAL PAYROLL	8	.63	.31	.29	.89				
TOTAL CONTRACT	9	1.78	1.67	1.34	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5065	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	3
AVG % OFFICE OCCUPANCY	76.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.75	6
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**9**	**UTILITIES TOTAL**	**2.39**	**7**	SECURITY TOTAL	.75	7	**FIXED EXP TOTAL**	**2.93**	**8**	**TOTAL PAYROLL**	**.63**	**8**
PAYROLL			ELECTRICAL	2.22	7	SEC PAYROLL			REAL ESTATE TAX	2.75	8	CLEANING		
CONTRACT	.99	9	GAS			SEC CONTRACTS	.80	5	BUILDING INS	.18	8	REPAIR/MAINT	.24	3
SUP/MAT/MISC	.07	4	FUEL OIL	.06	3	SEC OTHER	.04	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	7	PURCH STEAM			**ADMIN TOTAL**	**.59**	**8**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.54**	**8**	PURCH CH WTR			PAYROLL	.33	6				ADMINISTRATIVE	.33	6
PAYROLL	.24	3	COAL			MGMT FEES	.46	7	**LEASING EXPENSES**	**.47**	**5**			
ELEVATOR	.16	6	WATER/SEWER	.13	7	PROF FEES	.07	7	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.78**	**9**
HVAC	.72	8	**RDS/GNDS/SEC TOTAL**	**1.17**	**9**	GEN OFC EXP	.05	6	COMMISSIONS			CLEANING	.99	9
ELECTRICAL	.18	6	RDS/GNDS TOTAL	.49	9	OTHER ADM EXP	.06	4	PROF FEES	.19	3	REPAIR/MAINT	1.24	8
STRUCT/ROOF	.09	4	RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.20	6
PLUMBING	.11	6	RDS/GNDS CONTR	.20	6				BUY-OUTS			SECURITY	.80	5
FIRE/LIFE SFTY	.08	4	RDS/GNDS OTHER	.29	7				OTHER LEASING			ADMINISTRATIVE	.51	7
OTHER MAINT/SUP	.34	7												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	240,628 SQ. FT.				240,628 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					19.47	19.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	19.47	19.67						
MISCELLANEOUS	2	.70	.67						
TOTAL INCOME	3	19.90	19.74						
EXPENSE									
CLEANING	3	1.16	1.12			1.16	1.12		
REPAIR-MAINT	2	1.16	1.16			1.16	1.16		
UTILITIES									
RDS/GRNDS/SEC	3	.67	.32			.67	.32		
ADMINISTRATIVE	2	.70	.69			.70	.69		
TOTAL OPER EXP									
FIXED EXPENSES	3	2.80	2.62			2.80	2.62		
TOTAL OPER + FIX									
LEASING EXP	2	.03	.03						
TOTAL PAYROLL	2	.30	.30						
TOTAL CONTRACT	3	1.74	1.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11257	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.43	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**3**
PAYROLL		
CONTRACT	.99	3
SUP/MAT/MISC		
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	**1.16**	**2**
PAYROLL		
ELEVATOR		
HVAC	.24	2
ELECTRICAL	.10	2
STRUCT/ROOF	.37	2
PLUMBING	.28	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	**.67**	**3**
TOTAL		
RDS/GNDS TOTAL	.37	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.70**	**2**
PAYROLL	.30	2
MGMT FEES	.21	2
PROF FEES	.12	2
GEN OFC EXP	.05	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.80**	**3**
REAL ESTATE TAX	2.63	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.03**	**2**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.30**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	**1.74**	**3**
CLEANING	.99	3
REPAIR/MAINT	.99	2
RDS/GROUNDS	.32	3
SECURITY		
ADMINISTRATIVE	.21	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Newark, NJ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,107,742 SQ. FT.				1,098,206 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					17.90	18.52		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.72	18.20						
MISCELLANEOUS									
TOTAL INCOME	2	17.85	18.34						
EXPENSE									
CLEANING	3	2.40	1.77			2.40	1.77		
REPAIR-MAINT	3	1.62	1.85			1.62	1.66		
UTILITIES	3	2.51	2.11			2.51	2.11		
RDS/GRNDS/SEC	3	.83	.84			.84	.86		
ADMINISTRATIVE	2	1.57	1.57			1.59	1.60		
TOTAL OPER EXP	3	8.31	8.49			8.39	8.50		
FIXED EXPENSES	3	1.95	2.10			1.97	2.10		
TOTAL OPER + FIX	3	10.27	10.43			10.35	10.60		
LEASING EXP									
TOTAL PAYROLL	3	2.20	1.63						
TOTAL CONTRACT	3	1.54	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	98397	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.67	2
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.40**	**3**
PAYROLL		
CONTRACT	.73	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.25	3
REPR/MAINT TOTAL	**1.62**	**3**
PAYROLL		
ELEVATOR	.36	3
HVAC	.18	3
ELECTRICAL	.14	3
STRUCT/ROOF	.02	2
PLUMBING	.17	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.46	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.51**	**3**
ELECTRICAL	2.10	3
GAS	.40	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC	**.83**	**3**
TOTAL		
RDS/GNDS TOTAL	.54	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.53	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.79	3
SEC PAYROLL		
SEC CONTRACTS	.79	3
SEC OTHER		
ADMIN TOTAL	**1.57**	**2**
PAYROLL	.97	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.30	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**2**
REAL ESTATE TAX	1.72	2
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.20**	**3**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.97	2
TOTAL CONTRACTS	**1.54**	**3**
CLEANING	.73	3
REPAIR/MAINT	.81	3
RDS/GROUNDS	.03	3
SECURITY	.79	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Newark, NJ

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,107,742 SQ. FT.				1,098,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.90	18.52		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.72	18.20						
MISCELLANEOUS									
TOTAL INCOME	2	17.85	18.34						
EXPENSE									
CLEANING	3	2.40	1.77			2.40	1.77		
REPAIR-MAINT	3	1.62	1.85			1.62	1.86		
UTILITIES	3	2.51	2.11			2.51	2.11		
RDS/GRNDS/SEC	3	.83	.84			.84	.86		
ADMINISTRATIVE	2	1.57	1.57			1.59	1.60		
TOTAL OPER EXP	3	8.31	8.49			8.39	8.50		
FIXED EXPENSES	3	1.95	2.10			1.97	2.10		
TOTAL OPER + FIX	3	10.27	10.43			10.35	10.60		
LEASING EXP									
TOTAL PAYROLL	3	2.20	1.63						
TOTAL CONTRACT	3	1.54	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	98397	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.67	2
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.40	3	**UTILITIES TOTAL**	2.51	3	SECURITY TOTAL	.79	3	**FIXED EXP TOTAL**	1.85	2	**TOTAL PAYROLL**	2.20	3
PAYROLL			ELECTRICAL	2.10	3	SEC PAYROLL			REAL ESTATE TAX	1.72	2	CLEANING		
CONTRACT	.73	3	GAS	.40	2	SEC CONTRACTS	.79	3	BUILDING INS	.13	2	REPAIR/MAINT		
SUP/MAT/MISC	.17	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.25	3	PURCH STEAM			**ADMIN TOTAL**	1.57	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.62	3	PURCH CH WTR			PAYROLL	.97	2				ADMINISTRATIVE	.97	2
PAYROLL			COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.36	3	WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.54	3
HVAC	.18	3	**RDS/GNDS/SEC**	.83	3	GEN OFC EXP			COMMISSIONS			CLEANING	.73	3
ELECTRICAL	.14	3	**TOTAL**			OTHER ADM EXP	.30	2	PROF FEES			REPAIR/MAINT	.81	3
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.04	3				TENANT ALTS			RDS/GROUNDS	.03	3
PLUMBING	.17	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.79	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.46	3	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	2,941,882 SQ. FT.				2,895,255 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	22	.97	.86	.81	.95	.97	.86	.81	.95
REPAIR-MAINT	20	1.22	.83	.47	.93	1.22	.83	.47	.93
UTILITIES	22	1.58	1.14	.97	1.37	1.58	1.15	.97	1.37
RDS/GRNDS/SEC	17	.48	.47	.33	.76	.48	.47	.33	.76
ADMINISTRATIVE	21	.65	.45	.45	.50	.65	.46	.45	.50
TOTAL OPER EXP	20	5.76	3.53	3.14	4.28	5.86	3.53	3.14	4.28
FIXED EXPENSES	22	2.38	2.40	2.04	2.90	2.42	2.40	2.04	2.90
TOTAL OPER + FIX	20	8.25	6.40	5.76	6.87	8.40	6.40	5.76	6.87
LEASING EXP	6	2.17	1.59						
TOTAL PAYROLL	11	.91	.48	.40	1.26				
TOTAL CONTRACT	12	1.54	.90	.83	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18442	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	349	21
AVG % OFFICE OCCUPANCY	94.0	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.98	15
RENTABLE/GROSS SQFT	.99	22

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	12	**UTILITIES TOTAL**	1.86	12	SECURITY TOTAL	.23	7	**FIXED EXP TOTAL**	2.28	12	**TOTAL PAYROLL**	.91	11
PAYROLL			ELECTRICAL	1.62	12	SEC PAYROLL			REAL ESTATE TAX	2.07	12	CLEANING		
CONTRACT	.80	12	GAS	.15	6	SEC CONTRACTS	.13	7	BUILDING INS	.25	7	REPAIR/MAINT	.53	6
SUP/MAT/MISC	.07	12	FUEL OIL	.06	2	SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.20	12	PURCH STEAM			**ADMIN TOTAL**	.80	11	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.72	11	PURCH CH WTR			PAYROLL	.65	6				ADMINISTRATIVE	.85	6
PAYROLL	.53	6	COAL			MGMT FEES	.29	6	**LEASING EXPENSES**	2.17	6			
ELEVATOR	.11	11	WATER/SEWER	.09	12	PROF FEES	.13	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.94	12
HVAC	.29	11	**RDS/GNDS/SEC**	.35	7	GEN OFC EXP	.08	11	COMMISSIONS			CLEANING	.80	12
ELECTRICAL	.31	10	**TOTAL**			OTHER ADM EXP	.35	7	PROF FEES			REPAIR/MAINT	.85	11
STRUCT/ROOF	.01	9	RDS/GNDS TOTAL	.14	6				TENANT ALTS	2.05	6	RDS/GROUNDS	.09	6
PLUMBING	.05	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	7
FIRE/LIFE SFTY	.18	9	RDS/GNDS CONTR	.09	6				OTHER LEASING			ADMINISTRATIVE	.28	7
OTHER MAINT/SUP	.59	10	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Newark, NJ

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	355,721 SQ. FT.				355,721 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.82	.82	.80	.84	.82	.82	.80	.84
REPAIR-MAINT	4	.52	.50	.43	.62	.52	.50	.43	.62
UTILITIES	4	1.30	1.33	1.17	1.44	1.30	1.33	1.17	1.44
RDS/GRNDS/SEC	4	.77	.77	.69	.84	.77	.77	.69	.84
ADMINISTRATIVE	4	.47	.46	.45	.49	.47	.46	.45	.49
TOTAL OPER EXP	4	3.88	4.02	3.73	4.05	3.88	4.02	3.73	4.05
FIXED EXPENSES	4	2.62	2.61	2.33	2.89	2.62	2.61	2.33	2.89
TOTAL OPER+FIX	4	6.50	6.41	6.34	6.66	6.50	6.41	6.34	6.66
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9002	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	320	4
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.79	4
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,253,021 SQ. FT.				2,206,594 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	.93	.87	.81	.98	.93	.87	.81	.98
REPAIR-MAINT	12	1.03	.64	.52	.93	1.03	.64	.52	.93
UTILITIES	14	1.47	1.06	.95	1.25	1.47	1.06	.95	1.25
RDS/GRNDS/SEC	13	.43	.44	.28	.59	.44	.44	.28	.59
ADMINISTRATIVE	13	.47	.45	.31	.51	.47	.45	.31	.51
TOTAL OPER EXP	12	5.17	3.40	3.03	4.20	5.29	3.42	3.03	4.20
FIXED EXPENSES	14	2.46	2.42	1.96	2.93	2.51	2.42	1.96	2.93
TOTAL OPER+FIX	12	7.76	6.17	5.47	6.80	7.94	6.21	5.47	6.80
LEASING EXP	2	2.63	2.54						
TOTAL PAYROLL	7	.96	.47	.40	1.12				
TOTAL CONTRACT	8	1.53	.90	.83	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18866	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	336	13
AVG % OFFICE OCCUPANCY	93.1	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.02	11
RENTABLE/GROSS SQFT	.99	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	8
PAYROLL		
CONTRACT	.71	8
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.20	8
REPR/MAINT TOTAL	1.34	7
PAYROLL	.53	6
ELEVATOR	.08	7
HVAC	.24	7
ELECTRICAL	.22	6
STRUCT/ROOF	.01	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.42	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	8
ELECTRICAL	1.39	8
GAS	.15	6
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.35	7
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	6
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	7
SEC PAYROLL		
SEC CONTRACTS	.13	7
SEC OTHER	.02	6
ADMIN TOTAL	.48	7
PAYROLL	.55	2
MGMT FEES	.29	6
PROF FEES	.13	2
GEN OFC EXP	.03	7
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.44	8
REAL ESTATE TAX	2.19	8
BUILDING INS	.25	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.83	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.42	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	7
CLEANING		
REPAIR/MAINT	.53	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	2
TOTAL CONTRACTS	1.53	8
CLEANING	.71	8
REPAIR/MAINT	.54	7
RDS/GROUNDS	.09	6
SECURITY	.13	7
ADMINISTRATIVE	.28	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Norfolk, VA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,291,163 SQ. FT.				1,286,222 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.33	10.82	9.33	15.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.28	10.89	9.33	15.51				
MISCELLANEOUS	8	.02	.01	.01	.03				
TOTAL INCOME	8	13.30	10.91	9.38	15.52				
EXPENSE									
CLEANING	9	.74	.71	.49	.81	.75	.71	.49	.84
REPAIR-MAINT	9	1.01	.74	.48	1.09	1.02	.76	.48	1.09
UTILITIES	9	1.66	1.50	1.29	2.10	1.67	1.50	1.29	2.16
RDS/GRNDS/SEC	9	.50	.36	.21	.59	.50	.36	.21	.61
ADMINISTRATIVE	9	.56	.61	.37	.80	.57	.61	.37	.80
TOTAL OPER EXP	9	4.48	4.47	3.27	5.23	4.50	4.47	3.27	5.30
FIXED EXPENSES	9	1.56	1.22	1.00	1.82	1.57	1.22	1.04	1.82
TOTAL OPER + FIX	9	6.04	5.79	4.38	6.78	6.06	6.21	4.38	6.78
LEASING EXP	6	.44	.41	.21	.57				
TOTAL PAYROLL	9	1.17	.46	.25	1.33				
TOTAL CONTRACT	9	.42	.60	.22	.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17717	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	82.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.88	9
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	9	**UTILITIES TOTAL**	1.66	9	SECURITY TOTAL	.45	9	**FIXED EXP TOTAL**	1.56	9	**TOTAL PAYROLL**	1.17	9
PAYROLL	.69	9	ELECTRICAL	1.50	9	SEC PAYROLL	.27	4	REAL ESTATE TAX	1.39	9	CLEANING	.69	9
CONTRACT	.28	9	GAS	.14	5	SEC CONTRACTS	.11	9	BUILDING INS	.17	9	REPAIR/MAINT	.48	9
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.43	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX			SECURITY	.27	4
REPR/MAINT TOTAL	1.01	9	PURCH CH WTR			**ADMIN TOTAL**	.56	9				ADMINISTRATIVE	.19	6
PAYROLL	.48	9	COAL			PAYROLL	.19	6	**LEASING EXPENSES**	.44	8			
ELEVATOR	.13	9	WATER/SEWER	.07	9	MGMT FEES	.29	9	ADV/PROMOTION			**TOTAL CONTRACTS**	.42	9
HVAC	.19	9				PROF FEES	.05	4	COMMISSIONS			CLEANING	.28	9
ELECTRICAL	.05	9	**RDS/GNDS/SEC TOTAL**	.50	9	GEN OFC EXP	.03	9	PROF FEES	.23	6	REPAIR/MAINT	.46	9
STRUCT/ROOF	.07	7	RDS/GNDS TOTAL	.07	8	OTHER ADM EXP	.06	7	TENANT ALTS	.35	4	RDS/GROUNDS	.05	6
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	9
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.05	6				OTHER LEASING			ADMINISTRATIVE	.32	9
OTHER MAINT/SUP	.07	9	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	778,634 SQ. FT.				778,634 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.60	14.60	10.19	18.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.60	14.61	10.20	18.64				
MISCELLANEOUS	4	.02	.01	.01	.04				
TOTAL INCOME	4	15.61	14.62	10.23	18.65				
EXPENSE									
CLEANING	4	.64	.62	.52	.71	.64	.62	.52	.71
REPAIR-MAINT	4	.81	.84	.65	.97	.81	.84	.65	.97
UTILITIES	4	1.70	1.50	1.39	2.34	1.70	1.50	1.39	2.34
RDS/GRNDS/SEC	4	.50	.36	.21	.69	.50	.36	.21	.69
ADMINISTRATIVE	4	.60	.65	.53	.72	.60	.65	.53	.72
TOTAL OPER EXP	4	4.26	4.19	3.55	5.18	4.26	4.19	3.55	5.18
FIXED EXPENSES	4	1.57	1.44	1.08	1.84	1.57	1.44	1.08	1.84
TOTAL OPER + FIX	4	5.82	6.03	4.91	6.74	5.82	6.03	4.91	6.74
LEASING EXP	4	.29	.26	.13	.41				
TOTAL PAYROLL	4	.82	.47	.44	.96				
TOTAL CONTRACT	4	.49	.67	.34	.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18718	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	76.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.34	4
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	4	**UTILITIES TOTAL**	1.70	4	SECURITY TOTAL	.47	4	**FIXED EXP TOTAL**	1.57	4	**TOTAL PAYROLL**	.82	4
PAYROLL			ELECTRICAL	1.82	4	SEC PAYROLL	.06	2	REAL ESTATE TAX	1.40	4	CLEANING		
CONTRACT	.32	4	GAS			SEC CONTRACTS	.15	4	BUILDING INS	.17	4	REPAIR/MAINT	.39	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.50	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM						OTHER TAX			SECURITY	.06	2
REPR/MAINT TOTAL	.81	4	PURCH CH WTR			**ADMIN TOTAL**	.60	4				ADMINISTRATIVE	.19	4
PAYROLL	.39	4	COAL			PAYROLL	.19	4	**LEASING EXPENSES**	.29	4			
ELEVATOR	.09	4	WATER/SEWER	.05	4	MGMT FEES	.30	4	ADV/PROMOTION			**TOTAL CONTRACTS**	.49	4
HVAC	.15	4				PROF FEES	.06	3	COMMISSIONS			CLEANING	.32	4
ELECTRICAL	.04	4	**RDS/GNDS/SEC TOTAL**	.50	4	GEN OFC EXP	.03	4	PROF FEES	.24	4	REPAIR/MAINT	.36	4
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.05	3	OTHER ADM EXP	.05	2	TENANT ALTS	.09	2	RDS/GROUNDS	.03	3
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	4
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.35	4
OTHER MAINT/SUP	.07	4	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oakland, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,960,756 SQ. FT.				1,869,122 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.95	15.61		
RETAIL AREA	2	17.20	16.91						
OTHER AREA									
TOTAL RENT	3	16.97	15.84						
MISCELLANEOUS	2	1.07	.85						
TOTAL INCOME	3	17.94	15.89						
EXPENSE									
CLEANING	18	.83	.95	.84	1.25	.86	.95	.86	1.39
REPAIR-MAINT	18	1.38	1.30	1.23	1.37	1.42	1.38	1.23	1.53
UTILITIES	18	2.73	2.04	1.69	2.64	2.81	2.22	1.86	2.69
RDS/GRNDS/SEC	18	.88	.59	.44	.82	.93	.61	.49	.85
ADMINISTRATIVE	18	.79	.67	.53	1.03	.83	.72	.57	1.09
TOTAL OPER EXP	18	6.62	5.61	5.52	6.32	6.94	6.24	5.81	6.95
FIXED EXPENSES	18	2.50	2.11	1.26	2.63	2.62	2.20	1.34	2.79
TOTAL OPER+FIX	18	9.12	7.72	6.83	8.90	9.56	8.09	7.44	9.44
LEASING EXP									
TOTAL PAYROLL	17	.63	.90						
TOTAL CONTRACT	18	1.50	1.44	1.20	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29759	18
AVG SQFT/RETAIL TENANT	2605	2
AVG SQFT/OFFICE WORKER	378	18
AVG % OFFICE OCCUPANCY	97.1	18
AVG % RETAIL OCCUPANCY	95.3	2
AVG $ RATE YR-END RENT	15.22	3
RENTABLE/GROSS SQFT	.96	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**18**	**UTILITIES TOTAL**	**2.73**	**18**	SECURITY TOTAL	.59	18	**FIXED EXP TOTAL**	**2.50**	**18**	**TOTAL PAYROLL**	**.63**	**17**
PAYROLL			ELECTRICAL	2.62	18	SEC PAYROLL			REAL ESTATE TAX	2.42	18	CLEANING		
CONTRACT	.66	18	GAS	.06	17	SEC CONTRACTS	.57	18	BUILDING INS	.26	3	REPAIR/MAINT	.60	2
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.17	17	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.38**	**18**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**18**				ADMINISTRATIVE	.52	17
PAYROLL	.60	2	COAL			PAYROLL	.52	17	**LEASING EXPENSES**					
ELEVATOR	.08	18	WATER/SEWER	.05	18	MGMT FEES	.49	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.50**	**18**
HVAC	.71	17	**RDS/GNDS/SEC**	**.88**	**18**	PROF FEES	.04	17	COMMISSIONS			CLEANING	.66	18
ELECTRICAL	.08	18	**TOTAL**			GEN OFC EXP	.15	17	PROF FEES			REPAIR/MAINT	.90	18
STRUCT/ROOF	.10	2	RDS/GNDS TOTAL	.29	18	OTHER ADM EXP	.04	18	TENANT ALTS			RDS/GROUNDS	.27	18
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.57	18
FIRE/LIFE SFTY	.04	16	RDS/GNDS CONTR	.27	18				OTHER LEASING			ADMINISTRATIVE	.17	17
OTHER MAINT/SUP	.43	17	RDS/GNDS OTHER	.08	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,617,079 SQ. FT.				1,567,768 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.91	7.88	7.46	8.99
RETAIL AREA	2	7.85	6.84						
OTHER AREA									
TOTAL RENT	4	7.85	7.81	7.39	8.98				
MISCELLANEOUS	3	.91	.66						
TOTAL INCOME	4	8.68	8.52	8.10	9.51				
EXPENSE									
CLEANING	5	.54	.56	.42	.72	.54	.57	.42	.72
REPAIR-MAINT	5	1.06	.98	.74	1.91	1.07	.98	.75	1.91
UTILITIES	5	1.59	1.68	1.19	2.00	1.59	1.68	1.19	2.01
RDS/GRNDS/SEC	5	.31	.22	.13	.73	.32	.22	.13	.73
ADMINISTRATIVE	5	.60	.62	.37	.76	.62	.63	.39	.76
TOTAL OPER EXP	5	4.11	4.11	3.37	5.57	4.23	4.18	3.37	5.79
FIXED EXPENSES	5	.75	.69	.52	1.06	.77	.71	.52	1.10
TOTAL OPER+FIX	5	4.86	4.80	3.89	6.64	5.01	4.89	3.89	6.89
LEASING EXP	4	1.01	.82	.38	1.67				
TOTAL PAYROLL	5	.85	.70	.50	2.09				
TOTAL CONTRACT	5	.82	.74	.42	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6373	4
AVG SQFT/RETAIL TENANT	929	2
AVG SQFT/OFFICE WORKER	323	4
AVG % OFFICE OCCUPANCY	74.2	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.43	4
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.54**	**5**	**UTILITIES TOTAL**	**1.59**	**5**	SECURITY TOTAL	.25	5	**FIXED EXP TOTAL**	**.75**	**5**	**TOTAL PAYROLL**	**.85**	**5**
PAYROLL			ELECTRICAL	1.24	5	SEC PAYROLL	.38	2	REAL ESTATE TAX	.60	5	CLEANING		
CONTRACT	.48	5	GAS	.13	2	SEC CONTRACTS	.12	4	BUILDING INS	.14	5	REPAIR/MAINT	.54	5
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM						OTHER TAX			SECURITY	.39	2
REPR/MAINT TOTAL	**1.06**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.80**	**5**				ADMINISTRATIVE	.39	3
PAYROLL	.54	5	COAL			PAYROLL	.38	3	**LEASING EXPENSES**	**1.01**	**4**			
ELEVATOR	.21	5	WATER/SEWER	.12	4	MGMT FEES	.40	3	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**.82**	**5**
HVAC	.07	4	**RDS/GNDS/SEC**	**.31**	**5**	PROF FEES	.03	2	COMMISSIONS	.01	3	CLEANING	.48	5
ELECTRICAL	.03	4	**TOTAL**			GEN OFC EXP	.03	4	PROF FEES	.38	4	REPAIR/MAINT	.37	5
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.06	5	OTHER ADM EXP	.19	3	TENANT ALTS	.61	4	RDS/GROUNDS	.07	4
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.07	4				OTHER LEASING			ADMINISTRATIVE	.42	3
OTHER MAINT/SUP	.24	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	541,408 SQ. FT.				537,304 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.21	8.99		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.19	8.98						
MISCELLANEOUS									
TOTAL INCOME	2	9.46	9.19						
EXPENSE									
CLEANING	3	.61	.56			.62	.57		
REPAIR-MAINT	3	1.45	.98			1.46	.98		
UTILITIES	3	1.67	1.68			1.69	1.68		
RDS/GRNDS/SEC	3	.48	.22			.48	.22		
ADMINISTRATIVE	3	.56	.62			.56	.63		
TOTAL OPER EXP	3	4.77	4.11			4.81	4.18		
FIXED EXPENSES	3	.81	.69			.82	.71		
TOTAL OPER+FIX	3	5.58	4.80			5.63	4.89		
LEASING EXP	2	1.51	1.22						
TOTAL PAYROLL	3	1.53	1.13						
TOTAL CONTRACT	3	.80	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6125	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	406	2
AVG % OFFICE OCCUPANCY	83.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.37	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.57	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.45	3
PAYROLL	.90	3
ELEVATOR	.13	3
HVAC	.10	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.46	3
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.56	3
PAYROLL	.38	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.81	3
REAL ESTATE TAX	.70	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.51	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.30	2
TENANT ALTS	1.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.53	3
CLEANING		
REPAIR/MAINT	.90	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	.80	3
CLEANING	.57	3
REPAIR/MAINT	.26	3
RDS/GROUNDS	.10	2
SECURITY	.16	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,556,150 SQ. FT.				1,507,158 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					9.99	8.96	7.35	9.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	9.89	9.13	7.39	9.48				
MISCELLANEOUS	8	.25	.11	.05	.31				
TOTAL INCOME	12	10.10	9.28	7.53	9.67				
EXPENSE									
CLEANING	12	.55	.57	.46	.69	.57	.59	.49	.69
REPAIR-MAINT	12	.64	.52	.48	.81	.66	.52	.48	.86
UTILITIES	12	1.35	1.40	1.23	1.49	1.38	1.40	1.25	1.49
RDS/GRNDS/SEC	12	.31	.31	.23	.37	.32	.31	.23	.38
ADMINISTRATIVE	12	.95	.61	.45	1.06	.99	.61	.45	1.12
TOTAL OPER EXP	12	3.82	3.66	3.20	4.00	3.94	3.66	3.20	4.18
FIXED EXPENSES	12	.65	.58	.48	.65	.67	.58	.48	.65
TOTAL OPER+FIX	12	4.47	4.16	3.76	4.57	4.61	4.16	3.76	4.82
LEASING EXP	9	1.41	.87	.21	1.56				
TOTAL PAYROLL	10	.38	.23	.20	.45				
TOTAL CONTRACT	10	.77	.78	.62	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5872	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	11
AVG % OFFICE OCCUPANCY	86.0	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.09	11
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	10
PAYROLL		
CONTRACT	.50	10
SUP/MAT/MISC	.05	10
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.80	10
PAYROLL	.21	8
ELEVATOR	.14	8
HVAC	.12	10
ELECTRICAL	.04	10
STRUCT/ROOF	.01	7
PLUMBING	.01	10
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.14	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	10
ELECTRICAL	1.30	10
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	.31	10
RDS/GNDS TOTAL	.15	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	10
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	9
SEC PAYROLL		
SEC CONTRACTS	.17	9
SEC OTHER		
ADMIN TOTAL	.89	10
PAYROLL	.75	2
MGMT FEES	.41	10
PROF FEES	.11	7
GEN OFC EXP	.07	10
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.84	10
REAL ESTATE TAX	.53	10
BUILDING INS	.11	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.41	9
ADV/PROMOTION	.06	8
COMMISSIONS	.12	4
PROF FEES	.33	8
TENANT ALTS	1.51	6
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	10
CLEANING		
REPAIR/MAINT	.21	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.75	2
TOTAL CONTRACTS	.77	10
CLEANING	.50	10
REPAIR/MAINT	.32	10
RDS/GROUNDS	.12	10
SECURITY	.17	9
ADMINISTRATIVE	.50	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	363,224 SQ. FT.				363,224 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					7.13	7.07	5.01	9.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.13	7.07	5.01	9.47				
MISCELLANEOUS	4	.12	.06	.03	.18				
TOTAL INCOME	5	7.22	7.35	5.06	9.48				
EXPENSE									
CLEANING	5	.54	.57	.34	.77	.54	.57	.34	.77
REPAIR-MAINT	5	.57	.48	.43	.74	.57	.48	.43	.74
UTILITIES	5	1.35	1.45	1.14	1.52	1.35	1.45	1.14	1.52
RDS/GRNDS/SEC	5	.31	.37	.22	.40	.31	.37	.22	.40
ADMINISTRATIVE	5	.90	.81	.42	1.32	.90	.81	.42	1.32
TOTAL OPER EXP	5	3.67	3.68	2.85	4.46	3.67	3.68	2.85	4.46
FIXED EXPENSES	5	.50	.48	.46	.54	.50	.48	.46	.54
TOTAL OPER + FIX	5	4.17	4.16	3.31	5.00	4.17	4.16	3.31	5.00
LEASING EXP	3	.69	.46						
TOTAL PAYROLL	4	.32	.25	.23	.37				
TOTAL CONTRACT	4	.75	.82	.58	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3890	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	4
AVG % OFFICE OCCUPANCY	75.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.57	5
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.53**	**4**	**UTILITIES TOTAL**	**1.32**	**4**	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	**.47**	**4**	**TOTAL PAYROLL**	**.32**	**4**
PAYROLL			ELECTRICAL	1.25	4	SEC PAYROLL			REAL ESTATE TAX	.40	4	CLEANING		
CONTRACT	.44	4	GAS			SEC CONTRACTS	.07	3	BUILDING INS	.07	4	REPAIR/MAINT	.24	3
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM			**ADMIN TOTAL**	**.70**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.45**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.24	3	COAL			MGMT FEES	.32	4	**LEASING EXPENSES**	**.69**	**3**			
ELEVATOR	.03	2	WATER/SEWER	.05	4	PROF FEES	.04	2	ADV/PROMOTION	.11	3	**TOTAL CONTRACTS**	**.75**	**4**
HVAC	.09	4	**RDS/GNDS/SEC**	**.35**	**4**	GEN OFC EXP	.05	4	COMMISSIONS	.05	2	CLEANING	.44	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.34	2	PROF FEES	.08	3	REPAIR/MAINT	.20	4
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.30	4				TENANT ALTS			RDS/GROUNDS	.26	4
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.26	4				OTHER LEASING			ADMINISTRATIVE	.33	4
OTHER MAINT/SUP	.09	4	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AR .A-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	971,572 SQ. FT.				922,550 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.50	11.15	9.73	12.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.23	10.67	9.31	12.53				
MISCELLANEOUS	4	.30	.24	.10	.44				
TOTAL INCOME	4	11.53	11.12	9.55	12.84				
EXPENSE									
CLEANING	4	.54	.52	.46	.59	.57	.56	.49	.61
REPAIR-MAINT	4	.67	.61	.44	.81	.70	.66	.44	.88
UTILITIES	4	1.33	1.31	1.17	1.46	1.37	1.32	1.24	1.46
RDS/GRNDS/SEC	4	.32	.33	.23	.36	.34	.34	.23	.40
ADMINISTRATIVE	4	1.09	.83	.54	1.45	1.15	.89	.54	1.57
TOTAL OPER EXP	4	3.95	3.59	3.05	4.46	4.16	3.81	3.05	4.86
FIXED EXPENSES	4	.71	.64	.57	.80	.74	.69	.57	.88
TOTAL OPER + FIX	4	4.66	4.22	3.63	5.26	4.91	4.49	3.63	5.74
LEASING EXP	3	1.68	1.46						
TOTAL PAYROLL	3	.45	.18						
TOTAL CONTRACT	3	.75	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6455	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	379	4
AVG % OFFICE OCCUPANCY	89.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.54	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.57**	**3**	**UTILITIES TOTAL**	**1.42**	**3**	SECURITY TOTAL	.20	3	**FIXED EXP TOTAL**	**.71**	**3**	**TOTAL PAYROLL**	**.45**	**3**
PAYROLL			ELECTRICAL	1.30	3	SEC PAYROLL			REAL ESTATE TAX	.59	3	CLEANING		
CONTRACT	.49	3	GAS			SEC CONTRACTS	.19	3	BUILDING INS	.12	3	REPAIR/MAINT	.17	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	**1.11**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.84**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.17	2	COAL			MGMT FEES	.46	3	**LEASING EXPENSES**	**1.88**	**3**			
ELEVATOR	.15	3	WATER/SEWER	.08	3	PROF FEES	.13	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.75**	**3**
HVAC	.13	3	**RDS/GNDS/SEC**	**.30**	**3**	GEN OFC EXP	.09	3	COMMISSIONS	.14	2	CLEANING	.49	3
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.09	2	PROF FEES	.44	3	REPAIR/MAINT	.35	3
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.10	3				TENANT ALTS	1.79	2	RDS/GROUNDS	.07	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.07	3				OTHER LEASING			ADMINISTRATIVE	.60	3
OTHER MAINT/SUP	.20	3	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,556,904 SQ. FT.				2,475,066 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.91	11.76	8.72	14.02
RETAIL AREA									
OTHER AREA	2	12.52	13.89						
TOTAL RENT	7	12.55	10.87	7.92	12.71				
MISCELLANEOUS	4	1.65	.41	.10	1.55				
TOTAL INCOME	7	13.96	10.87	8.33	12.72				
EXPENSE									
CLEANING	12	1.08	.93	.71	1.13	1.06	.96	.71	1.13
REPAIR-MAINT	12	2.10	.64	.55	1.86	2.11	.64	.57	1.86
UTILITIES	12	1.95	1.94	1.73	2.25	1.96	1.94	1.73	2.31
RDS/GRNDS/SEC	12	.75	.26	.09	.67	.78	.26	.09	.79
ADMINISTRATIVE	12	.59	.51	.44	.95	.61	.58	.49	.97
TOTAL OPER EXP	12	6.46	4.93	4.22	6.61	6.68	5.47	5.00	6.62
FIXED EXPENSES	12	1.30	1.18	.98	1.61	1.35	1.20	1.06	1.84
TOTAL OPER+FIX	12	7.77	6.67	5.37	8.06	8.02	7.00	6.55	8.06
LEASING EXP	6	.28	.19	.01	.35				
TOTAL PAYROLL	11	2.18	1.21	.52	2.55				
TOTAL CONTRACT	12	.78	.66	.59	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24935	12
AVG SQFT/RETAIL TENANT	2030	3
AVG SQFT/OFFICE WORKER	270	9
AVG % OFFICE OCCUPANCY	96.7	12
AVG % RETAIL OCCUPANCY	81.6	3
AVG $ RATE YR-END RENT	14.91	5
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**12**	**UTILITIES TOTAL**	**1.95**	**12**	SECURITY TOTAL	.64	12	**FIXED EXP TOTAL**	**1.30**	**12**	**TOTAL PAYROLL**	**2.18**	**11**
PAYROLL	.49	7	ELECTRICAL	1.58	12	SEC PAYROLL	.63	6	REAL ESTATE TAX	1.20	12	CLEANING	.49	7
CONTRACT	.65	12	GAS	.21	9	SEC CONTRACTS	.13	10	BUILDING INS	.11	11	REPAIR/MAINT	1.13	9
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER	.13	5	PERS PROP TAX			RDS/GROUNDS	.06	6
TRASH REMOVAL	.04	11	PURCH STEAM	.24	2				OTHER TAX			SECURITY	.63	6
REPR/MAINT TOTAL	**2.10**	**12**	PURCH CH WTR	.47	2	**ADMIN TOTAL**	**.59**	**11**				ADMINISTRATIVE	.24	9
PAYROLL	1.13	9	COAL			PAYROLL	.24	9	**LEASING EXPENSES**	**.28**	**6**			
ELEVATOR	.14	12	WATER/SEWER	.05	12	MGMT FEES	.49	5	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**.78**	**12**
HVAC	.14	11	**RDS/GNDS/SEC TOTAL**	**.75**	**12**	PROF FEES	.10	2	COMMISSIONS			CLEANING	.65	12
ELECTRICAL	.15	12	RDS/GNDS TOTAL	.12	10	GEN OFC EXP	.09	9	PROF FEES	.12	3	REPAIR/MAINT	.54	12
STRUCT/ROOF	.01	5	RDS/GNDS PAYRL	.06	6	OTHER ADM EXP	.14	10	TENANT ALTS	.17	6	RDS/GROUNDS	.02	8
PLUMBING	.08	11	RDS/GNDS CONTR	.02	8				BUY-OUTS			SECURITY	.13	10
FIRE/LIFE SFTY	.04	7	RDS/GNDS OTHER	.06	7				OTHER LEASING			ADMINISTRATIVE	.57	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	185,556 SQ. FT.				172,226 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.57	9.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.10	8.32						
MISCELLANEOUS	2	.39	.34						
TOTAL INCOME	3	8.38	8.97						
EXPENSE									
CLEANING	3	1.03	.93			1.11	.97		
REPAIR-MAINT	3	.81	.55			.88	.64		
UTILITIES	3	2.18	2.13			2.26	2.26		
RDS/GRNDS/SEC	3	.06	.07			.07	.07		
ADMINISTRATIVE	3	.55	.42			.59	.50		
TOTAL OPER EXP	3	4.63	4.53			4.99	5.30		
FIXED EXPENSES	3	1.04	.99			1.13	1.15		
TOTAL OPER+FIX	3	5.66	5.51			6.12	6.45		
LEASING EXP	2	.53	.63						
TOTAL PAYROLL	2	.66	.68						
TOTAL CONTRACT	3	.64	.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4047	3
AVG SQFT/RETAIL TENANT	1537	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.9	3
AVG % RETAIL OCCUPANCY	69.2	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**3**	**UTILITIES TOTAL**	**2.18**	**3**	SECURITY TOTAL	.05	3	**FIXED EXP TOTAL**	**1.04**	**3**	**TOTAL PAYROLL**	**.66**	**2**
PAYROLL			ELECTRICAL	1.79	3	SEC PAYROLL			REAL ESTATE TAX	.96	3	CLEANING		
CONTRACT	.61	3	GAS	.28	2	SEC CONTRACTS	.05	2	BUILDING INS	.08	3	REPAIR/MAINT		
SUP/MAT/MISC	.20	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.81**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.66**	**2**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**.53**	**2**			
ELEVATOR	.19	3	WATER/SEWER	.08	3	MGMT FEES	.54	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.64**	**3**
HVAC	.21	2	**RDS/GNDS/SEC TOTAL**	**.06**	**3**	PROF FEES			COMMISSIONS			CLEANING	.61	3
ELECTRICAL	.10	3	RDS/GNDS TOTAL	.03	2	GEN OFC EXP			PROF FEES	.08	2	REPAIR/MAINT	.48	3
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP	.03	2	TENANT ALTS	.38	2	RDS/GROUNDS		
PLUMBING	.05	2	RDS/GNDS CONTR						BUY-OUTS			SECURITY	.05	2
FIRE/LIFE SFTY			RDS/GNDS OTHER	.02	2				OTHER LEASING			ADMINISTRATIVE	.59	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	24 BLDS	1,019,668 SQ. FT.				1,019,668 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	24					11.64	10.00	8.47	14.87	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	24	11.65	10.02	8.47	15.02					
MISCELLANEOUS	12	.24	.17	.03	.41					
TOTAL INCOME	23	11.57	10.40	8.47	14.59					
EXPENSE										
CLEANING	24	.75	.75	.63	.85	.75	.75	.63	.85	
REPAIR-MAINT	18	.82	.58	.36	.79	.62	.58	.36	.79	
UTILITIES	24	1.63	1.55	1.30	2.06	1.63	1.55	1.30	2.06	
RDS/GRNDS/SEC	24	.27	.21	.16	.38	.27	.21	.16	.38	
ADMINISTRATIVE	24	.64	.67	.50	.81	.64	.67	.50	.81	
TOTAL OPER EXP	18	3.92	3.87	3.54	4.62	3.92	3.87	3.54	4.62	
FIXED EXPENSES	18	1.69	1.72	1.32	2.26	1.69	1.72	1.32	2.26	
TOTAL OPER+FIX	18	5.61	5.48	5.16	6.44	5.61	5.48	5.16	6.44	
LEASING EXP	16	1.98	.30	.17	2.85					
TOTAL PAYROLL	15	.52	.50	.15	.75					
TOTAL CONTRACT	22	.90	.80	.76	1.00					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3123	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	211	17
AVG % OFFICE OCCUPANCY	90.9	20
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.86	17
RENTABLE/GROSS SQFT	.89	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**22**	**UTILITIES TOTAL**	**1.64**	**22**	SECURITY TOTAL	.11	15	**FIXED EXP TOTAL**	**1.69**	**18**	**TOTAL PAYROLL**	**.52**	**15**
PAYROLL			ELECTRICAL	1.41	21	SEC PAYROLL	.01	2	REAL ESTATE TAX	1.53	18	CLEANING		
CONTRACT	.64	22	GAS	.16	15	SEC CONTRACTS	.11	15	BUILDING INS	.12	19	REPAIR/MAINT	.44	9
SUP/MAT/MISC	.10	18	FUEL OIL			SEC OTHER			PERS PROP TAX	.28	3	RDS/GROUNDS	.05	7
TRASH REMOVAL	.04	20	PURCH STEAM						OTHER TAX	.07	2	SECURITY	.01	2
REPR/MAINT TOTAL	**.62**	**18**	PURCH CH WTR			**ADMIN TOTAL**	**.64**	**22**				ADMINISTRATIVE	.35	5
PAYROLL	.44	9	COAL			PAYROLL	.35	5	**LEASING EXPENSES**	**1.98**	**16**			
ELEVATOR	.06	17	WATER/SEWER	.06	21	MGMT FEES	.47	21	ADV/PROMOTION	.03	11	**TOTAL CONTRACTS**	**.90**	**22**
HVAC	.13	17				PROF FEES	.07	14	COMMISSIONS	.28	4	CLEANING	.64	22
ELECTRICAL	.05	15	**RDS/GNDS/SEC**	**.28**	**22**	GEN OFC EXP	.03	10	PROF FEES	.44	10	REPAIR/MAINT	.25	18
STRUCT/ROOF	.02	12	**TOTAL**			OTHER ADM EXP	.02	14	TENANT ALTS	1.91	13	RDS/GROUNDS	.17	21
PLUMBING	.01	17	RDS/GNDS TOTAL	.19	22				BUY-OUTS			SECURITY	.11	15
FIRE/LIFE SFTY	.01	6	RDS/GNDS PAYRL	.05	7				OTHER LEASING			ADMINISTRATIVE	.53	21
OTHER MAINT/SUP	.14	18	RDS/GNDS CONTR	.17	21									
			RDS/GNDS OTHER	.06	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	354,705 SQ. FT.				354,705 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					12.84	10.00	8.97	14.31	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	12	12.84	10.02	8.97	14.31					
MISCELLANEOUS	6	.52	.30	.15	.81					
TOTAL INCOME	12	13.10	10.53	8.97	14.59					
EXPENSE										
CLEANING	12	.76	.75	.63	.87	.76	.75	.63	.87	
REPAIR-MAINT	9	.66	.51	.42	.79	.66	.51	.42	.79	
UTILITIES	12	1.73	1.63	1.30	2.20	1.73	1.63	1.30	2.20	
RDS/GRNDS/SEC	12	.34	.20	.16	.42	.34	.20	.16	.42	
ADMINISTRATIVE	12	.85	.72	.58	.88	.85	.72	.58	.88	
TOTAL OPER EXP	9	4.37	4.47	3.75	4.78	4.37	4.47	3.75	4.78	
FIXED EXPENSES	9	1.83	1.60	1.26	2.38	1.83	1.60	1.26	2.38	
TOTAL OPER+FIX	9	6.20	6.02	5.30	6.92	6.20	6.02	5.30	6.92	
LEASING EXP	8	.80	.26	.14	.89					
TOTAL PAYROLL	8	.58	.48	.20	.69					
TOTAL CONTRACT	10	.87	.84	.77	1.10					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1755	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	7
AVG % OFFICE OCCUPANCY	92.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	*3.63	9
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**10**	**UTILITIES TOTAL**	**1.78**	**10**	SECURITY TOTAL	.22	7	**FIXED EXP TOTAL**	**1.83**	**9**	**TOTAL PAYROLL**	**.58**	**8**
PAYROLL			ELECTRICAL	1.42	9	SEC PAYROLL			REAL ESTATE TAX	1.63	9	CLEANING		
CONTRACT	.64	10	GAS	.19	7	SEC CONTRACTS	.22	7	BUILDING INS	.14	10	REPAIR/MAINT	.46	5
SUP/MAT/MISC	.14	8	FUEL OIL			SEC OTHER			PERS PROP TAX	.69	2	RDS/GROUNDS	.06	3
TRASH REMOVAL	.05	8	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**10**				ADMINISTRATIVE	.63	3
PAYROLL	.46	5	COAL			PAYROLL	.63	3	**LEASING EXPENSES**	**.80**	**8**			
ELEVATOR	.06	8	WATER/SEWER	.06	9	MGMT FEES	.62	9	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**.97**	**10**
HVAC	.14	8				PROF FEES	.13	5	COMMISSIONS			CLEANING	.64	10
ELECTRICAL	.05	6	**RDS/GNDS/SEC**	**.36**	**10**	GEN OFC EXP	.09	3	PROF FEES	.23	5	REPAIR/MAINT	.27	9
STRUCT/ROOF	.03	7	**TOTAL**			OTHER ADM EXP	.03	7	TENANT ALTS	.83	6	RDS/GROUNDS	.19	9
PLUMBING	.02	8	RDS/GNDS TOTAL	.19	10				BUY-OUTS			SECURITY	.22	7
FIRE/LIFE SFTY	.01	3	RDS/GNDS PAYRL	.06	3				OTHER LEASING			ADMINISTRATIVE	.71	9
OTHER MAINT/SUP	.25	9	RDS/GNDS CONTR	.19	9									
			RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	227,089 SQ. FT.				227,089 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.93	15.83	11.87	18.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.99	15.97	12.02	18.67				
MISCELLANEOUS	2	.13	.12						
TOTAL INCOME	3	14.97	16.86						
EXPENSE									
CLEANING	4	.81	.81	.73	.92	.81	.81	.73	.92
REPAIR-MAINT	4	.64	.59	.27	.97	.64	.59	.27	.97
UTILITIES	4	1.60	1.53	1.44	1.79	1.60	1.53	1.44	1.79
RDS/GRNDS/SEC	4	.25	.20	.13	.38	.25	.20	.13	.38
ADMINISTRATIVE	4	.63	.70	.50	.80	.63	.70	.50	.80
TOTAL OPER EXP	4	3.94	3.67	3.44	4.48	3.94	3.67	3.44	4.48
FIXED EXPENSES	4	1.89	2.07	1.57	2.26	1.89	2.07	1.57	2.26
TOTAL OPER + FIX	4	5.83	5.51	5.09	6.66	5.83	5.51	5.09	6.66
LEASING EXP									
TOTAL PAYROLL	2	.71	.69						
TOTAL CONTRACT	4	.94	.85	.78	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3320	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	161	2
AVG % OFFICE OCCUPANCY	96.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.21	3
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	4	**UTILITIES TOTAL**	1.60	4	SECURITY TOTAL	.12	3	**FIXED EXP TOTAL**	1.89	4	**TOTAL PAYROLL**	.71	2
PAYROLL			ELECTRICAL	1.36	4	SEC PAYROLL			REAL ESTATE TAX	1.73	4	CLEANING		
CONTRACT	.74	4	GAS	.16	4	SEC CONTRACTS	.12	3	BUILDING INS	.16	4	REPAIR/MAINT	.67	2
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM			**ADMIN TOTAL**	.63	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.84	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.67	2	COAL			MGMT FEES	.57	4	ADV/PROMOTION			**TOTAL CONTRACTS**	.94	4
ELEVATOR	.06	4	WATER/SEWER	.07	4	PROF FEES	.04	4	COMMISSIONS			CLEANING	.74	4
HVAC	.12	4	**RDS/GNDS/SEC**	.25	4	GEN OFC EXP	.02	3	PROF FEES			REPAIR/MAINT	.25	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.01	2	TENANT ALTS			RDS/GROUNDS	.12	4
STRUCT/ROOF			RDS/GNDS TOTAL	.16	4				BUY-OUTS			SECURITY	.12	3
PLUMBING	.01	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.61	4
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.12	4									
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	2,434,428 SQ. FT.				2,272,583 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					19.01	16.51	15.36	21.12
RETAIL AREA	6	21.55	22.46	18.86	29.06				
OTHER AREA									
TOTAL RENT	41	18.81	16.51	14.96	21.15				
MISCELLANEOUS	15	.08	.07	.02	.11				
TOTAL INCOME	41	18.85	16.91	14.96	21.17				
EXPENSE									
CLEANING	41	.67	.71	.60	.84	.71	.71	.63	.84
REPAIR-MAINT	41	.89	.94	.71	1.07	.94	.94	.73	1.16
UTILITIES	41	1.56	1.67	1.38	2.07	1.60	1.76	1.42	2.07
RDS/GRNDS/SEC	41	.51	.50	.37	.70	.55	.53	.39	.72
ADMINISTRATIVE	41	1.01	.97	.78	1.15	1.08	1.07	.85	1.20
TOTAL OPER EXP	41	4.64	4.74	4.24	5.47	4.97	5.16	4.45	5.76
FIXED EXPENSES	41	1.53	1.45	1.31	1.83	1.64	1.54	1.40	2.03
TOTAL OPER + FIX	41	6.18	6.26	5.66	7.13	6.62	6.77	6.08	7.21
LEASING EXP	40	.43	.45	.12	1.24				
TOTAL PAYROLL	39	.46	.35	.25	.64				
TOTAL CONTRACT	35	.92	1.02	.80	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6300	39
AVG SQFT/RETAIL TENANT	8004	6
AVG SQFT/OFFICE WORKER	282	33
AVG % OFFICE OCCUPANCY	89.7	41
AVG % RETAIL OCCUPANCY	95.3	6
AVG $ RATE YR-END RENT	21.72	36
RENTABLE/GROSS SQFT	.99	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	35	**UTILITIES TOTAL**	1.55	40	SECURITY TOTAL	.30	39	**FIXED EXP TOTAL**	1.53	41	**TOTAL PAYROLL**	.46	30
PAYROLL			ELECTRICAL	1.50	40	SEC PAYROLL			REAL ESTATE TAX	1.23	41	CLEANING		
CONTRACT	.58	35	GAS	.10	8	SEC CONTRACTS	.27	31	BUILDING INS	.30	41	REPAIR/MAINT	.27	12
SUP/MAT/MISC	.10	26	FUEL OIL			SEC OTHER	.08	8	PERS PROP TAX	.03	9	RDS/GROUNDS		
TRASH REMOVAL	.04	33	PURCH STEAM			**ADMIN TOTAL**	1.01	41	OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	.90	36	PURCH CH WTR			PAYROLL	.52	31				ADMINISTRATIVE	.52	31
PAYROLL	.27	12	COAL			MGMT FEES	.58	41	**LEASING EXPENSES**	.43	40			
ELEVATOR	.15	14	WATER/SEWER	.09	34	PROF FEES	.09	14	ADV/PROMOTION	.09	16	**TOTAL CONTRACTS**	.92	35
HVAC	.25	36	**RDS/GNDS/SEC**	.51	41	GEN OFC EXP	.14	31	COMMISSIONS	.03	9	CLEANING	.58	35
ELECTRICAL	.02	32	**TOTAL**			OTHER ADM EXP	.18	7	PROF FEES	.18	34	REPAIR/MAINT	.45	36
STRUCT/ROOF	.02	24	RDS/GNDS TOTAL	.23	39				TENANT ALTS	.83	33	RDS/GROUNDS	.20	31
PLUMBING	.01	33	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	31
FIRE/LIFE SFTY	.04	30	RDS/GNDS CONTR	.20	31				OTHER LEASING	.09	25	ADMINISTRATIVE	.85	41
OTHER MAINT/SUP	.22	36	RDS/GNDS OTHER	.05	30									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	69,354 SQ. FT.				68,354 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					15.20	15.80		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.20	15.80						
MISCELLANEOUS	3	.39	.06						
TOTAL INCOME	3	15.59	16.22						
EXPENSE									
CLEANING	3	.71	.74			.71	.74		
REPAIR-MAINT	3	.93	.90			.93	.90		
UTILITIES	3	2.03	2.10			2.03	2.10		
RDS/GRNDS/SEC	3	.62	.78			.62	.78		
ADMINISTRATIVE	3	.94	1.12			.94	1.12		
TOTAL OPER EXP	3	5.23	5.33			5.23	5.33		
FIXED EXPENSES	3	1.37	1.36			1.37	1.36		
TOTAL OPER+FIX	3	6.60	6.78			6.60	6.78		
LEASING EXP	3	2.55	2.37						
TOTAL PAYROLL	3	.24	.20						
TOTAL CONTRACT	3	1.23	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1502	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	162	2
AVG % OFFICE OCCUPANCY	79.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.99	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3	**UTILITIES TOTAL**	2.03	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.37	3	**TOTAL PAYROLL**	.24	3
PAYROLL			ELECTRICAL	1.94	3	SEC PAYROLL			REAL ESTATE TAX	1.13	3	CLEANING		
CONTRACT	.61	3	GAS	.07	2	SEC CONTRACTS			BUILDING INS	.24	3	REPAIR/MAINT	.20	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	2	PURCH STEAM			**ADMIN TOTAL**	.94	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.93	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	2.55	3	ADMINISTRATIVE		
PAYROLL	.20	2	COAL			MGMT FEES	.68	3	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	1.23	3
ELEVATOR			WATER/SEWER	.04	3	PROF FEES	.13	2	COMMISSIONS			CLEANING	.61	3
HVAC	.44	3	**RDS/GNDS/SEC**	.62	3	GEN OFC EXP			PROF FEES	.46	3	REPAIR/MAINT	.54	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS	1.98	3	RDS/GROUNDS	.60	3
STRUCT/ROOF			RDS/GNDS TOTAL	.60	3				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.77	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.60	3									
OTHER MAINT/SUP	.25	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	254,671 SQ. FT.				235,388 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					16.15	16.22	12.80	19.95
RETAIL AREA	2	21.44	20.89						
OTHER AREA									
TOTAL RENT	4	16.55	16.22	13.27	19.93				
MISCELLANEOUS	2	.13	.13						
TOTAL INCOME	4	16.49	16.22	13.15	19.94				
EXPENSE									
CLEANING	4	.64	.64	.48	.81	.69	.67	.55	.81
REPAIR-MAINT	4	1.21	1.26	1.00	1.40	1.31	1.34	1.07	1.57
UTILITIES	4	1.81	1.83	1.38	2.25	1.96	1.92	1.61	2.25
RDS/GRNDS/SEC	4	.55	.50	.29	.82	.60	.50	.30	.95
ADMINISTRATIVE	4	1.09	.98	.67	1.58	1.18	1.09	.79	1.59
TOTAL OPER EXP	4	5.32	5.46	4.39	6.28	5.75	6.04	5.20	6.28
FIXED EXPENSES	4	1.57	1.83	1.15	2.01	1.70	2.09	1.34	2.15
TOTAL OPER+FIX	4	6.88	6.80	6.22	7.63	7.45	7.58	6.83	8.14
LEASING EXP	3	.72	.13						
TOTAL PAYROLL	4	.71	.71	.40	1.03				
TOTAL CONTRACT	3	.74	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12541	3
AVG SQFT/RETAIL TENANT	6428	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.5	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	19.12	4
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	3	**UTILITIES TOTAL**	1.74	3	SECURITY TOTAL	.37	4	**FIXED EXP TOTAL**	1.57	4	**TOTAL PAYROLL**	.71	4
PAYROLL			ELECTRICAL	1.73	3	SEC PAYROLL			REAL ESTATE TAX	1.23	4	CLEANING		
CONTRACT	.50	3	GAS			SEC CONTRACTS	.25	2	BUILDING INS	.31	4	REPAIR/MAINT	.46	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.26	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM			**ADMIN TOTAL**	1.09	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.21	4	PURCH CH WTR			PAYROLL	.73	2				ADMINISTRATIVE	.73	2
PAYROLL	.48	3	COAL			MGMT FEES	.60	4	**LEASING EXPENSES**	.72	3			
ELEVATOR	.17	4	WATER/SEWER			PROF FEES	.03	4	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	.74	3
HVAC	.29	4				GEN OFC EXP	.17	2	COMMISSIONS			CLEANING	.50	3
ELECTRICAL	.03	3	**RDS/GNDS/SEC**	.55	4	OTHER ADM EXP	.05	3	PROF FEES			REPAIR/MAINT	.62	4
STRUCT/ROOF			**TOTAL**						TENANT ALTS	1.01	2	RDS/GROUNDS	.10	2
PLUMBING	.07	3	RDS/GNDS TOTAL	.19	4				BUY-OUTS			SECURITY	.25	2
FIRE/LIFE SFTY	.15	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.62	4
OTHER MAINT/SUP	.24	4	RDS/GNDS CONTR	.10	2									
			RDS/GNDS OTHER	.12	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	737,506 SQ. FT.				690,305 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.92	21.06		
RETAIL AREA	2	25.38	25.53						
OTHER AREA									
TOTAL RENT	3	18.97	21.12						
MISCELLANEOUS									
TOTAL INCOME	3	18.98	21.14						
EXPENSE									
CLEANING	3	.68	.61			.71	.65		
REPAIR-MAINT	3	.99	1.03			1.04	1.11		
UTILITIES	3	1.60	1.61			1.64	1.71		
RDS/GRNDS/SE	3	.45	.48			.48	.52		
ADMINISTRATIVE	3	.95	.87			1.02	.95		
TOTAL OPER EXP	3	4.67	4.65			4.99	5.06		
FIXED EXPENSES	3	1.42	1.38			1.52	1.50		
TOTAL OPER+FIX	3	6.10	6.02			6.51	6.55		
LEASING EXP	3	.22	.12						
TOTAL PAYROLL	3	.23	.18						
TOTAL CONTRACT	3	1.01	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16063	3
AVG SQFT/RETAIL TENANT	5345	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.7	3
AVG % RETAIL OCCUPANCY	87.5	2
AVG $ RATE YR-END RENT	21.56	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	3	**UTILITIES TOTAL**	1.60	3	SECURITY TOTAL	.28	3	**FIXED EXP TOTAL**	1.42	3	**TOTAL PAYROLL**	.23	3
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	1.12	3	CLEANING		
CONTRACT	.62	3	GAS			SEC CONTRACTS	.26	3	BUILDING INS	.30	3	REPAIR/MAINT	.16	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	.95	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.99	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.16	3	COAL			MGMT FEES	.68	3	**LEASING EXPENSES**	.22	3			
ELEVATOR	.15	3	WATER/SEWER			PROF FEES	.09	2	ADV/PROMOTION	.12	2	**TOTAL CONTRACTS**	1.01	3
HVAC	.46	3	**RDS/GNDS/SEC**	.45	3	GEN OFC EXP	.15	2	COMMISSIONS			CLEANING	.62	3
ELECTRICAL	.01	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.67	3
STRUCT/ROOF			RDS/GNDS TOTAL	.17	3				TENANT ALTS			RDS/GROUNDS	.13	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	3
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.13	3				OTHER LEASING			ADMINISTRATIVE	.75	3
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,614,966 SQ. FT.				1,567,647 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.80	14.92	9.40	16.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.38	14.92	9.40	15.57				
MISCELLANEOUS	5	.55	.38	.19	1.00				
TOTAL INCOME	7	13.82	15.35	10.15	15.80				
EXPENSE									
CLEANING	8	.62	.69	.46	.75	.64	.73	.46	.75
REPAIR-MAINT	7	1.02	1.09	.86	1.13	1.06	1.13	.86	1.19
UTILITIES	8	1.48	1.41	1.12	1.72	1.48	1.41	1.12	1.72
RDS/GRNDS/SEC	8	.31	.36	.21	.38	.32	.36	.21	.41
ADMINISTRATIVE	8	.86	.63	.56	1.18	.89	.63	.56	1.21
TOTAL OPER EXP	7	4.48	4.33	4.18	4.87	4.63	4.33	4.18	4.92
FIXED EXPENSES	8	1.99	1.74	1.46	2.47	2.05	1.74	1.46	2.47
TOTAL OPER+FIX	7	6.53	6.39	6.04	6.74	6.76	6.53	6.04	7.14
LEASING EXP	7	.84	.46	.22	.98				
TOTAL PAYROLL	8	.61	.55	.35	.84				
TOTAL CONTRACT	8	.81	.92	.50	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12215	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	343	4
AVG % OFFICE OCCUPANCY	87.5	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.44	5
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	8	**UTILITIES TOTAL**	1.48	8	SECURITY TOTAL	.20	8	**FIXED EXP TOTAL**	1.99	8	**TOTAL PAYROLL**	.61	8
PAYROLL			ELECTRICAL	1.42	8	SEC PAYROLL			REAL ESTATE TAX	1.73	8	CLEANING		
CONTRACT	.54	8	GAS			SEC CONTRACTS	.24	6	BUILDING INS	.12	6	REPAIR/MAINT	.44	6
SUP/MAT/MISC	.05	6	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX	.11	4	RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM			**ADMIN TOTAL**	.96	8	OTHER TAX	.23	3	SECURITY		
REPR/MAINT TOTAL	1.02	7	PURCH CH WTR			PAYROLL	.35	6				ADMINISTRATIVE	.35	6
PAYROLL	.44	6	COAL			MGMT FEES	.40	7	**LEASING EXPENSES**	.84	7			
ELEVATOR	.13	7	WATER/SEWER	.06	8	PROF FEES	.07	3	ADV/PROMOTION	.25	7	**TOTAL CONTRACTS**	.81	8
HVAC	.17	7	**RDS/GNDS/SEC**	.31	8	GEN OFC EXP	.11	7	COMMISSIONS			CLEANING	.54	8
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP	.12	8	PROF FEES	.38	7	REPAIR/MAINT	.40	7
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.15	6				TENANT ALTS			RDS/GROUNDS	.13	4
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	6
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.13	4				OTHER LEASING	.36	2	ADMINISTRATIVE	.39	8
OTHER MAINT/SUP	.21	7	RDS/GNDS OTHER	.08	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,255,780 SQ. FT.				1,254,044 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	6					12.55	12.42	8.88	15.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.55	12.42	8.88	15.13				
MISCELLANEOUS	4	.71	.44	.30	1.00				
TOTAL INCOME	6	13.07	13.38	8.88	15.42				
EXPENSE									
CLEANING	7	.62	.73	.46	.75	.62	.73	.46	.75
REPAIR-MAINT	6	1.00	1.04	.76	1.13	1.00	1.04	.76	1.13
UTILITIES	7	1.33	1.24	1.12	1.59	1.33	1.24	1.12	1.59
RDS/GRNDS/SEC	7	.28	.35	.21	.36	.29	.35	.21	.36
ADMINISTRATIVE	7	.77	.63	.56	.91	.78	.63	.56	.91
TOTAL OPER EXP	6	4.21	4.30	4.09	4.46	4.22	4.30	4.09	4.46
FIXED EXPENSES	7	2.25	2.01	1.47	2.47	2.25	2.01	1.47	2.47
TOTAL OPER+FIX	6	6.58	6.43	5.73	6.96	6.59	6.43	5.73	6.96
LEASING EXP	6	.57	.36	.17	.65				
TOTAL PAYROLL	7	.52	.46	.35	.71				
TOTAL CONTRACT	7	.76	.90	.50	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10364	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	362	3
AVG % OFFICE OCCUPANCY	87.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.04	4
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	7
PAYROLL		
CONTRACT	.53	7
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.00	6
PAYROLL	.41	5
ELEVATOR	.10	6
HVAC	.19	6
ELECTRICAL	.06	5
STRUCT/ROOF	.05	3
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	7
ELECTRICAL	1.28	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.28	7
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.08	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	7
SEC PAYROLL		
SEC CONTRACTS	.24	5
SEC OTHER	.04	2
ADMIN TOTAL	.77	7
PAYROLL	.32	5
MGMT FEES	.38	6
PROF FEES	.07	3
GEN OFC EXP	.07	6
OTHER ADM EXP	.14	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.25	7
REAL ESTATE TAX	1.96	7
BUILDING INS	.11	7
PERS PROP TAX	.17	3
OTHER TAX	.23	3
LEASING EXPENSES	.57	6
ADV/PROMOTION	.12	6
COMMISSIONS		
PROF FEES	.44	6
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	7
CLEANING		
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	5
TOTAL CONTRACTS	.76	7
CLEANING	.53	7
REPAIR/MAINT	.39	6
RDS/GROUNDS	.10	3
SECURITY	.24	5
ADMINISTRATIVE	.37	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,117,448 SQ. FT.				1,117,448 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	11					11.93	10.85	10.09	12.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	11.93	10.85	10.09	12.84				
MISCELLANEOUS	8	.33	.23	.16	.27				
TOTAL INCOME	11	12.20	11.10	10.11	13.38				
EXPENSE									
CLEANING	11	.74	.63	.59	.80	.74	.63	.59	.80
REPAIR-MAINT	11	.73	.67	.54	1.03	.73	.67	.54	1.03
UTILITIES	11	1.58	1.34	1.32	1.54	1.58	1.34	1.32	1.54
RDS/GRNDS/SEC	11	.30	.31	.23	.38	.30	.31	.23	.38
ADMINISTRATIVE	11	.89	.88	.75	1.08	.89	.88	.75	1.08
TOTAL OPER EXP	11	4.24	4.24	3.67	4.81	4.24	4.24	3.67	4.81
FIXED EXPENSES	11	1.40	1.40	1.30	1.45	1.40	1.40	1.30	1.45
TOTAL OPER+FIX	11	5.64	5.49	5.02	6.30	5.64	5.49	5.02	6.30
LEASING EXP	10	.75	.54	.18	1.02				
TOTAL PAYROLL	11	.40	.52	.27	.61				
TOTAL CONTRACT	11	.79	.75	.62	.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5275	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	5
AVG % OFFICE OCCUPANCY	82.0	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.83	11
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	11
PAYROLL	.06	3
CONTRACT	.49	11
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.15	11
REPR/MAINT TOTAL	.73	11
PAYROLL	.18	11
ELEVATOR	.06	11
HVAC	.14	11
ELECTRICAL	.01	11
STRUCT/ROOF	.04	8
PLUMBING	.01	11
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.28	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	11
ELECTRICAL	1.50	11
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.30	11
RDS/GNDS TOTAL	.24	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	11
RDS/GNDS OTHER	.06	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	10
SEC PAYROLL	.05	3
SEC CONTRACTS	.07	8
SEC OTHER		
ADMIN TOTAL	.89	11
PAYROLL	.23	10
MGMT FEES	.47	11
PROF FEES	.05	8
GEN OFC EXP	.07	11
OTHER ADM EXP	.12	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.40	11
REAL ESTATE TAX	1.30	11
BUILDING INS	.07	10
PERS PROP TAX		
OTHER TAX	.07	6
LEASING EXPENSES	.75	10
ADV/PROMOTION	.05	9
COMMISSIONS	.08	6
PROF FEES	.26	7
TENANT ALTS	.53	9
BUY-OUTS		
OTHER LEASING	.04	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	11
CLEANING	.06	3
REPAIR/MAINT	.18	11
RDS/GROUNDS		
SECURITY	.05	3
ADMINISTRATIVE	.23	10
TOTAL CONTRACTS	.79	11
CLEANING	.49	11
REPAIR/MAINT	.27	11
RDS/GROUNDS	.19	11
SECURITY	.07	8
ADMINISTRATIVE	.51	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	739,817 SQ. FT.				739,817 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.48	10.85	9.99	14.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.48	10.85	9.99	14.68				
MISCELLANEOUS	5	.36	.23	.11	.61				
TOTAL INCOME	5	12.84	11.10	10.11	15.27				
EXPENSE									
CLEANING	5	.67	.63	.56	.76	.67	.63	.56	.76
REPAIR-MAINT	5	.56	.57	.49	.66	.56	.57	.49	.66
UTILITIES	5	1.69	1.52	1.24	2.09	1.69	1.52	1.24	2.09
RDS/GRNDS/SEC	5	.32	.35	.22	.38	.32	.35	.22	.38
ADMINISTRATIVE	5	.82	.85	.61	.95	.82	.85	.61	.95
TOTAL OPER EXP	5	4.07	3.67	3.44	4.66	4.07	3.67	3.44	4.66
FIXED EXPENSES	5	1.43	1.40	1.34	1.53	1.43	1.40	1.34	1.53
TOTAL OPER+FIX	5	5.50	5.07	4.83	6.14	5.50	5.07	4.83	6.14
LEASING EXP	4	.75	.36	.15	1.30				
TOTAL PAYROLL	5	.29	.28	.18	.44				
TOTAL CONTRACT	5	.83	.77	.65	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6047	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	83.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.66	5
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.67**	**5**	**UTILITIES TOTAL**	**1.69**	**5**	SECURITY TOTAL	.09	4	**FIXED EXP TOTAL**	**1.43**	**5**	**TOTAL PAYROLL**	**.29**	**5**
PAYROLL			ELECTRICAL	1.61	5	SEC PAYROLL			REAL ESTATE TAX	1.33	5	CLEANING		
CONTRACT	.49	5	GAS			SEC CONTRACTS	.09	4	BUILDING INS	.05	5	REPAIR/MAINT	.15	5
SUP/MAT/MISC	.10	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	5	PURCH STEAM			**ADMIN TOTAL**	**.82**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.58**	**5**	PURCH CH WTR			PAYROLL	.17	4				ADMINISTRATIVE	.17	4
PAYROLL	.15	5	COAL			MGMT FEES	.48	5	**LEASING EXPENSES**	**.75**	**4**			
ELEVATOR	.07	5	WATER/SEWER	.09	4	PROF FEES	.06	5	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**.83**	**5**
HVAC	.11	5				GEN OFC EXP	.04	5	COMMISSIONS	.03	2	CLEANING	.49	5
ELECTRICAL	.02	5	**RDS/GNDS/SEC**	**.32**	**5**	OTHER ADM EXP	.10	5	PROF FEES			REPAIR/MAINT	.26	5
STRUCT/ROOF	.04	4	**TOTAL**						TENANT ALTS	.56	4	RDS/GROUNDS	.19	5
PLUMBING			RDS/GNDS TOTAL	.24	5				BUY-OUTS			SECURITY	.09	4
FIRE/LIFE SFTY	.03	4	RDS/GNDS PAYRL						OTHER LEASING	.04	2	ADMINISTRATIVE	.53	5
OTHER MAINT/SUP	.15	5	RDS/GNDS CONTR	.19	5									
			RDS/GNDS OTHER	.08	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	11,018,330 SQ. FT.				10,677,754 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					18.65	18.25	16.25	22.33
RETAIL AREA	13	22.75	30.65	13.82	44.16				
OTHER AREA	2	4.97	5.93						
TOTAL RENT	17	18.61	18.62	15.53	22.49				
MISCELLANEOUS	16	.62	.23	.05	1.00				
TOTAL INCOME	17	19.22	19.09	15.92	22.64				
EXPENSE									
CLEANING	22	1.41	1.37	1.18	1.84	1.43	1.41	1.20	1.67
REPAIR-MAINT	22	1.39	1.02	.91	1.77	1.41	1.08	.82	1.77
UTILITIES	22	2.39	2.25	2.02	2.56	2.40	2.28	2.02	2.56
RDS/GRNDS/SEC	22	.39	.35	.28	.48	.40	.35	.29	.49
ADMINISTRATIVE	22	.56	.53	.32	.71	.60	.53	.33	.72
TOTAL OPER EXP	22	6.16	6.03	5.09	6.68	6.36	6.37	5.19	6.97
FIXED EXPENSES	22	2.60	2.71	1.86	3.06	2.68	2.84	1.93	3.13
TOTAL OPER+FIX	22	8.76	8.75	7.74	9.44	9.04	9.24	7.92	10.12
LEASING EXP	16	1.35	.77	.20	1.85				
TOTAL PAYROLL	21	1.34	.89	.48	1.61				
TOTAL CONTRACT	21	1.19	1.46	1.21	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15723	19
AVG SQFT/RETAIL TENANT	4050	13
AVG SQFT/OFFICE WORKER	251	21
AVG % OFFICE OCCUPANCY	90.0	22
AVG % RETAIL OCCUPANCY	85.4	14
AVG $ RATE YR-END RENT	21.60	19
RENTABLE/GROSS SQFT	.90	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**22**	**UTILITIES TOTAL**	**2.39**	**22**	SECURITY TOTAL	.33	22	**FIXED EXP TOTAL**	**2.60**	**22**	**TOTAL PAYROLL**	**1.34**	**21**
PAYROLL	.94	7	ELECTRICAL	2.11	22	SEC PAYROLL	.29	10	REAL ESTATE TAX	2.36	22	CLEANING	.94	7
CONTRACT	1.07	19	GAS	.10	3	SEC CONTRACTS	.16	18	BUILDING INS	.17	20	REPAIR/MAINT	.66	19
SUP/MAT/MISC	.08	19	FUEL OIL	.04	2	SEC OTHER	.05	11	PERS PROP TAX			RDS/GROUNDS	.04	5
TRASH REMOVAL	.07	17	PURCH STEAM	.27	16	**ADMIN TOTAL**	**.58**	**22**	OTHER TAX	.21	8	SECURITY	.29	10
REPR/MAINT TOTAL	**1.39**	**22**	PURCH CH WTR			PAYROLL	.19	21				ADMINISTRATIVE	.19	21
PAYROLL	.66	19	COAL			MGMT FEES	.35	17	**LEASING EXPENSES**	**1.35**	**18**			
ELEVATOR	.22	22	WATER/SEWER	.06	21	PROF FEES	.06	11	ADV/PROMOTION	.07	11	**TOTAL CONTRACTS**	**1.19**	**21**
HVAC	.23	22				GEN OFC EXP	.06	16	COMMISSIONS	.02	7	CLEANING	1.07	19
ELECTRICAL	.04	22	**RDS/GNDS/SEC**	**.39**	**22**	OTHER ADM EXP	.06	20	PROF FEES	.43	13	REPAIR/MAINT	.55	22
STRUCT/ROOF	.04	8	**TOTAL**						TENANT ALTS	1.19	12	RDS/GROUNDS	.09	12
PLUMBING	.02	20	RDS/GNDS TOTAL	.07	17				BUY-OUTS			SECURITY	.16	19
FIRE/LIFE SFTY	.03	13	RDS/GNDS PAYRL	.04	5				OTHER LEASING	.08	5	ADMINISTRATIVE	.38	17
OTHER MAINT/SUP	.25	19	RDS/GNDS CONTR	.09	12									
			RDS/GNDS OTHER	.00	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,495,419 SQ. FT.				1,447,821 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					19.53	18.95	16.67	22.45
RETAIL AREA	6	29.80	32.91	18.03	43.31				
OTHER AREA									
TOTAL RENT	6	19.54	20.09	15.09	22.58				
MISCELLANEOUS	5	.44	.02	.01	1.05				
TOTAL INCOME	6	19.93	20.09	15.11	22.60				
EXPENSE									
CLEANING	7	1.42	1.43	1.29	1.57	1.44	1.49	1.29	1.58
REPAIR-MAINT	7	1.14	1.00	.82	1.35	1.16	1.02	.84	1.38
UTILITIES	7	2.02	2.00	1.67	2.32	2.03	2.00	1.67	2.32
RDS/GRNDS/SEC	7	.47	.42	.31	.59	.48	.42	.31	.65
ADMINISTRATIVE	7	.64	.53	.44	.84	.67	.53	.48	.85
TOTAL OPER EXP	7	5.69	5.44	5.12	6.27	5.86	5.46	5.34	6.39
FIXED EXPENSES	7	2.36	2.31	1.89	2.78	2.43	2.40	1.97	2.95
TOTAL OPER + FIX	7	8.05	8.75	6.84	9.29	8.31	8.84	7.32	9.36
LEASING EXP	6	1.46	1.20	.66	2.25				
TOTAL PAYROLL	6	.79	.58	.36	1.04				
TOTAL CONTRACT	7	1.51	1.86	1.28	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7021	6
AVG SQFT/RETAIL TENANT	3250	5
AVG SQFT/OFFICE WORKER	208	7
AVG % OFFICE OCCUPANCY	84.9	7
AVG % RETAIL OCCUPANCY	91.5	6
AVG $ RATE YR-END RENT	21.16	7
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.42**	**7**
PAYROLL		
CONTRACT	1.11	7
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**1.14**	**7**
PAYROLL	.40	4
ELEVATOR	.28	7
HVAC	.28	7
ELECTRICAL	.07	7
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.28	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**7**
ELECTRICAL	1.76	7
GAS		
FUEL OIL		
PURCH STEAM	.36	4
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC	**.47**	**7**
TOTAL		
RDS/GNDS TOTAL	.21	4
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	7
SEC PAYROLL	.18	2
SEC CONTRACTS	.40	5
SEC OTHER		
ADMIN TOTAL	**.64**	**7**
PAYROLL	.21	6
MGMT FEES	.38	6
PROF FEES	.06	4
GEN OFC EXP	.10	4
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.36**	**7**
REAL ESTATE TAX	2.03	7
BUILDING INS	.30	7
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	**1.46**	**6**
ADV/PROMOTION	.07	3
COMMISSIONS	.02	3
PROF FEES	.49	5
TENANT ALTS	1.09	5
BUY-OUTS		
OTHER LEASING	.25	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**6**
CLEANING		
REPAIR/MAINT	.40	4
RDS/GROUNDS	.06	3
SECURITY	.18	2
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	**1.51**	**7**
CLEANING	1.11	7
REPAIR/MAINT	.66	7
RDS/GROUNDS	.23	3
SECURITY	.40	5
ADMINISTRATIVE	.41	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,287,844 SQ. FT.				1,240,457 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.95	15.83		
RETAIL AREA	2	16.78	17.10						
OTHER AREA									
TOTAL RENT	3	19.82	15.96						
MISCELLANEOUS	3	.64	.76						
TOTAL INCOME	3	20.46	16.72						
EXPENSE									
CLEANING	3	1.36	1.40			1.41	1.43		
REPAIR-MAINT	3	1.25	1.18			1.30	1.22		
UTILITIES	3	2.48	2.20			2.51	2.28		
RDS/GRNDS/SEC	3	.33	.35			.35	.38		
ADMINISTRATIVE	3	.48	.47			.50	.47		
TOTAL OPER EXP	3	5.91	5.83			6.13	6.04		
FIXED EXPENSES	3	2.78	2.82			2.89	2.92		
TOTAL OPER + FIX	3	8.69	8.64			9.02	8.95		
LEASING EXP	3	2.52	.88						
TOTAL PAYROLL	3	1.10	1.35						
TOTAL CONTRACT	3	1.51	1.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8144	3
AVG SQFT/RETAIL TENANT	10730	2
AVG SQFT/OFFICE WORKER	285	3
AVG % OFFICE OCCUPANCY	91.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	23.49	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**3**
PAYROLL		
CONTRACT	1.30	3
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**1.25**	**3**
PAYROLL	.78	3
ELEVATOR	.24	3
HVAC	.09	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.48**	**3**
ELECTRICAL	2.01	3
GAS		
FUEL OIL		
PURCH STEAM	.41	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC	**.33**	**3**
TOTAL		
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	3
SEC PAYROLL		
SEC CONTRACTS	.26	2
SEC OTHER		
ADMIN TOTAL	**.48**	**3**
PAYROLL	.21	3
MGMT FEES	.20	3
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.78**	**3**
REAL ESTATE TAX	2.60	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.52**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	2.87	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.10**	**3**
CLEANING		
REPAIR/MAINT	.78	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**1.51**	**3**
CLEANING	1.30	3
REPAIR/MAINT	.39	3
RDS/GROUNDS	.05	2
SECURITY	.26	2
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	7,243,811 SQ. FT.				6,998,220 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					18.17	18.58	17.48	20.59	
RETAIL AREA	5	23.28	40.18	10.06	63.83					
OTHER AREA	2	4.97	5.93							
TOTAL RENT	8	18.12	18.34	17.69	20.64					
MISCELLANEOUS	8	.65	.46	.16	1.12					
TOTAL INCOME	8	18.77	19.07	18.37	21.16					
EXPENSE										
CLEANING	10	1.36	1.25	1.03	1.65	1.38	1.26	1.04	1.70	
REPAIR-MAINT	10	1.41	1.12	1.00	1.76	1.43	1.16	1.01	1.77	
UTILITIES	10	2.50	2.41	2.25	2.53	2.51	2.41	2.24	2.53	
RDS/GRNDS/SEC	10	.32	.32	.24	.35	.33	.33	.25	.36	
ADMINISTRATIVE	10	.63	.66	.36	.71	.65	.68	.37	.73	
TOTAL OPER EXP	10	6.22	6.21	4.98	6.34	6.44	6.47	5.04	6.65	
FIXED EXPENSES	10	2.39	2.77	1.85	2.98	2.48	2.84	1.92	3.13	
TOTAL OPER+FIX	10	8.61	8.58	7.85	9.41	8.91	9.32	8.11	9.77	
LEASING EXP	7	1.01	.22	.19	.68					
TOTAL PAYROLL	10	1.18	.89	.42	1.65					
TOTAL CONTRACT	9	1.24	1.43	.73	1.79					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25014	10
AVG SQFT/RETAIL TENANT	3297	6
AVG SQFT/OFFICE WORKER	251	9
AVG % OFFICE OCCUPANCY	89.4	10
AVG % RETAIL OCCUPANCY	78.2	6
AVG $ RATE YR-END RENT	21.46	10
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**10**	**UTILITIES TOTAL**	**2.50**	**10**	SECURITY TOTAL	.26	10	**FIXED EXP TOTAL**	**2.39**	**10**	**TOTAL PAYROLL**	**1.18**	**10**
PAYROLL	.72	4	ELECTRICAL	2.26	10	SEC PAYROLL	.17	5	REAL ESTATE TAX	2.16	10	CLEANING	.72	4
CONTRACT	1.02	9	GAS	.10	3	SEC CONTRACTS	.13	9	BUILDING INS	.13	8	REPAIR/MAINT	.60	10
SUP/MAT/MISC	.06	10	FUEL OIL	.04	2	SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	10	PURCH STEAM	.21	7	**ADMIN TOTAL**	**.83**	**10**	OTHER TAX	.24	5	SECURITY	.17	5
REPR/MAINT TOTAL	**1.41**	**10**	PURCH CH WTR			PAYROLL	.19	10				ADMINISTRATIVE	.19	10
PAYROLL	.60	10	COAL			MGMT FEES	.38	8	**LEASING EXPENSES**	**1.01**	**7**			
ELEVATOR	.20	10	WATER/SEWER	.06	9	PROF FEES	.05	6	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	**1.24**	**9**
HVAC	.24	10	**RDS/GNDS/SEC**	**.32**	**10**	GEN OFC EXP	.06	10	COMMISSIONS			CLEANING	1.02	9
ELECTRICAL	.05	10	**TOTAL**			OTHER ADM EXP	.05	10	PROF FEES	.32	7	REPAIR/MAINT	.54	10
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.06	10				TENANT ALTS	.80	5	RDS/GROUNDS	.08	7
PLUMBING	.02	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	9
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.08	7				OTHER LEASING	.05	3	ADMINISTRATIVE	.40	8
OTHER MAINT/SUP	.27	10	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	25 BLDS	2,264,393 SQ. FT.				2,211,301 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	24					14.00	14.46	11.27	15.73	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	24	13.72	14.16	11.27	15.45					
MISCELLANEOUS	18	.44	.26	.06	.89					
TOTAL INCOME	24	14.03	14.37	12.05	15.70					
EXPENSE										
CLEANING	22	.98	.91	.77	.99	.99	.91	.77	1.15	
REPAIR-MAINT	22	.87	.68	.58	1.11	.88	.71	.58	1.11	
UTILITIES	24	2.58	2.42	1.85	3.05	2.58	2.42	1.85	3.05	
RDS/GRNDS/SEC	24	.45	.31	.22	.43	.46	.31	.22	.45	
ADMINISTRATIVE	24	.76	.66	.47	.87	.78	.69	.47	.87	
TOTAL OPER EXP	21	5.75	5.52	4.69	6.41	5.90	5.52	4.69	6.64	
FIXED EXPENSES	25	1.22	1.10	1.01	1.69	1.25	1.12	1.01	1.69	
TOTAL OPER+FIX	21	6.94	6.55	6.18	7.51	7.13	6.77	6.26	7.69	
LEASING EXP	23	1.66	1.33	.24	2.11					
TOTAL PAYROLL	20	.56	.51	.39	.68					
TOTAL CONTRACT	24	1.30	.97	.82	1.19					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3149	22
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	279	9
AVG % OFFICE OCCUPANCY	87.4	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.41	22
RENTABLE/GROSS SQFT	.93	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**22**	**UTILITIES TOTAL**	**2.58**	**24**	SECURITY TOTAL	.30	19	**FIXED EXP TOTAL**	**1.22**	**25**	**TOTAL PAYROLL**	**.56**	**20**
PAYROLL			ELECTRICAL	2.41	24	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.11	25	CLEANING		
CONTRACT	.85	21	GAS	.05	13	SEC CONTRACTS	.23	19	BUILDING INS	.10	23	REPAIR/MAINT	.29	17
SUP/MAT/MISC	.06	19	FUEL OIL	.09	5	SEC OTHER	.11	4	PERS PROP TAX			RDS/GROUNDS	.05	2
TRASH REMOVAL	.09	22	PURCH STEAM			**ADMIN TOTAL**	**.76**	**24**	OTHER TAX	.01	13	SECURITY	.04	2
REPR/MAINT TOTAL	**.87**	**22**	PURCH CH WTR	.04	2	PAYROLL	.31	16				ADMINISTRATIVE	.31	16
PAYROLL	.29	17	COAL			MGMT FEES	.41	24	**LEASING EXPENSES**	**1.86**	**23**			
ELEVATOR	.07	17	WATER/SEWER	.08	24	PROF FEES	.06	6	ADV/PROMOTION	.07	14	**TOTAL CONTRACTS**	**1.30**	**24**
HVAC	.28	21	**RDS/GNDS/SEC**	**.45**	**24**	GEN OFC EXP	.07	4	COMMISSIONS			CLEANING	.85	21
ELECTRICAL	.07	20	**TOTAL**			OTHER ADM EXP	.07	14	PROF FEES	.22	20	REPAIR/MAINT	.47	22
STRUCT/ROOF	.07	15	RDS/GNDS TOTAL	.21	22				TENANT ALTS	1.59	20	RDS/GROUNDS	.18	23
PLUMBING	.02	18	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.23	19
FIRE/LIFE SFTY			RDS/GNDS CONTR	.18	23				OTHER LEASING			ADMINISTRATIVE	.43	24
OTHER MAINT/SUP	.18	22	RDS/GNDS OTHER	.02	16									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	355,655 SQ. FT.				355,655 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.93	12.38	9.96	14.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.83	12.38	9.96	14.93				
MISCELLANEOUS	2	.07	.07						
TOTAL INCOME	4	12.87	12.41	9.96	15.01				
EXPENSE									
CLEANING	3	.94	.88			.94	.88		
REPAIR-MAINT	3	.62	.66			.62	.66		
UTILITIES	5	2.38	2.54	1.29	3.05	2.38	2.54	1.29	3.05
RDS/GRNDS/SEC	4	.29	.31	.24	.36	.29	.31	.24	.36
ADMINISTRATIVE	4	.50	.46	.27	.66	.50	.46	.27	.66
TOTAL OPER EXP	3	4.91	4.99			4.91	4.99		
FIXED EXPENSES	5	1.16	1.02	.94	1.35	1.16	1.02	.94	1.35
TOTAL OPER+FIX	3	6.10	6.54			6.10	6.54		
LEASING EXP	4	1.53	1.59	.66	2.11				
TOTAL PAYROLL	2	.44	.44						
TOTAL CONTRACT	4	.99	.96	.60	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6754	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.52	4
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.88	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.62	3
PAYROLL		
ELEVATOR	.09	2
HVAC	.20	3
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.05	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.38	5
ELECTRICAL	2.24	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC	.29	4
TOTAL		
RDS/GNDS TOTAL	.20	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.07	4
SEC OTHER		
ADMIN TOTAL	.50	4
PAYROLL	.44	2
MGMT FEES	.22	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	5
REAL ESTATE TAX	.96	5
BUILDING INS	.25	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.53	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.30	3
TENANT ALTS	1.54	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	.99	4
CLEANING	.86	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.21	4
SECURITY	.07	4
ADMINISTRATIVE	.23	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	667,092 SQ. FT.				634,000 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.60	15.18	11.12	15.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.92	14.69	11.12	15.38				
MISCELLANEOUS	2	.13	.11						
TOTAL INCOME	6	12.98	14.80	11.12	15.38				
EXPENSE									
CLEANING	6	.94	.94	.60	.99	.97	.94	.60	1.15
REPAIR-MAINT	5	.94	.58	.56	1.14	.97	.58	.56	1.20
UTILITIES	6	2.45	2.28	1.85	2.94	2.45	2.28	1.85	2.94
RDS/GRNDS/SEC	6	.25	.22	.17	.27	.27	.22	.17	.27
ADMINISTRATIVE	6	.74	.50	.45	.56	.78	.50	.45	.67
TOTAL OPER EXP	5	5.45	5.35	3.99	6.60	5.85	5.35	4.34	6.97
FIXED EXPENSES	6	1.39	1.37	1.02	1.77	1.48	1.43	1.02	1.77
TOTAL OPER+FIX	5	6.81	6.37	5.91	7.65	7.30	6.77	6.27	8.08
LEASING EXP	6	3.16	2.92	.25	4.35				
TOTAL PAYROLL	4	.57	.33	.09	.75				
TOTAL CONTRACT	6	.95	.90	.86	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5438	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	6
AVG % OFFICE OCCUPANCY	90.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.42	6
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	6
PAYROLL		
CONTRACT	.77	6
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	.94	5
PAYROLL	.34	3
ELEVATOR	.09	3
HVAC	.38	5
ELECTRICAL	.05	4
STRUCT/ROOF	.01	3
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.45	6
ELECTRICAL	2.32	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC	.25	6
TOTAL		
RDS/GNDS TOTAL	.18	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.08	3
SEC OTHER		
ADMIN TOTAL	.74	6
PAYROLL	.41	2
MGMT FEES	.44	6
PROF FEES	.02	3
GEN OFC EXP	.09	2
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	5
REAL ESTATE TAX	1.30	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.16	6
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.27	5
TENANT ALTS	3.44	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	4
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	.95	6
CLEANING	.77	6
REPAIR/MAINT	.50	5
FDS/GROUNDS	.16	5
SECURITY	.08	3
ADMINISTRATIVE	.45	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	31 BLDS	3,611,450 SQ. FT.				3,424,916 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	29					13.81	11.61	9.44	14.57	
RETAIL AREA	9	4.79	5.36	3.45	12.55					
OTHER AREA										
TOTAL RENT	30	13.29	11.71	9.34	14.57					
MISCELLANEOUS	23	.34	.15	.05	.48					
TOTAL INCOME	30	13.61	11.71	9.43	14.99					
EXPENSE										
CLEANING	31	.63	.63	.53	.69	.64	.63	.56	.69	
REPAIR-MAINT	31	1.08	.98	.50	1.28	1.11	.98	.50	1.28	
UTILITIES	31	1.82	1.73	1.51	1.95	1.82	1.73	1.51	1.95	
RDS/GRNDS/SEC	31	.38	.39	.21	.50	.40	.39	.21	.52	
ADMINISTRATIVE	31	.91	.86	.73	1.00	.96	.87	.73	1.09	
TOTAL OPER EXP	26	4.63	4.49	4.16	5.11	5.10	4.49	4.18	5.48	
FIXED EXPENSES	30	1.99	1.72	1.31	2.28	2.10	1.72	1.36	2.34	
TOTAL OPER+FIX	25	6.79	6.29	5.69	7.57	7.18	6.32	5.70	7.87	
LEASING EXP	28	1.59	.86	.27	1.98					
TOTAL PAYROLL	31	.88	.86	.40	1.00					
TOTAL CONTRACT	31	.71	.72	.62	.82					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9424	25
AVG SQFT/RETAIL TENANT	4000	10
AVG SQFT/OFFICE WORKER	262	13
AVG % OFFICE OCCUPANCY	80.3	31
AVG % RETAIL OCCUPANCY	91.5	10
AVG $ RATE YR-END RENT	17.77	22
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**31**	**UTILITIES TOTAL**	**1.82**	**31**	SECURITY TOTAL	.24	31	**FIXED EXP TOTAL**	**1.99**	**30**	**TOTAL PAYROLL**	**.88**	**31**
PAYROLL	.10	2	ELECTRICAL	1.71	31	SEC PAYROLL	.25	6	REAL ESTATE TAX	1.84	30	CLEANING	.10	2
CONTRACT	.54	31	GAS	.05	11	SEC CONTRACTS	.20	21	BUILDING INS	.11	29	REPAIR/MAINT	.45	23
SUP/MAT/MISC	.04	20	FUEL OIL			SEC OTHER	.06	14	PERS PROP TAX			RDS/GROUNDS	.09	6
TRASH REMOVAL	.03	19	PURCH STEAM			**ADMIN TOTAL**	**.91**	**31**	OTHER TAX	.80	3	SECURITY	.25	6
REPR/MAINT TOTAL	**1.08**	**31**	PURCH CH WTR			PAYROLL	.38	27	**LEASING EXPENSES**	**1.59**	**28**	ADMINISTRATIVE	.38	27
PAYROLL	.45	23	COAL			MGMT FEES	.37	31	ADV/PROMOTION	.14	24	**TOTAL CONTRACTS**	**.71**	**31**
ELEVATOR	.19	26	WATER/SEWER	.07	30	PROF FEES	.08	28	COMMISSIONS	.06	16	CLEANING	.54	31
HVAC	.19	30	**RDS/GNDS/SEC**	**.38**	**31**	GEN OFC EXP	.10	30	PROF FEES	.43	26	REPAIR/MAINT	.50	31
ELECTRICAL	.04	24	**TOTAL**			OTHER ADM EXP	.04	30	TENANT ALTS	1.83	19	RDS/GROUNDS	.06	17
STRUCT/ROOF	.06	16	RDS/GNDS TOTAL	.15	30				BUY-OUTS			SECURITY	.20	21
PLUMBING	.02	22	RDS/GNDS PAYRL	.09	8				OTHER LEASING	.05	8	ADMINISTRATIVE	.42	31
FIRE/LIFE SFTY	.04	14	RDS/GNDS CONTR	.05	17									
OTHER MAINT/SUP	.20	31	RDS/GNDS OTHER	.08	26									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	245,431 SQ. FT.				245,431 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					12.66	11.93	11.61	13.39	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	12.88	11.97	11.61	13.43					
MISCELLANEOUS	3	.34	.06							
TOTAL INCOME	4	12.95	12.00	11.61	13.88					
EXPENSE										
CLEANING	4	.66	.66	.57	.75	.66	.66	.57	.75	
REPAIR-MAINT	4	.95	.93	.70	1.22	.95	.93	.70	1.22	
UTILITIES	4	1.89	1.90	1.69	2.05	1.89	1.90	1.69	2.05	
RDS/GRNDS/SEC	4	.36	.31	.14	.56	.36	.31	.14	.56	
ADMINISTRATIVE	4	.72	.71	.66	.80	.72	.71	.66	.80	
TOTAL OPER EXP	4	4.57	4.64	4.38	4.76	4.57	4.64	4.38	4.76	
FIXED EXPENSES	4	2.05	1.85	1.26	2.60	2.05	1.85	1.26	2.60	
TOTAL OPER+FIX	4	6.62	6.25	5.76	7.24	6.62	6.25	5.76	7.24	
LEASING EXP	2	4.64	5.20							
TOTAL PAYROLL	4	.52	.40	.30	.79					
TOTAL CONTRACT	4	.86	.86	.68	1.02					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7510	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	146	2
AVG % OFFICE OCCUPANCY	88.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.67	3
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**4**	**UTILITIES TOTAL**	**1.89**	**4**	SECURITY TOTAL	.25	4	**FIXED EXP TOTAL**	**2.05**	**4**	**TOTAL PAYROLL**	**.52**	**4**
PAYROLL			ELECTRICAL	1.78	4	SEC PAYROLL			REAL ESTATE TAX	1.90	4	CLEANING		
CONTRACT	.54	4	GAS	.05	3	SEC CONTRACTS	.31	3	BUILDING INS	.14	4	REPAIR/MAINT	.42	4
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.72**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.95**	**4**	PURCH CH WTR			PAYROLL	.22	2	**LEASING EXPENSES**	**4.64**	**2**	ADMINISTRATIVE	.22	2
PAYROLL	.42	4	COAL			MGMT FEES	.48	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.86**	**4**
ELEVATOR	.15	4	WATER/SEWER	.09	4	PROF FEES	.12	3	COMMISSIONS	.21	2	CLEANING	.54	4
HVAC	.18	4	**RDS/GNDS/SEC**	**.36**	**4**	GEN OFC EXP	.04	4	PROF FEES	.31	2	REPAIR/MAINT	.44	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.02	4	TENANT ALTS	4.08	2	RDS/GROUNDS	.10	3
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.11	4				BUY-OUTS			SECURITY	.31	3
PLUMBING	.04	4	RDS/GNDS PAYRL						OTHER LEASING	.04	2	ADMINISTRATIVE	.56	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.10	3									
OTHER MAINT/SUP	.08	4	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	977,106 SQ. FT.				917,083 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.42	10.85	8.80	11.96
RETAIL AREA	3	4.34	5.36						
OTHER AREA									
TOTAL RENT	5	10.49	11.61	8.69	11.87				
MISCELLANEOUS	5	.14	.06	.03	.38				
TOTAL INCOME	5	10.63	11.70	8.74	12.23				
EXPENSE									
CLEANING	5	.58	.57	.50	.68	.60	.57	.54	.70
REPAIR-MAINT	5	1.31	1.28	1.18	1.46	1.34	1.28	1.19	1.52
UTILITIES	5	2.35	2.05	1.62	2.86	2.37	2.06	1.62	2.90
RDS/GRNDS/SEC	5	.28	.32	.15	.37	.30	.35	.16	.38
ADMINISTRATIVE	5	.98	1.01	.93	1.03	1.05	1.09	.94	1.13
TOTAL OPER EXP	5	5.51	5.24	4.70	6.07	5.87	5.98	4.71	6.59
FIXED EXPENSES	5	1.68	1.72	1.29	2.21	1.79	1.72	1.34	2.48
TOTAL OPER + FIX	5	7.19	7.41	6.18	7.86	7.66	7.96	6.19	8.81
LEASING EXP	5	.49	.36	.17	.82				
TOTAL PAYROLL	5	.93	.98	.67	1.17				
TOTAL CONTRACT	5	.78	.79	.58	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9246	5
AVG SQFT/RETAIL TENANT	2619	4
AVG SQFT/OFFICE WORKER	300	2
AVG % OFFICE OCCUPANCY	80.7	5
AVG % RETAIL OCCUPANCY	85.9	4
AVG $ RATE YR-END RENT	13.92	3
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**5**	**UTILITIES TOTAL**	**2.35**	**5**	SECURITY TOTAL	.22	5	**FIXED EXP TOTAL**	**1.68**	**5**	**TOTAL PAYROLL**	**.93**	**5**
PAYROLL			ELECTRICAL	2.20	5	SEC PAYROLL			REAL ESTATE TAX	1.45	5	CLEANING		
CONTRACT	.53	5	GAS	.08	5	SEC CONTRACTS	.23	4	BUILDING INS	.11	5	REPAIR/MAINT	.43	5
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.31**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.98**	**5**				ADMINISTRATIVE	.50	5
PAYROLL	.43	5	COAL			PAYROLL	.50	5	**LEASING EXPENSES**	**.49**	**5**			
ELEVATOR	.21	5	WATER/SEWER	.07	5	MGMT FEES	.28	5	ADV/PROMOTION	.19	5	**TOTAL CONTRACTS**	**.78**	**5**
HVAC	.22	5				PROF FEES	.08	4	COMMISSIONS	.03	3	CLEANING	.53	5
ELECTRICAL	.04	5	**RDS/GNDS/SEC**	**.28**	**5**	GEN OFC EXP	.09	5	PROF FEES	.28	4	REPAIR/MAINT	.52	5
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.05	4	TENANT ALTS	.13	3	RDS/GROUNDS	.08	3
PLUMBING	.01	3	RDS/GNDS TOTAL	.08	4				BUY-OUTS			SECURITY	.23	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.35	5
OTHER MAINT/SUP	.36	5	RDS/GNDS CONTR	.08	3									
			RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,083,172 SQ. FT.				1,079,509 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.92	14.52		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.95	14.52						
MISCELLANEOUS	3	.57	.15						
TOTAL INCOME	3	14.51	14.67						
EXPENSE									
CLEANING	3	.64	.62			.64	.62		
REPAIR-MAINT	3	.89	.92			.89	.92		
UTILITIES	3	1.40	1.39			1.40	1.39		
RDS/GRNDS/SEC	3	.33	.32			.33	.32		
ADMINISTRATIVE	3	.89	.89			.89	.89		
TOTAL OPER EXP	3	4.14	4.17			4.16	4.22		
FIXED EXPENSES	3	1.86	2.09			1.87	2.09		
TOTAL OPER + FIX	3	6.01	6.09			6.03	6.09		
LEASING EXP	2	2.91	2.97						
TOTAL PAYROLL	3	.67	.65						
TOTAL CONTRACT	3	.73	.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8324	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	74.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.89	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**3**	**UTILITIES TOTAL**	**1.40**	**3**	SECURITY TOTAL	.19	3	**FIXED EXP TOTAL**	**1.86**	**3**	**TOTAL PAYROLL**	**.87**	**3**
PAYROLL			ELECTRICAL	1.33	3	SEC PAYROLL			REAL ESTATE TAX	1.78	3	CLEANING		
CONTRACT	.54	3	GAS			SEC CONTRACTS	.19	2	BUILDING INS	.08	3	REPAIR/MAINT	.49	2
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.89**	**3**				ADMINISTRATIVE	.29	3
PAYROLL	.49	2	COAL			PAYROLL	.29	3	**LEASING EXPENSES**	**2.91**	**2**			
ELEVATOR	.21	3	WATER/SEWER	.06	3	MGMT FEES	.41	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.73**	**3**
HVAC	.12	3				PROF FEES	.05	2	COMMISSIONS			CLEANING	.54	3
ELECTRICAL	.04	3	**RDS/GNDS/SEC**	**.32**	**3**	GEN OFC EXP	.15	2	PROF FEES	.46	2	REPAIR/MAINT	.42	3
STRUCT/ROOF	.03	2	**TOTAL**			OTHER ADM EXP	.05	3	TENANT ALTS	2.09	2	RDS/GROUNDS	.08	3
PLUMBING	.02	3	RDS/GNDS TOTAL	.15	3				BUY-OUTS			SECURITY	.19	2
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.44	3
OTHER MAINT/SUP	.12	3	RDS/GNDS CONTR	.06	3									
			RDS/GNDS OTHER	.09	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	54 BLDS	3,337,779 SQ. FT.				3,284,165 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	52					11.14	11.07	10.15	13.92	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	53	10.91	10.83	9.65	13.85					
MISCELLANEOUS	32	.35	.15	.07	.81					
TOTAL INCOME	53	11.15	10.91	9.65	13.96					
EXPENSE										
CLEANING	54	.58	.60	.48	.69	.59	.61	.49	.69	
REPAIR-MAINT	53	.63	.60	.50	.73	.64	.60	.50	.73	
UTILITIES	54	1.59	1.50	1.36	1.84	1.61	1.50	1.36	1.84	
RDS/GRNDS/SEC	54	.37	.37	.26	.48	.38	.37	.26	.48	
ADMINISTRATIVE	54	.86	.74	.57	.93	.87	.77	.57	.93	
TOTAL OPER EXP	53	4.04	4.02	3.60	4.71	4.11	4.02	3.60	4.86	
FIXED EXPENSES	54	1.90	1.84	1.57	2.09	1.93	1.84	1.59	2.09	
TOTAL OPER+FIX	53	5.94	5.90	5.31	6.78	6.04	5.97	5.31	6.85	
LEASING EXP	38	3.10	.78	.23	2.48					
TOTAL PAYROLL	45	.45	.26	.22	.35					
TOTAL CONTRACT	47	.78	.87	.65	1.00					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4262	41
AVG SQFT/RETAIL TENANT	7216	2
AVG SQFT/OFFICE WORKER	359	24
AVG % OFFICE OCCUPANCY	79.9	41
AVG % RETAIL OCCUPANCY	80.8	2
AVG $ RATE YR-END RENT	16.26	47
RENTABLE/GROSS SQFT	.94	39

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**47**	**UTILITIES TOTAL**	**1.60**	**48**	SECURITY TOTAL	.12	44	**FIXED EXP TOTAL**	**1.85**	**48**	**TOTAL PAYROLL**	**.45**	**45**
PAYROLL	.05	3	ELECTRICAL	1.49	48	SEC PAYROLL			REAL ESTATE TAX	1.66	48	CLEANING	.05	3
CONTRACT	.50	47	GAS	.02	9	SEC CONTRACTS	.12	40	BUILDING INS	.12	48	REPAIR/MAINT	.25	43
SUP/MAT/MISC	.06	42	FUEL OIL			SEC OTHER	.03	9	PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.03	45	PURCH STEAM			**ADMIN TOTAL**	**.77**	**48**	OTHER TAX	.17	7	SECURITY		
REPR/MAINT TOTAL	**.59**	**46**	PURCH CH WTR			PAYROLL	.31	25	**LEASING EXPENSES**	**3.10**	**38**	ADMINISTRATIVE	.31	25
PAYROLL	.25	43	COAL			MGMT FEES	.42	48	ADV/PROMOTION	.13	29	**TOTAL CONTRACTS**	**.78**	**47**
ELEVATOR	.04	45	WATER/SEWER	.10	48	PROF FEES	.07	39	COMMISSIONS	.51	7	CLEANING	.50	47
HVAC	.10	45	**RDS/GNDS/SEC**	**.34**	**48**	GEN OFC EXP	.09	28	PROF FEES	.85	35	REPAIR/MAINT	.20	46
ELECTRICAL	.02	26	**TOTAL**			OTHER ADM EXP	.07	34	TENANT ALTS	2.49	35	RDS/GROUNDS	.21	44
STRUCT/ROOF	.10	11	RDS/GNDS TOTAL	.24	47				BUY-OUTS			SECURITY	.12	40
PLUMBING	.01	25	RDS/GNDS PAYRL	.01	2				OTHER LEASING	.04	7	ADMINISTRATIVE	.47	48
FIRE/LIFE SFTY	.01	22	RDS/GNDS CONTR	.21	44									
OTHER MAINT/SUP	.14	46	RDS/GNDS OTHER	.07	26									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	286,812 SQ. FT.				286,812 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					14.10	14.72	10.35	18.22	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	9	12.70	13.77	8.71	18.22					
MISCELLANEOUS	6	.23	.04	.02	.90					
TOTAL INCOME	9	12.86	13.81	8.71	18.26					
EXPENSE										
CLEANING	9	.68	.74	.50	.87	.68	.74	.50	.87	
REPAIR-MAINT	8	.65	.70	.54	.82	.65	.70	.54	.82	
UTILITIES	9	1.85	2.00	1.26	2.35	1.85	2.00	1.26	2.35	
RDS/GRNDS/SEC	9	.38	.33	.24	.46	.38	.33	.24	.46	
ADMINISTRATIVE	9	.77	.78	.60	.91	.77	.78	.60	.91	
TOTAL OPER EXP	8	4.50	4.83	3.89	5.09	4.50	4.83	3.89	5.09	
FIXED EXPENSES	9	1.74	1.84	1.64	1.84	1.74	1.84	1.64	1.84	
TOTAL OPER+FIX	8	6.26	6.63	5.66	6.92	6.26	6.63	5.66	6.92	
LEASING EXP	4	2.12	2.02	.23	4.01					
TOTAL PAYROLL	7	.26	.26	.22	.27					
TOTAL CONTRACT	9	.92	1.01	.84	1.04					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1993	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	401	8
AVG % OFFICE OCCUPANCY	80.5	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.21	9
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**9**	**UTILITIES TOTAL**	**1.85**	**9**	SECURITY TOTAL	.05	6	**FIXED EXP TOTAL**	**1.74**	**8**	**TOTAL PAYROLL**	**.26**	**7**
PAYROLL			ELECTRICAL	1.68	9	SEC PAYROLL			REAL ESTATE TAX	1.55	9	CLEANING		
CONTRACT	.59	9	GAS	.06	4	SEC CONTRACTS	.05	6	BUILDING INS	.19	9	REPAIR/MAINT	.19	7
SUP/MAT/MISC	.04	7	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	8	PURCH STEAM			**ADMIN TOTAL**	**.77**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.65**	**9**	PURCH CH WTR			PAYROLL	.16	2				ADMINISTRATIVE	.16	2
PAYROLL	.19	7	COAL			MGMT FEES	.60	9	**LEASING EXPENSES**	**2.12**	**4**	**TOTAL CONTRACTS**	**.92**	**9**
ELEVATOR	.07	7	WATER/SEWER	.14	9	PROF FEES	.10	6	ADV/PROMOTION			CLEANING	.59	9
HVAC	.16	7	**RDS/GNDS/SEC**	**.38**	**9**	GEN OFC EXP	.06	6	COMMISSIONS			REPAIR/MAINT	.23	8
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.02	5	PROF FEES	.56	4	RDS/GROUNDS	.30	9
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.34	9				TENANT ALTS	1.81	3	SECURITY	.05	6
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.66	9
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.30	9				OTHER LEASING					
OTHER MAINT/SUP	.25	8	RDS/GNDS OTHER	.07	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	322,072 SQ. FT.				322,072 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					13.37	11.10	10.69	15.60	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	13.37	11.10	10.69	15.60					
MISCELLANEOUS	3	.91	.91							
TOTAL INCOME	4	14.06	12.05	10.78	16.93					
EXPENSE										
CLEANING	5	.62	.59	.37	.94	.62	.59	.37	.94	
REPAIR-MAINT	5	.54	.57	.47	.64	.54	.57	.47	.64	
UTILITIES	5	1.65	1.64	1.26	2.20	1.65	1.64	1.26	2.20	
RDS/GRNDS/SEC	5	.31	.28	.12	.59	.31	.28	.12	.59	
ADMINISTRATIVE	5	.87	.89	.56	1.31	.87	.89	.56	1.31	
TOTAL OPER EXP	5	3.99	4.44	3.00	5.22	3.99	4.44	3.00	5.22	
FIXED EXPENSES	5	1.66	2.14	1.18	2.24	1.66	2.14	1.18	2.24	
TOTAL OPER+FIX	5	5.65	6.60	4.18	7.45	5.65	6.60	4.18	7.45	
LEASING EXP	3	1.79	2.21							
TOTAL PAYROLL	5	.38	.24	.21	.64					
TOTAL CONTRACT	5	.75	.97	.44	1.05					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3099	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	4
AVG % OFFICE OCCUPANCY	83.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.96	4
RENTABLE/GROSS SQFT	98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	5	**UTILITIES TOTAL**	1.65	5	SECURITY TOTAL	.07	4	**FIXED EXP TOTAL**	1.66	5	**TOTAL PAYROLL**	.38	5
PAYROLL			ELECTRICAL	1.53	5	SEC PAYROLL			REAL ESTATE TAX	1.54	5	CLEANING		
CONTRACT	.50	5	GAS			SEC CONTRACTS	.07	4	BUILDING INS	.12	5	REPAIR/MAINT	.25	4
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	5	PURCH STEAM						OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	.49	5	PURCH CH WTR			**ADMIN TOTAL**	.87	5				ADMINISTRATIVE	.38	2
PAYROLL	.25	4	COAL			PAYROLL	.38	2	**LEASING EXPENSES**	1.79	3			
ELEVATOR	.05	5	WATER/SEWER	.12	5	MGMT FEES	.54	5	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	.75	5
HVAC	.10	5	**RDS/GNDS/SEC**	.31	5	PROF FEES	.16	3	COMMISSIONS			CLEANING	.50	5
ELECTRICAL			**TOTAL**			GEN OFC EXP	.15	2	PROF FEES	.37	3	REPAIR/MAINT	.17	5
STRUCT/ROOF			RDS/GNDS TOTAL	.35	4	OTHER ADM EXP	.02	2	TENANT ALTS	1.38	3	RDS/GROUNDS	.27	4
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.27	4				OTHER LEASING			ADMINISTRATIVE	.63	5
OTHER MAINT/SUP	.11	5	RDS/GNDS OTHER	.10	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	1,951,553 SQ. FT.				1,897,939 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	13					10.50	11.21	8.05	13.70	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	13	10.26	10.38	8.10	13.70					
MISCELLANEOUS	9	.37	.16	.11	.52					
TOTAL INCOME	13	10.53	10.41	8.64	13.88					
EXPENSE										
CLEANING	13	.58	.60	.50	.65	.60	.60	.53	.65	
REPAIR-MAINT	13	.68	.63	.49	.77	.70	.63	.49	.77	
UTILITIES	13	1.56	1.47	1.35	1.62	1.60	1.47	1.35	1.62	
RDS/GRNDS/SEC	13	.35	.41	.25	.50	.36	.41	.26	.50	
ADMINISTRATIVE	13	.74	.64	.53	.77	.76	.65	.53	.80	
TOTAL OPER EXP	13	3.91	3.86	3.29	4.30	4.02	3.86	3.29	4.35	
FIXED EXPENSES	13	1.80	1.86	1.47	2.12	1.85	1.86	1.53	2.12	
TOTAL OPER+FIX	13	5.71	5.56	5.28	5.95	5.87	5.56	5.28	6.36	
LEASING EXP	9	4.27	.32	.04	2.86					
TOTAL PAYROLL	11	.44	.30	.23	.42					
TOTAL CONTRACT	11	.77	.80	.67	.89					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5400	12
AVG SQFT/RETAIL TENANT	7216	2
AVG SQFT/OFFICE WORKER	373	10
AVG % OFFICE OCCUPANCY	78.5	12
AVG % RETAIL OCCUPANCY	80.8	2
AVG $ RATE YR-END RENT	17.62	11
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	11	**UTILITIES TOTAL**	1.57	12	SECURITY TOTAL	.14	12	**FIXED EXP TOTAL**	1.77	12	**TOTAL PAYROLL**	.44	11
PAYROLL	.05	3	ELECTRICAL	1.46	12	SEC PAYROLL			REAL ESTATE TAX	1.61	12	CLEANING	.05	3
CONTRACT	.50	11	GAS	.02	4	SEC CONTRACTS	.16	8	BUILDING INS	.09	12	REPAIR/MAINT	.26	10
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.03	10	PURCH STEAM						OTHER TAX	.31	2	SECURITY		
REPR/MAINT TOTAL	.62	11	PURCH CH WTR			**ADMIN TOTAL**	.70	12				ADMINISTRATIVE	.26	7
PAYROLL	.26	10	COAL			PAYROLL	.28	7	**LEASING EXPENSES**	4.27	6			
ELEVATOR	.04	11	WATER/SEWER	.10	12	MGMT FEES	.41	12	ADV/PROMOTION	.21	5	**TOTAL CONTRACTS**	.77	11
HVAC	.09	11	**RDS/GNDS/SEC**	.34	12	PROF FEES	.07	8	COMMISSIONS	.61	2	CLEANING	.50	11
ELECTRICAL	.02	8	**TOTAL**			GEN OFC EXP	.05	6	PROF FEES	1.14	6	REPAIR/MAINT	.21	11
STRUCT/ROOF	.10	5	RDS/GNDS TOTAL	.20	12	OTHER ADM EXP	.05	9	TENANT ALTS	3.88	7	RDS/GROUNDS	.18	9
PLUMBING	.01	7	RDS/GNDS PAYRL	.01	2				BUY-OUTS			SECURITY	.16	8
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.18	9				OTHER LEASING	.03	3	ADMINISTRATIVE	.46	12
OTHER MAINT/SUP	.13	11	RDS/GNDS OTHER	.06	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	12,678,920 SQ. FT.				11,982,001 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	43					17.16	14.93	12.99	17.09
RETAIL AREA	24	23.48	17.90	12.85	28.19				
OTHER AREA	8	3.13	2.60	.44	4.64				
TOTAL RENT	43	17.49	15.11	13.01	17.10				
MISCELLANEOUS	36	.47	.12	.04	.77				
TOTAL INCOME	43	17.87	16.00	13.37	17.14				
EXPENSE									
CLEANING	46	1.29	1.11	.86	1.38	1.32	1.20	.92	1.40
REPAIR-MAINT	46	1.25	1.04	.88	1.53	1.29	1.22	.89	1.57
UTILITIES	45	1.76	1.88	1.59	2.13	1.79	1.97	1.59	2.13
RDS/GRNDS/SEC	46	.55	.39	.29	.68	.59	.42	.33	.69
ADMINISTRATIVE	46	.64	.69	.42	1.01	.68	.74	.45	1.05
TOTAL OPER EXP	45	5.50	5.20	4.37	6.52	5.82	5.55	4.54	6.89
FIXED EXPENSES	45	2.85	2.30	2.00	3.22	3.02	2.45	2.06	3.22
TOTAL OPER+FIX	44	8.33	8.05	6.75	8.71	8.83	8.36	7.10	9.70
LEASING EXP	31	1.37	.71	.34	2.04				
TOTAL PAYROLL	39	.90	.64	.48	1.01				
TOTAL CONTRACT	45	1.41	1.28	.59	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12459	36
AVG SQFT/RETAIL TENANT	1713	26
AVG SQFT/OFFICE WORKER	256	31
AVG % OFFICE OCCUPANCY	91.2	43
AVG % RETAIL OCCUPANCY	92.3	27
AVG $ RATE YR-END RENT	19.99	35
RENTABLE/GROSS SQFT	.95	35

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.29**	**45**	**UTILITIES TOTAL**	**1.76**	**44**	SECURITY TOTAL	.49	44	**FIXED EXP TOTAL**	**2.85**	**44**	**TOTAL PAYROLL**	**.90**	**39**
PAYROLL	.84	17	ELECTRICAL	1.34	44	SEC PAYROLL	1.04	6	REAL ESTATE TAX	2.62	44	CLEANING	.84	17
CONTRACT	.98	43	GAS	.11	30	SEC CONTRACTS	.43	37	BUILDING INS	.18	43	REPAIR/MAINT	.64	30
SUP/MAT/MISC	.05	43	FUEL OIL			SEC OTHER	.02	33	PERS PROP TAX	.08	3	RDS/GROUNDS	.10	2
TRASH REMOVAL	.07	45	PURCH STEAM	.55	15	**ADMIN TOTAL**	**.64**	**45**	OTHER TAX	.10	28	SECURITY	1.04	6
REPR/MAINT TOTAL	**1.94**	**45**	PURCH CH WTR	.47	5	PAYROLL	.29	28	**LEASING EXPENSES**	**1.37**	**31**	ADMINISTRATIVE	.29	28
PAYROLL	.64	30	COAL			MGMT FEES	.33	36	ADV/PROMOTION	.12	19	**TOTAL CONTRACTS**	**1.41**	**45**
ELEVATOR	.25	44	WATER/SEWER	.08	44	PROF FEES	.05	41	COMMISSIONS	.90	10	CLEANING	.98	43
HVAC	.37	43	**RDS/GNDS/SEC**	**.55**	**45**	GEN OFC EXP	.07	42	PROF FEES	.35	19	REPAIR/MAINT	.79	45
ELECTRICAL	.10	42	**TOTAL**			OTHER ADM EXP	.05	36	TENANT ALTS	1.65	23	RDS/GROUNDS	.09	22
STRUCT/ROOF	.02	21	RDS/GNDS TOTAL	.09	26				BUY-OUTS			SECURITY	.43	37
PLUMBING	.02	34	RDS/GNDS PAYRL	.10	2				OTHER LEASING	.11	19	ADMINISTRATIVE	.32	42
FIRE/LIFE SFTY	.06	33	RDS/GNDS CONTR	.09	22									
OTHER MAINT/SUP	.20	44	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	127,557 SQ. FT.				112,559 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.75	16.54		
RETAIL AREA	3	15.17	15.43						
OTHER AREA									
TOTAL RENT	3	14.83	16.82						
MISCELLANEOUS	3	.07	.01						
TOTAL INCOME	3	14.90	16.95						
EXPENSE									
CLEANING	4	.93	.90	.73	1.11	1.05	1.05	.79	1.35
REPAIR-MAINT	4	1.11	1.10	.97	1.43	1.26	1.35	1.11	1.67
UTILITIES	3	1.97	1.62			2.32	2.11		
RDS/GRNDS/SEC	4	.43	.36	.30	.48	.49	.44	.35	.53
ADMINISTRATIVE	4	.69	.75	.51	.93	.78	.81	.62	1.01
TOTAL OPER EXP	3	5.11	4.37			6.29	5.59		
FIXED EXPENSES	4	2.22	1.93	1.31	2.81	2.52	2.10	1.40	3.48
TOTAL OPER+FIX	3	7.71	7.66			9.49	9.94		
LEASING EXP	2	.32	.29						
TOTAL PAYROLL	2	.75	.81						
TOTAL CONTRACT	4	1.14	1.10	.76	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2161	2
AVG SQFT/RETAIL TENANT	1331	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.6	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.07	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**4**	**UTILITIES TOTAL**	**1.97**	**3**	SECURITY TOTAL	.40	4	**FIXED EXP TOTAL**	**2.22**	**4**	**TOTAL PAYROLL**	**.75**	**2**
PAYROLL			ELECTRICAL	1.52	3	SEC PAYROLL			REAL ESTATE TAX	1.96	4	CLEANING		
CONTRACT	.81	4	GAS	.27	3	SEC CONTRACTS	.42	2	BUILDING INS	.13	3	REPAIR/MAINT	.68	2
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER	.16	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	**.69**	**4**	OTHER TAX	.22	3	SECURITY		
REPR/MAINT TOTAL	**1.11**	**4**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**.32**	**2**	ADMINISTRATIVE		
PAYROLL	.68	2	COAL			MGMT FEES	.49	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.14**	**4**
ELEVATOR	.15	4	WATER/SEWER	.19	3	PROF FEES	.12	4	COMMISSIONS			CLEANING	.81	4
HVAC	.20	4	**RDS/GNDS/SEC**	**.43**	**4**	GEN OFC EXP	.03	3	PROF FEES			REPAIR/MAINT	.62	4
ELECTRICAL	.01	2	**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS	.28	2	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.42	2
PLUMBING	.27	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.62	4
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.14	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	586,674 SQ. FT.				535,611 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					14.25	13.57	11.56	17.49
RETAIL AREA	3	9.87	12.85						
OTHER AREA									
TOTAL RENT	9	13.67	13.57	11.56	16.52				
MISCELLANEOUS	8	.68	.64	.09	1.29				
TOTAL INCOME	9	14.44	14.67	11.43	16.79				
EXPENSE									
CLEANING	9	.78	.85	.67	.92	.82	.90	.70	.99
REPAIR-MAINT	9	.77	.76	.40	.93	.81	.76	.47	.98
UTILITIES	9	1.74	1.67	1.42	2.07	1.82	1.99	1.42	2.07
RDS/GRNDS/SEC	9	.28	.30	.20	.37	.30	.33	.21	.39
ADMINISTRATIVE	9	.68	.76	.36	.95	.72	.76	.40	1.05
TOTAL OPER EXP	9	4.25	4.32	3.70	4.62	4.50	4.54	4.00	5.16
FIXED EXPENSES	9	2.42	2.38	2.17	2.91	2.56	2.53	2.18	3.10
TOTAL OPER+FIX	9	6.68	6.67	6.00	7.00	7.06	6.84	6.69	7.51
LEASING EXP	6	1.12	.59	.36	1.52				
TOTAL PAYROLL	6	.54	.49	.33	.64				
TOTAL CONTRACT	6	.91	1.03	.76	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4252	8
AVG SQFT/RETAIL TENANT	2961	3
AVG SQFT/OFFICE WORKER	304	7
AVG % OFFICE OCCUPANCY	92.3	9
AVG % RETAIL OCCUPANCY	96.3	3
AVG $ RATE YR-END RENT	16.38	7
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	8	**UTILITIES TOTAL**	1.72	8	SECURITY TOTAL	.21	6	**FIXED EXP TOTAL**	2.44	8	**TOTAL PAYROLL**	.54	6
PAYROLL			ELECTRICAL	1.47	8	SEC PAYROLL			REAL ESTATE TAX	1.82	8	CLEANING		
CONTRACT	.68	8	GAS	.13	8	SEC CONTRACTS	.21	7	BUILDING INS	.24	8	REPAIR/MAINT	.41	6
SUP/MAT/MISC	.04	8	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX	.08	2	RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	.67	8	OTHER TAX	.48	6	SECURITY		
REPR/MAINT TOTAL	.81	8	PURCH CH WTR			PAYROLL	.20	3				ADMINISTRATIVE	.20	3
PAYROLL	.41	6	COAL			MGMT FEES	.54	7	**LEASING EXPENSES**	1.12	6			
ELEVATOR	.13	7	WATER/SEWER	.07	6	PROF FEES	.10	7	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	.91	8
HVAC	.14	7	**RDS/GNDS/SEC**	.27	8	GEN OFC EXP	.02	7	COMMISSIONS	.03	4	CLEANING	.68	8
ELECTRICAL	.03	8	**TOTAL**			OTHER ADM EXP	.03	6	PROF FEES	.26	6	REPAIR/MAINT	.29	8
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.08	6				TENANT ALTS	.75	5	RDS/GROUNDS	.08	6
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	7
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.06	6				OTHER LEASING	.74	2	ADMINISTRATIVE	.63	7
OTHER MAINT/SUP	.20	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,746,434 SQ. FT.				1,686,505 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.27	12.66	10.29	14.18
RETAIL AREA	3	21.17	22.99						
OTHER AREA									
TOTAL RENT	6	12.24	12.73	9.57	14.21				
MISCELLANEOUS	6	.48	.42	.02	.88				
TOTAL INCOME	6	12.72	13.21	9.59	15.09				
EXPENSE									
CLEANING	8	1.23	1.28	1.09	1.46	1.25	1.29	1.12	1.47
REPAIR-MAINT	8	1.47	1.13	.96	1.73	1.49	1.13	.99	1.79
UTILITIES	8	1.94	2.07	1.48	2.50	1.96	2.09	1.48	2.50
RDS/GRNDS/SEC	8	.69	.55	.38	.87	.72	.57	.39	.93
ADMINISTRATIVE	8	.49	.45	.38	.58	.51	.45	.39	.62
TOTAL OPER EXP	8	5.82	6.14	4.80	6.87	6.03	6.34	4.62	6.86
FIXED EXPENSES	7	2.53	2.76	1.83	3.35	2.64	2.80	1.74	3.44
TOTAL OPER+FIX	7	8.27	8.05	7.53	9.45	8.80	8.12	7.95	9.69
LEASING EXP	4	1.91	1.07	.27	4.69				
TOTAL PAYROLL	7	1.87	1.85	.64	2.79				
TOTAL CONTRACT	8	.95	.86	.26	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14355	6
AVG SQFT/RETAIL TENANT	3015	4
AVG SQFT/OFFICE WORKER	253	6
AVG % OFFICE OCCUPANCY	85.7	7
AVG % RETAIL OCCUPANCY	99.1	5
AVG $ RATE YR-END RENT	15.19	4
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	8	**UTILITIES TOTAL**	1.94	8	SECURITY TOTAL	.67	7	**FIXED EXP TOTAL**	2.53	7	**TOTAL PAYROLL**	1.87	7
PAYROLL	1.07	4	ELECTRICAL	1.48	8	SEC PAYROLL	1.05	2	REAL ESTATE TAX	2.25	7	CLEANING	1.07	4
CONTRACT	.73	6	GAS	.23	5	SEC CONTRACTS	.39	6	BUILDING INS	.24	7	REPAIR/MAINT	.73	7
SUP/MAT/MISC	.07	8	FUEL OIL			SEC OTHER	.03	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM	.70	3	**ADMIN TOTAL**	.49	8	OTHER TAX	.06	4	SECURITY	1.05	2
REPR/MAINT TOTAL	1.47	8	PURCH CH WTR			PAYROLL	.25	6				ADMINISTRATIVE	.25	6
PAYROLL	.73	7	COAL			MGMT FEES	.25	6	**LEASING EXPENSES**	1.91	4			
ELEVATOR	.20	6	WATER/SEWER	.08	6	PROF FEES	.03	7	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	.95	8
HVAC	.36	7	**RDS/GNDS/SEC**	.69	8	GEN OFC EXP	.05	7	COMMISSIONS			CLEANING	.73	8
ELECTRICAL	.06	7	**TOTAL**			OTHER ADM EXP	.02	6	PROF FEES	.45	2	REPAIR/MAINT	.70	8
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.10	5				TENANT ALTS	3.78	2	RDS/GROUNDS	.09	4
PLUMBING	.05	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	6
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.09	4				OTHER LEASING	.06	3	ADMINISTRATIVE	.24	7
OTHER MAINT/SUP	.11	8	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,627,897 SQ. FT.				4,294,315 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					16.06	15.64	14.11	16.87
RETAIL AREA	8	20.96	20.09	9.48	29.52				
OTHER AREA	6	3.47	2.95	.61	5.36				
TOTAL RENT	11	16.98	16.77	14.10	17.54				
MISCELLANEOUS	9	.15	.07	.04	.21				
TOTAL INCOME	11	17.10	16.77	14.17	17.75				
EXPENSE									
CLEANING	11	1.37	1.34	1.29	1.38	1.40	1.36	1.30	1.39
REPAIR-MAINT	11	1.39	1.38	1.22	1.60	1.43	1.40	1.22	1.63
UTILITIES	11	1.92	1.94	1.60	2.10	1.93	1.97	1.61	2.10
RDS/GRNDS/SEC	11	.54	.49	.37	.82	.58	.64	.38	.86
ADMINISTRATIVE	11	.84	1.00	.72	1.06	.90	1.00	.74	1.13
TOTAL OPER EXP	11	6.05	6.28	5.63	6.62	6.52	6.89	5.91	7.21
FIXED EXPENSES	11	2.21	2.03	2.00	2.38	2.39	2.22	2.13	2.53
TOTAL OPER + FIX	11	8.27	8.56	7.73	8.80	8.91	8.98	8.32	9.60
LEASING EXP	11	1.57	1.78	.53	2.39				
TOTAL PAYROLL	10	.82	.56	.42	.97				
TOTAL CONTRACT	11	1.54	1.66	1.38	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8233	10
AVG SQFT/RETAIL TENANT	1111	10
AVG SQFT/OFFICE WORKER	243	10
AVG % OFFICE OCCUPANCY	90.0	11
AVG % RETAIL OCCUPANCY	91.1	10
AVG $ RATE YR-END RENT	19.14	11
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.37**	**11**	**UTILITIES TOTAL**	**1.92**	**11**	SECURITY TOTAL	.46	11	**FIXED EXP TOTAL**	**2.21**	**11**	**TOTAL PAYROLL**	**.82**	**10**
PAYROLL	.95	2	ELECTRICAL	1.30	11	SEC PAYROLL			REAL ESTATE TAX	1.97	11	CLEANING	.95	2
CONTRACT	1.01	11	GAS	.09	5	SEC CONTRACTS	.45	11	BUILDING INS	.19	11	REPAIR/MAINT	.60	4
SUP/MAT/MISC	.07	10	FUEL OIL			SEC OTHER	.02	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	11	PURCH STEAM	.48	7	**ADMIN TOTAL**	**.84**	**11**	OTHER TAX	.06	8	SECURITY		
REPR/MAINT TOTAL	**3.27**	**11**	PURCH CH WTR	.47	5	PAYROLL	.33	10	**LEASING EXPENSES**	**1.57**	**11**	ADMINISTRATIVE	.33	10
PAYROLL	.60	4	COAL			MGMT FEES	.40	10	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	**1.54**	**11**
ELEVATOR	.26	11	WATER/SEWER	.07	11	PROF FEES	.08	10	COMMISSIONS	1.58	4	CLEANING	1.01	11
HVAC	.43	11	**RDS/GNDS/SEC**	**.54**	**11**	GEN OFC EXP	.06	11	PROF FEES	.49	10	REPAIR/MAINT	.91	11
ELECTRICAL	.15	11	**TOTAL**			OTHER ADM EXP	.07	9	TENANT ALTS	1.60	7	RDS/GROUNDS	.12	8
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.10	9				BUY-OUTS			SECURITY	.45	11
PLUMBING	.02	6	RDS/GNDS PAYRL						OTHER LEASING	.13	6	ADMINISTRATIVE	.42	11
FIRE/LIFE SFTY	.06	9	RDS/GNDS CONTR	.12	8									
OTHER MAINT/SUP	.27	11	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	5,226,107 SQ. FT.				4,975,751 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.06	24.34	14.38	26.47
RETAIL AREA	4	27.87	33.73	21.80	42.96				
OTHER AREA									
TOTAL RENT	5	20.08	23.81	14.33	26.63				
MISCELLANEOUS	4	.72	.76	.23	1.33				
TOTAL INCOME	5	20.67	24.36	14.55	27.70				
EXPENSE									
CLEANING	5	1.26	1.11	1.05	1.73	1.30	1.18	1.07	1.76
REPAIR-MAINT	5	1.00	.95	.78	1.20	1.03	.98	.81	1.33
UTILITIES	5	1.48	1.59	1.20	1.93	1.52	1.59	1.22	1.99
RDS/GRNDS/SEC	5	.51	.51	.38	.67	.54	.55	.41	.67
ADMINISTRATIVE	5	.48	.46	.18	.93	.51	.46	.18	1.05
TOTAL OPER EXP	5	4.74	4.78	4.06	6.00	4.98	5.55	4.14	6.19
FIXED EXPENSES	5	3.58	3.93	2.82	4.22	3.76	4.24	2.89	4.51
TOTAL OPER + FIX	5	8.32	8.71	7.79	9.31	8.74	8.72	7.94	10.33
LEASING EXP	2	.92	1.14						
TOTAL PAYROLL	5	.42	.62	.15	.72				
TOTAL CONTRACT	5	1.61	1.56	1.33	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44037	4
AVG SQFT/RETAIL TENANT	2625	4
AVG SQFT/OFFICE WORKER	263	4
AVG % OFFICE OCCUPANCY	93.3	5
AVG % RETAIL OCCUPANCY	90.9	4
AVG $ RATE YR-END RENT	22.51	4
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**8**	**UTILITIES TOTAL**	**1.48**	**5**	SECURITY TOTAL	.44	5	**FIXED EXP TOTAL**	**3.58**	**5**	**TOTAL PAYROLL**	**.42**	**5**
PAYROLL			ELECTRICAL	1.26	5	SEC PAYROLL			REAL ESTATE TAX	3.42	5	CLEANING		
CONTRACT	1.12	5	GAS	.07	3	SEC CONTRACTS	.44	5	BUILDING INS	.16	5	REPAIR/MAINT	.43	2
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	5	PURCH STEAM			**ADMIN TOTAL**	**.48**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.00**	**5**	PURCH CH WTR			PAYROLL	.26	5	**LEASING EXPENSES**	**.92**	**2**	ADMINISTRATIVE	.26	5
PAYROLL	.43	2	COAL			MGMT FEES	.23	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.61**	**5**
ELEVATOR	.26	5	WATER/SEWER	.09	5	PROF FEES	.02	4	COMMISSIONS			CLEANING	1.12	5
HVAC	.37	5	**RDS/GNDS/SEC**	**.51**	**5**	GEN OFC EXP	.06	5	PROF FEES			REPAIR/MAINT	.78	5
ELECTRICAL	.07	5	**TOTAL**			OTHER ADM EXP	.05	4	TENANT ALTS			RDS/GROUNDS	.07	3
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.07	5				BUY-OUTS			SECURITY	.44	5
PLUMBING	.01	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.19	4
FIRE/LIFE SFTY	.07	5	RDS/GNDS CONTR	.07	3									
OTHER MAINT/SUP	.14	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,341,022 SQ. FT.				1,337,416 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					13.14	12.18	11.10	16.15
RETAIL AREA	2	12.83	12.33						
OTHER AREA									
TOTAL RENT	19	13.23	12.18	11.10	16.15				
MISCELLANEOUS	13	.16	.09	.03	.29				
TOTAL INCOME	19	13.34	12.38	11.44	16.15				
EXPENSE									
CLEANING	20	.73	.68	.63	.86	.73	.69	.63	.86
REPAIR-MAINT	20	.76	.75	.51	.97	.76	.75	.51	.97
UTILITIES	19	1.82	1.90	1.71	2.07	1.82	1.90	1.71	2.07
RDS/GRNDS/SEC	20	.35	.30	.26	.44	.35	.30	.26	.46
ADMINISTRATIVE	19	.79	.75	.59	.84	.79	.75	.59	.84
TOTAL OPER EXP	19	4.44	4.37	4.04	4.96	4.45	4.43	4.04	4.99
FIXED EXPENSES	20	1.86	1.80	1.34	2.37	1.86	1.85	1.34	2.37
TOTAL OPER + FIX	19	6.31	6.37	5.84	6.94	6.33	6.49	5.84	6.94
LEASING EXP	18	.66	.33	.14	.78				
TOTAL PAYROLL	17	.45	.41	.29	.79				
TOTAL CONTRACT	20	.92	.88	.78	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3106	19
AVG SQFT/RETAIL TENANT	721	2
AVG SQFT/OFFICE WORKER	272	17
AVG % OFFICE OCCUPANCY	91.5	20
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.38	17
RENTABLE/GROSS SQFT	.92	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	20
PAYROLL		
CONTRACT	.67	20
SUP/MAT/MISC	.03	13
TRASH REMOVAL	.04	19
REPR/MAINT TOTAL	.76	20
PAYROLL	.29	16
ELEVATOR	.10	17
HVAC	.14	20
ELECTRICAL	.03	18
STRUCT/ROOF	.02	9
PLUMBING	.02	16
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.21	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	19
ELECTRICAL	1.47	19
GAS	.19	17
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	19
RDS/GNDS/SEC	.35	20
TOTAL		
RDS/GNDS TOTAL	.19	20
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	14
RDS/GNDS OTHER	.12	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	19
SEC PAYROLL	.07	2
SEC CONTRACTS	.16	18
SEC OTHER	.01	7
ADMIN TOTAL	.79	19
PAYROLL	.21	14
MGMT FEES	.43	15
PROF FEES	.09	15
GEN OFC EXP	.07	14
OTHER ADM EXP	.13	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	20
REAL ESTATE TAX	1.73	20
BUILDING INS	.12	20
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.66	18
ADV/PROMOTION	.07	7
COMMISSIONS	.05	3
PROF FEES	.28	16
TENANT ALTS	.68	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.45	17
CLEANING		
REPAIR/MAINT	.29	16
RDS/GROUNDS		
SECURITY	.07	2
ADMINISTRATIVE	.21	14
TOTAL CONTRACTS	.92	20
CLEANING	.67	20
REPAIR/MAINT	.30	20
RDS/GROUNDS	.15	14
SECURITY	.16	18
ADMINISTRATIVE	.47	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	258,844 SQ. FT.				257,674 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.20	12.24	10.81	15.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.19	12.23	10.81	15.04				
MISCELLANEOUS	5	.10	.04	.02	.29				
TOTAL INCOME	8	13.25	12.30	11.04	15.04				
EXPENSE									
CLEANING	9	.84	.68	.66	.90	.84	.69	.66	.90
REPAIR-MAINT	9	.78	.80	.41	1.05	.78	.85	.41	1.05
UTILITIES	8	2.10	1.96	1.71	2.20	2.10	1.96	1.71	2.20
RDS/GRNDS/SEC	9	.40	.42	.23	.53	.41	.45	.23	.53
ADMINISTRATIVE	8	.63	.68	.45	.79	.63	.68	.47	.79
TOTAL OPER EXP	8	4.74	4.52	4.11	5.10	4.76	4.68	4.11	5.10
FIXED EXPENSES	9	1.76	1.77	1.41	2.13	1.77	1.80	1.41	2.13
TOTAL OPER + FIX	8	6.58	6.29	5.98	6.90	6.61	6.49	5.99	6.91
LEASING EXP	8	.40	.31	.12	.73				
TOTAL PAYROLL	6	.64	.62	.07	.87				
TOTAL CONTRACT	9	1.09	.87	.77	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1774	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	7
AVG % OFFICE OCCUPANCY	93.6	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.67	8
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	9
PAYROLL		
CONTRACT	.72	9
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.78	9
PAYROLL	.46	6
ELEVATOR	.12	6
HVAC	.14	9
ELECTRICAL	.04	9
STRUCT/ROOF	.07	4
PLUMBING	.03	8
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.11	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.14	8
ELECTRICAL	1.84	8
GAS	.18	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC	.40	9
TOTAL		
RDS/GNDS TOTAL	.17	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	5
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	9
SEC PAYROLL		
SEC CONTRACTS	.24	9
SEC OTHER		
ADMIN TOTAL	.63	8
PAYROLL	.24	5
MGMT FEES	.50	4
PROF FEES	.09	7
GEN OFC EXP	.05	5
OTHER ADM EXP	.21	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	9
REAL ESTATE TAX	1.63	9
BUILDING INS	.12	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.40	8
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.18	7
TENANT ALTS	.30	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	6
CLEANING		
REPAIR/MAINT	.46	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	1.09	9
CLEANING	.72	9
REPAIR/MAINT	.34	9
RDS/GROUNDS	.20	5
SECURITY	.24	9
ADMINISTRATIVE	.38	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	706,982 SQ. FT.				704,546 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	8					12.79	12.01	10.56	16.17
RETAIL AREA	1	13.48	13.10						
OTHER AREA									
TOTAL RENT	8	12.96	12.01	10.80	16.17				
MISCELLANEOUS	5	.24	.19	.02	.43				
TOTAL INCOME	8	13.10	12.37	11.02	16.18				
EXPENSE									
CLEANING	8	.68	.66	.51	.86	.68	.66	.51	.87
REPAIR-MAINT	8	.83	.75	.58	1.12	.83	.75	.58	1.12
UTILITIES	8	1.88	1.90	1.71	2.15	1.88	1.90	1.71	2.15
RDS/GRNDS/SEC	8	.31	.30	.26	.33	.31	.30	.27	.33
ADMINISTRATIVE	8	.87	.78	.65	.91	.87	.78	.65	.91
TOTAL OPER EXP	8	4.56	4.45	4.06	5.32	4.58	4.45	4.06	5.35
FIXED EXPENSES	8	1.96	2.04	.95	2.62	1.96	2.04	.98	2.62
TOTAL OPER+FIX	8	6.52	6.70	5.94	7.21	6.54	6.70	5.97	7.32
LEASING EXP	7	.66	.24	.08	.56				
TOTAL PAYROLL	8	.48	.30	.29	.85				
TOTAL CONTRACT	8	.88	.88	.75	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3505	7
AVG SQFT/RETAIL TENANT	609	1
AVG SQFT/OFFICE WORKER	263	7
AVG % OFFICE OCCUPANCY	90.4	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.72	6
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**8**
PAYROLL		
CONTRACT	.63	8
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	**.83**	**8**
PAYROLL	.33	7
ELEVATOR	.11	8
HVAC	.12	8
ELECTRICAL	.02	7
STRUCT/ROOF	.02	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.25	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**8**
ELECTRICAL	1.41	8
GAS	.26	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	8
RDS/GNDS/SEC	**.31**	**8**
TOTAL		
RDS/GNDS TOTAL	.16	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	6
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	7
SEC PAYROLL		
SEC CONTRACTS	.17	6
SEC OTHER	.00	4
ADMIN TOTAL	**.87**	**8**
PAYROLL	.26	6
MGMT FEES	.46	8
PROF FEES	.12	6
GEN OFC EXP	.07	7
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.96**	**8**
REAL ESTATE TAX	1.81	8
BUILDING INS	.12	8
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	**.66**	**7**
ADV/PROMOTION	.13	2
COMMISSIONS	.06	2
PROF FEES	.17	6
TENANT ALTS	1.27	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**8**
CLEANING		
REPAIR/MAINT	.33	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	**.88**	**8**
CLEANING	.63	8
REPAIR/MAINT	.29	8
RDS/GROUNDS	.19	6
SECURITY	.17	6
ADMINISTRATIVE	.55	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	375,196 SQ. FT.				375,196 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	0					13.75	12.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.75	12.36						
MISCELLANEOUS	3	.09	.09						
TOTAL INCOME	3	13.84	12.39						
EXPENSE									
CLEANING	3	.75	.69			.75	.69		
REPAIR-MAINT	3	.63	.54			.63	.54		
UTILITIES	3	1.51	1.80			1.51	1.80		
RDS/GRNDS/SEC	3	.40	.30			.40	.30		
ADMINISTRATIVE	3	.75	.82			.75	.82		
TOTAL OPER EXP	3	4.03	4.09			4.03	4.09		
FIXED EXPENSES	3	1.74	1.85			1.74	1.85		
TOTAL OPER+FIX	3	5.77	5.70			5.77	5.70		
LEASING EXP	3	.81	1.02						
TOTAL PAYROLL	3	.30	.26						
TOTAL CONTRACT	3	.89	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4728	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	3
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.79	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**3**
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.63**	**3**
PAYROLL	.16	3
ELEVATOR	.08	3
HVAC	.17	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**3**
ELECTRICAL	1.35	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC	**.40**	**3**
TOTAL		
RDS/GNDS TOTAL	.27	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.24	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	3
SEC PAYROLL		
SEC CONTRACTS	.09	3
SEC OTHER	.01	2
ADMIN TOTAL	**.75**	**3**
PAYROLL	.12	3
MGMT FEES	.36	3
PROF FEES	.02	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.20	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.74**	**3**
REAL ESTATE TAX	1.63	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.81**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.50	3
TENANT ALTS	.42	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.30**	**3**
CLEANING		
REPAIR/MAINT	.16	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	**.89**	**3**
CLEANING	.71	3
REPAIR/MAINT	.28	3
RDS/GROUNDS	.09	3
SECURITY	.09	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	24 BLDS	4,307,496 SQ. FT.				3,927,042 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	24					14.95	11.56	9.11	15.28	
RETAIL AREA	17	13.07	12.96	10.72	15.40					
OTHER AREA	8	5.30	3.76	2.67	8.48					
TOTAL RENT	24	14.56	11.95	9.11	15.34					
MISCELLANEOUS	17	.53	.06	.01	.21					
TOTAL INCOME	24	15.00	11.95	9.20	16.21					
EXPENSE										
CLEANING	24	.97	.88	.73	1.10	1.02	.94	.81	1.10	
REPAIR-MAINT	24	.99	.97	.82	1.13	1.05	1.07	.85	1.17	
UTILITIES	23	1.40	1.23	1.03	1.50	1.45	1.30	1.07	1.51	
RDS/GRNDS/SEC	23	.37	.29	.17	.42	.41	.34	.18	.43	
ADMINISTRATIVE	24	.65	.59	.42	.83	.71	.60	.47	.91	
TOTAL OPER EXP	23	4.39	3.98	3.63	4.36	4.82	4.10	3.94	4.97	
FIXED EXPENSES	24	2.68	2.42	1.51	2.82	2.94	2.70	1.55	3.04	
TOTAL OPER+FIX	23	7.08	6.49	5.29	7.16	7.77	6.95	5.29	8.12	
LEASING EXP	21	1.09	.59	.29	2.33					
TOTAL PAYROLL	20	.75	.48	.23	.88					
TOTAL CONTRACT	24	1.07	.93	.75	1.10					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7613	22
AVG SQFT/RETAIL TENANT	2436	17
AVG SQFT/OFFICE WORKER	257	10
AVG % OFFICE OCCUPANCY	91.6	22
AVG % RETAIL OCCUPANCY	93.2	17
AVG $ RATE YR-END RENT	16.27	22
RENTABLE/GROSS SQFT	.81	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**24**	**UTILITIES TOTAL**	**1.40**	**23**	SECURITY TOTAL	.33	23	**FIXED EXP TOTAL**	**2.68**	**24**	**TOTAL PAYROLL**	**.75**	**20**
PAYROLL	.17	4	ELECTRICAL	1.27	23	SEC PAYROLL	.51	5	REAL ESTATE TAX	2.52	24	CLEANING	.17	4
CONTRACT	.82	24	GAS	.16	14	SEC CONTRACTS	.25	19	BUILDING INS	.13	24	REPAIR/MAINT	.38	17
SUP/MAT/MISC	.08	22	FUEL OIL	.01	2	SEC OTHER	.01	7	PERS PROP TAX	.02	5	RDS/GROUNDS		
TRASH REMOVAL	.05	23	PURCH STEAM			**ADMIN TOTAL**	**.65**	**24**	OTHER TAX	.12	6	SECURITY	.51	5
REPR/MAINT TOTAL	**.99**	**24**	PURCH CH WTR			PAYROLL	.32	11				ADMINISTRATIVE	.32	11
PAYROLL	.38	17	COAL			MGMT FEES	.41	18	**LEASING EXPENSES**	**1.08**	**21**			
ELEVATOR	.25	24	WATER/SEWER	.06	23	PROF FEES	.06	14	ADV/PROMOTION	.05	11	**TOTAL CONTRACTS**	**1.07**	**24**
HVAC	.14	24	**RDS/GNDS/SEC**	**.37**	**23**	GEN OFC EXP	.08	19	COMMISSIONS	.04	6	CLEANING	.82	24
ELECTRICAL	.05	21	**TOTAL**			OTHER ADM EXP	.04	17	PROF FEES	.18	18	REPAIR/MAINT	.55	24
STRUCT/ROOF	.07	12	RDS/GNDS TOTAL	.05	18				TENANT ALTS	1.00	17	RDS/GROUNDS	.04	11
PLUMBING	.03	21	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	19
FIRE/LIFE SFTY	.04	15	RDS/GNDS CONTR	.04	11				OTHER LEASING			ADMINISTRATIVE	.45	19
OTHER MAINT/SUP	.15	21	RDS/GNDS OTHER	.02	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	181,838 SQ. FT.				176,271 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					9.19	9.64	8.81	10.86	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	6	9.21	9.64	8.81	10.86					
MISCELLANEOUS	5	.03	.02	.01	.09					
TOTAL INCOME	6	9.24	9.71	8.85	10.89					
EXPENSE										
CLEANING	6	.85	.87	.72	1.10	.87	.91	.72	1.10	
REPAIR-MAINT	6	.96	1.03	.86	1.17	.99	1.09	.86	1.17	
UTILITIES	5	1.32	1.40	1.05	1.54	1.35	1.40	1.10	1.54	
RDS/GRNDS/SEC	5	.16	.08	.04	.35	.16	.08	.04	.35	
ADMINISTRATIVE	6	.50	.58	.52	.59	.51	.58	.52	.59	
TOTAL OPER EXP	5	3.81	4.01	3.51	4.18	3.95	4.01	3.73	4.18	
FIXED EXPENSES	6	1.69	1.59	1.30	2.01	1.74	1.63	1.42	2.01	
TOTAL OPER+FIX	5	5.48	5.37	4.79	6.52	5.68	5.37	5.10	6.52	
LEASING EXP	5	.37	.41	.05	.73					
TOTAL PAYROLL	3	.26	.20							
TOTAL CONTRACT	6	.77	.85	.57	1.05					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1880	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.62	6
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**	**UTILITIES TOTAL**	**1.32**	**5**	SECURITY TOTAL	.11	5	**FIXED EXP TOTAL**	**1.69**	**6**	**TOTAL PAYROLL**	**.26**	**3**
PAYROLL			ELECTRICAL	1.01	5	SEC PAYROLL			REAL ESTATE TAX	1.43	6	CLEANING		
CONTRACT	.65	6	GAS	.22	4	SEC CONTRACTS	.11	5	BUILDING INS	.24	6	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	6	PURCH STEAM			**ADMIN TOTAL**	**.50**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**6**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.26	3	COAL			MGMT FEES	.43	5	**LEASING EXPENSES**	**.37**	**5**			
ELEVATOR	.13	6	WATER/SEWER	.12	5	PROF FEES	.16	4	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**.77**	**6**
HVAC	.25	6	**RDS/GNDS/SEC**	**.16**	**5**	GEN OFC EXP	.06	3	COMMISSIONS			CLEANING	.65	6
ELECTRICAL	.06	3	**TOTAL**			OTHER ADM EXP	.04	4	PROF FEES	.32	4	REPAIR/MAINT	.46	6
STRUCT/ROOF			RDS/GNDS TOTAL	.06	4				TENANT ALTS	.20	3	RDS/GROUNDS	.06	4
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	5
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.06	4				OTHER LEASING			ADMINISTRATIVE	.43	6
OTHER MAINT/SUP	.36	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,947,455 SQ. FT.				1,763,066 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.39	13.99	11.04	15.31
RETAIL AREA	8	11.17	11.54	9.05	14.84				
OTHER AREA	4	15.55	8.48	5.63	16.78				
TOTAL RENT	9	13.20	12.75	10.95	15.38				
MISCELLANEOUS	8	.82	.06	.01	.23				
TOTAL INCOME	9	13.97	14.01	11.04	16.21				
EXPENSE									
CLEANING	9	.96	.95	.74	1.09	1.02	1.04	.83	1.10
REPAIR-MAINT	9	.99	.96	.76	1.16	1.06	1.07	.80	1.23
UTILITIES	9	1.18	1.13	.95	1.41	1.23	1.27	1.00	1.44
RDS/GRNDS/SEC	9	.34	.32	.27	.43	.38	.36	.32	.44
ADMINISTRATIVE	9	.78	.81	.55	.93	.66	.83	.61	1.08
TOTAL OPER EXP	9	4.25	4.13	3.75	4.77	4.69	4.41	4.10	5.20
FIXED EXPENSES	9	2.58	2.72	2.25	2.82	2.85	2.90	2.50	3.14
TOTAL OPER+FIX	9	6.83	6.86	6.14	7.71	7.54	7.30	6.83	8.39
LEASING EXP	8	1.43	1.43	.30	2.56				
TOTAL PAYROLL	8	.68	.53	.38	.93				
TOTAL CONTRACT	9	1.11	.98	.90	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6585	8
AVG SQFT/RETAIL TENANT	2880	8
AVG SQFT/OFFICE WORKER	259	3
AVG % OFFICE OCCUPANCY	89.5	8
AVG % RETAIL OCCUPANCY	92.5	8
AVG $ RATE YR-END RENT	13.94	8
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**9**	**UTILITIES TOTAL**	**1.18**	**9**	SECURITY TOTAL	.30	9	**FIXED EXP TOTAL**	**2.58**	**9**	**TOTAL PAYROLL**	**.68**	**8**
PAYROLL	.24	3	ELECTRICAL	1.01	9	SEC PAYROLL			REAL ESTATE TAX	2.40	9	CLEANING	.24	3
CONTRACT	.77	9	GAS	.14	8	SEC CONTRACTS	.30	8	BUILDING INS	.13	9	REPAIR/MAINT	.41	8
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	8	PURCH STEAM						OTHER TAX	.13	4	SECURITY		
REPR/MAINT TOTAL	**.99**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.78**	**9**				ADMINISTRATIVE	.32	4
PAYROLL	.41	8	COAL			PAYROLL	.32	4	**LEASING EXPENSES**	**1.43**	**8**			
ELEVATOR	.22	9	WATER/SEWER	.05	9	MGMT FEES	.50	9	ADV/PROMOTION	.05	6	**TOTAL CONTRACTS**	**1.11**	**9**
HVAC	.11	9	**RDS/GNDS/SEC**	**.34**	**9**	PROF FEES	.08	7	COMMISSIONS	.04	3	CLEANING	.77	9
ELECTRICAL	.05	9	**TOTAL**			GEN OFC EXP	.04	7	PROF FEES	.24	7	REPAIR/MAINT	.45	9
STRUCT/ROOF	.06	4	RDS/GNDS TOTAL	.05	7	OTHER ADM EXP	.04	8	TENANT ALTS	1.34	7	RDS/GROUNDS	.04	5
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.00	8
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.04	5				OTHER LEASING			ADMINISTRATIVE	.55	9
OTHER MAINT/SUP	.18	9	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	173,307 SQ. FT.				173,307 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.15	12.40	9.66	13.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.15	12.40	9.66	13.82				
MISCELLANEOUS	2	.08	.13						
TOTAL INCOME	5	11.19	12.44	9.66	13.95				
EXPENSE									
CLEANING	5	.71	.68	.28	1.16	.71	.68	.28	1.16
REPAIR-MAINT	5	1.21	.57	.40	1.47	1.21	.57	.40	1.47
UTILITIES	4	1.06	1.08			1.06	1.08		
RDS/GRNDS/SEC	5	.27	.37	.20	.38	.27	.37	.20	.38
ADMINISTRATIVE	5	.74	.76	.54	.81	.74	.76	.54	.81
TOTAL OPER EXP	4	3.44	3.43			3.44	3.43		
FIXED EXPENSES	5	1.74	2.09	1.58	2.20	1.74	2.09	1.58	2.20
TOTAL OPER+FIX	4	5.61	5.68			5.61	5.68		
LEASING EXP	5	1.58	1.15	.35	2.28				
TOTAL PAYROLL	2	.50	.43						
TOTAL CONTRACT	5	.81	.78	.47	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3360	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.21	5
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**5**	**UTILITIES TOTAL**	**1.06**	**4**	SECURITY TOTAL	.13	4	**FIXED EXP TOTAL**	**1.74**	**5**	**TOTAL PAYROLL**	**.50**	**2**
PAYROLL			ELECTRICAL	.94	4	SEC PAYROLL			REAL ESTATE TAX	1.65	5	CLEANING		
CONTRACT	.60	5	GAS			SEC CONTRACTS	.13	4	BUILDING INS	.09	5	REPAIR/MAINT	.38	2
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.21**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.74**	**5**				ADMINISTRATIVE		
PAYROLL	.36	2	COAL			PAYROLL			**LEASING EXPENSES**	**1.58**	**5**			
ELEVATOR	.03	3	WATER/SEWER	.09	4	MGMT FEES	.55	4	ADV/PROMOTION	.17	2	**TOTAL CONTRACTS**	**.81**	**5**
HVAC	.09	5	**RDS/GNDS/SEC**	**.27**	**5**	PROF FEES	.38	2	COMMISSIONS			CLEANING	.60	5
ELECTRICAL	.04	3	**TOTAL**			GEN OFC EXP	.10	2	PROF FEES	.43	4	REPAIR/MAINT	.84	5
STRUCT/ROOF	1.08	2	RDS/GNDS TOTAL	.18	5	OTHER ADM EXP	.01	5	TENANT ALTS	1.63	4	RDS/GROUNDS	.12	5
PLUMBING	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.12	5				OTHER LEASING			ADMINISTRATIVE	.59	5
OTHER MAINT/SUP	.11	5	RDS/GNDS OTHER	.04	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Raleigh, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	713,130 SQ. FT.				713,130 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.96	12.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	6.45	7.91	4.24	12.85				
MISCELLANEOUS	2	.05	.04						
TOTAL INCOME	5	6.47	7.91	4.24	12.89				
EXPENSE									
CLEANING	2	.57	.60			.57	.60		
REPAIR-MAINT	2	.45	.43			.45	.43		
UTILITIES	2	1.29	1.34			1.29	1.34		
RDS/GRNDS/SEC	5	.19	.19	.08	.55	.19	.19	.08	.55
ADMINISTRATIVE	5	.26	.24	.20	.41	.26	.24	.20	.41
TOTAL OPER EXP	2	2.98	3.07			2.98	3.07		
FIXED EXPENSES	3	.27	.26			.27	.26		
TOTAL OPER + FIX									
LEASING EXP	2	.29	.28						
TOTAL PAYROLL	5	.16	.09	.08	.35				
TOTAL CONTRACT	5	.31	.66	.08	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43148	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	294	2
AVG % OFFICE OCCUPANCY	96.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	6.84	5
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	2
PAYROLL		
CONTRACT	.54	2
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.45	2
PAYROLL	.39	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	2
ELECTRICAL	1.25	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.19	5
RDS/GNDS TOTAL	.18	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.26	5
PAYROLL	.08	3
MGMT FEES	.19	5
PROF FEES		
GEN OFC EXP	.01	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.27	3
REAL ESTATE TAX	.27	3
BUILDING INS	.07	2
PERS PROP TAX	.42	2
OTHER TAX		
LEASING EXPENSES	.29	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.29	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.16	5
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	.31	5
CLEANING	.54	2
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY	.04	2
ADMINISTRATIVE	.19	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	585,244 SQ. FT.				585,244 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	5.40	4.36						
MISCELLANEOUS									
TOTAL INCOME	3	5.41	4.36						
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS/GRNDS/SEC	3	.10	.08			.10	.08		
ADMINISTRATIVE	3	.25	.24			.25	.24		
TOTAL OPER EXP									
FIXED EXPENSES	2	.26	.25			.26	.25		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	.16	.09						
TOTAL CONTRACT	3	.19	.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51388	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	6.05	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	3
PAYROLL	.08	2
MGMT FEES	.18	3
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.26	3
REAL ESTATE TAX	.26	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.16	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	2
TOTAL CONTRACTS	.19	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY		
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Reading, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	309,113 SQ. FT.				271,866 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					10.40	13.82		
RETAIL AREA	2	11.44	11.95						
OTHER AREA									
TOTAL RENT	3	10.21	11.31						
MISCELLANEOUS									
TOTAL INCOME	3	10.21	11.31						
EXPENSE									
CLEANING	3	.94	.98			1.03	1.03		
REPAIR-MAINT	3	.65	.70			.72	.73		
UTILITIES	3	1.50	1.54			1.50	1.54		
RDS/GRNDS/SEC	3	.08	.01			.09	.01		
ADMINISTRATIVE	3	.15	.16			.17	.21		
TOTAL OPER EXP	3	3.31	3.28			3.76	4.25		
FIXED EXPENSES	3	1.42	1.13			1.61	1.47		
TOTAL OPER + FIX	3	4.73	4.41			5.37	5.71		
LEASING EXP									
TOTAL PAYROLL	3	.24	.29						
TOTAL CONTRACT	3	.77	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13166	3
AVG SQFT/RETAIL TENANT	1690	2
AVG SQFT/OFFICE WORKER	192	3
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY	95.4	2
AVG $ RATE YR-END RENT	13.13	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.65	3
PAYROLL	.22	3
ELEVATOR	.07	3
HVAC	.06	3
ELECTRICAL	.05	2
STRUCT/ROOF	.06	3
PLUMBING	.05	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.23	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	3
ELECTRICAL	1.31	3
GAS		
FUEL OIL	.12	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.08	3
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.15	3
PAYROLL		
MGMT FEES		
PROF FEES	.12	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	3
REAL ESTATE TAX	1.29	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.24	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.77	3
CLEANING	.76	3
REPAIR/MAINT	.29	3
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.21	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Rochester, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	578,836 SQ. FT.				578,328 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					17.58	18.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.59	18.92						
MISCELLANEOUS									
TOTAL INCOME	2	17.59	18.92						
EXPENSE									
CLEANING	5	.80	.64			.80	.64		
REPAIR-MAINT	5	.70	.41			.70	.41		
UTILITIES	4	2.13	1.93			2.13	1.93		
RDS/GRNDS/SEC	5	.30	.24			.30	.24		
ADMINISTRATIVE	5	.37	.45			.37	.45		
TOTAL OPER EXP	4	4.78	4.42			4.78	4.43		
FIXED EXPENSES	5	1.81	1.88			1.81	1.88		
TOTAL OPER + FIX	4	6.54	6.48			6.55	6.49		
LEASING EXP									
TOTAL PAYROLL	5	.47	.37						
TOTAL CONTRACT	5	.84	.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	72291	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	176	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.00	2
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	5
PAYROLL		
CONTRACT	.64	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	.70	5
PAYROLL	.22	5
ELEVATOR	.20	5
HVAC	.05	5
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	4
ELECTRICAL	1.69	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	5
SEC PAYROLL	.14	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.37	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	5
REAL ESTATE TAX	1.63	5
BUILDING INS	.18	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	5
CLEANING		
REPAIR/MAINT	.22	5
RDS/GROUNDS		
SECURITY	.14	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	5
CLEANING	.64	5
REPAIR/MAINT	.28	5
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,414,522 SQ. FT.				1,384,918 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					19.84	20.77	16.35	22.45
RETAIL AREA	4	12.39	13.28	9.80	18.24				
OTHER AREA									
TOTAL RENT	9	19.79	19.84	16.25	22.85				
MISCELLANEOUS	6	.23	.25	.08	.44				
TOTAL INCOME	9	19.97	19.92	16.50	23.17				
EXPENSE									
CLEANING	9	.75	.71	.64	.85	.76	.72	.66	.85
REPAIR-MAINT	9	.69	.63	.60	.77	.71	.67	.62	.77
UTILITIES	9	1.53	1.54	1.49	1.61	1.55	1.61	1.49	1.62
RDS/GRNDS/SEC	9	.29	.28	.22	.39	.30	.30	.23	.40
ADMINISTRATIVE	9	1.14	.76	.64	1.51	1.16	.81	.66	1.56
TOTAL OPER EXP	9	4.40	4.08	3.46	5.24	4.49	4.08	3.68	5.41
FIXED EXPENSES	9	1.71	1.24	.96	2.24	1.75	1.24	1.00	2.31
TOTAL OPER + FIX	9	6.11	5.31	4.86	6.99	6.24	5.52	5.07	7.19
LEASING EXP	5	2.00	1.72	.57	4.01				
TOTAL PAYROLL	6	.52	.41	.20	.68				
TOTAL CONTRACT	6	1.02	1.00	.78	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7366	8
AVG SQFT/RETAIL TENANT	1554	4
AVG SQFT/OFFICE WORKER	185	7
AVG % OFFICE OCCUPANCY	95.0	8
AVG % RETAIL OCCUPANCY	66.6	4
AVG $ RATE YR-END RENT	21.85	7
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	6	**UTILITIES TOTAL**	1.54	6	SECURITY TOTAL	.22	6	**FIXED EXP TOTAL**	1.99	6	**TOTAL PAYROLL**	.52	6
PAYROLL			ELECTRICAL	1.41	6	SEC PAYROLL			REAL ESTATE TAX	1.67	6	CLEANING		
CONTRACT	.75	6	GAS	.10	6	SEC CONTRACTS	.19	6	BUILDING INS	.30	6	REPAIR/MAINT	.23	6
SUP/MAT/MISC	.02	5	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**1.38**	**6**	OTHER TAX	.02	4	SECURITY		
REPR/MAINT TOTAL	.74	6	PURCH CH WTR			PAYROLL	.31	5	**LEASING EXPENSES**	**2.00**	**5**	ADMINISTRATIVE	.31	5
PAYROLL	.23	6	COAL			MGMT FEES	.93	6	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	**1.02**	**6**
ELEVATOR	.21	6	WATER/SEWER	.03	6	PROF FEES	.10	4	COMMISSIONS			CLEANING	.75	6
HVAC	.08	6	**RDS/GNDS/SEC**	**.33**	**6**	GEN OFC EXP	.07	5	PROF FEES	.37	4	REPAIR/MAINT	.35	6
ELECTRICAL	.03	5	**TOTAL**			OTHER ADM EXP	.10	4	TENANT ALTS	1.64	4	RDS/GROUNDS	.10	5
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.11	6				BUY-OUTS			SECURITY	.19	6
PLUMBING	.00	5	RDS/GNDS PAYRL						OTHER LEASING	.02	2	ADMINISTRATIVE	1.00	6
FIRE/LIFE SFTY	.01	6	RDS/GNDS CONTR	.10	5									
OTHER MAINT/SUP	.21	4	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	598,988 SQ. FT.				571,896 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					21.85	20.88	17.87	24.34
RETAIL AREA	3	12.67	16.14						
OTHER AREA									
TOTAL RENT	4	21.68	20.86	17.41	24.74				
MISCELLANEOUS	4	.22	.19	.05	.37				
TOTAL INCOME	4	21.90	21.12	17.46	25.11				
EXPENSE									
CLEANING	4	.77	.77	.63	.90	.81	.79	.66	.93
REPAIR-MAINT	4	.72	.68	.61	.80	.75	.70	.65	.83
UTILITIES	4	1.55	1.57	1.39	1.70	1.62	1.62	1.46	1.77
RDS/GRNDS/SEC	4	.27	.27	.17	.34	.29	.28	.18	.35
ADMINISTRATIVE	4	1.27	1.03	.64	1.75	1.33	1.09	.69	1.80
TOTAL OPER EXP	4	4.59	4.33	3.46	5.48	4.81	4.59	3.68	5.66
FIXED EXPENSES	4	1.62	1.40	.90	2.24	1.70	1.49	.96	2.31
TOTAL OPER + FIX	4	6.21	5.55	4.86	7.22	6.51	5.89	5.18	7.44
LEASING EXP	3	2.49	3.57						
TOTAL PAYROLL	4	.59	.49	.25	.86				
TOTAL CONTRACT	4	.93	.89	.74	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3886	3
AVG SQFT/RETAIL TENANT	1687	3
AVG SQFT/OFFICE WORKER	203	3
AVG % OFFICE OCCUPANCY	89.3	3
AVG % RETAIL OCCUPANCY	61.9	3
AVG $ RATE YR-END RENT	26.69	2
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4	**UTILITIES TOTAL**	1.55	4	SECURITY TOTAL	.20	4	**FIXED EXP TOTAL**	1.82	4	**TOTAL PAYROLL**	.59	4
PAYROLL			ELECTRICAL	1.41	4	SEC PAYROLL			REAL ESTATE TAX	1.37	4	CLEANING		
CONTRACT	.74	4	GAS	.11	4	SEC CONTRACTS	.15	4	BUILDING INS	.23	4	REPAIR/MAINT	.26	4
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	**1.27**	**4**	OTHER TAX	.03	2	SECURITY		
REPR/MAINT TOTAL	.72	4	PURCH CH WTR			PAYROLL	.40	3	**LEASING EXPENSES**	**2.49**	**3**	ADMINISTRATIVE	.40	3
PAYROLL	.26	4	COAL			MGMT FEES	.75	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.93**	**4**
ELEVATOR	.20	4	WATER/SEWER	.02	4	PROF FEES	.11	2	COMMISSIONS			CLEANING	.74	4
HVAC	.10	4	**RDS/GNDS/SEC**	**.27**	**4**	GEN OFC EXP	.10	3	PROF FEES	.60	2	REPAIR/MAINT	.36	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.12	3	TENANT ALTS	2.03	3	RDS/GROUNDS	.05	3
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.08	4				BUY-OUTS			SECURITY	.15	4
PLUMBING	.00	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.81	4
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.05	3									
OTHER MAINT/SUP	.19	2	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	19 BLDS	752,165 SQ. FT.				752,165 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	19					11.26	13.10	10.76	15.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	11.26	13.10	10.76	15.52				
MISCELLANEOUS	9	.16	.24	.16	.31				
TOTAL INCOME	19	11.33	13.19	10.88	15.79				
EXPENSE									
CLEANING	19	.47	.68	.65	.71	.47	.68	.65	.71
REPAIR-MAINT	19	.38	.52	.36	.72	.38	.52	.36	.72
UTILITIES	19	1.10	1.47	1.39	1.75	1.10	1.47	1.39	1.75
RDS/GRNDS/SEC	19	.45	.37	.35	.48	.45	.37	.35	.48
ADMINISTRATIVE	19	.65	.69	.64	.71	.65	.69	.64	.71
TOTAL OPER EXP	19	3.06	3.82	3.42	4.47	3.06	3.82	3.42	4.47
FIXED EXPENSES	19	1.06	1.16	1.06	1.32	1.06	1.16	1.06	1.32
TOTAL OPER + FIX	19	4.11	5.10	4.70	5.67	4.11	5.10	4.70	5.67
LEASING EXP	19	.71	.46	.15	.88				
TOTAL PAYROLL	13	.16	.15						
TOTAL CONTRACT	19	.83	.99	.87	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5683	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	83.1	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.90	19
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.47**	**19**	**UTILITIES TOTAL**	**1.10**	**19**	SECURITY TOTAL	.10	16	**FIXED EXP TOTAL**	**1.06**	**19**	**TOTAL PAYROLL**	**.16**	**13**
PAYROLL			ELECTRICAL	.99	19	SEC PAYROLL			REAL ESTATE TAX	.93	19	CLEANING		
CONTRACT	.39	19	GAS	.11	6	SEC CONTRACTS	.10	16	BUILDING INS	.13	19	REPAIR/MAINT	.12	4
SUP/MAT/MISC	.03	19	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	19	PURCH STEAM			**ADMIN TOTAL**	**.65**	**19**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.38**	**19**	PURCH CH WTR			PAYROLL	.15	10				ADMINISTRATIVE	.15	10
PAYROLL	.12	4	COAL			MGMT FEES	.52	19	**LEASING EXPENSES**	**.71**	**19**			
ELEVATOR	.03	18	WATER/SEWER	.07	19	PROF FEES	.04	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.83**	**19**
HVAC	.11	19	**RDS/GNDS/SEC**	**.45**	**19**	GEN OFC EXP	.04	19	COMMISSIONS	.02	8	CLEANING	.39	19
ELECTRICAL	.01	12	**TOTAL**			OTHER ADM EXP	.01	18	PROF FEES	.32	18	REPAIR/MAINT	.20	19
STRUCT/ROOF			RDS/GNDS TOTAL	.36	19				TENANT ALTS	.57	12	RDS/GROUNDS	.35	19
PLUMBING	.02	12	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	16
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.35	19				OTHER LEASING			ADMINISTRATIVE	.53	19
OTHER MAINT/SUP	.15	19	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	121,799 SQ. FT.				121,799 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					15.33	15.52	13.60	16.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.33	15.52	13.60	16.36				
MISCELLANEOUS	4	.30	.27	.24	.39				
TOTAL INCOME	4	15.63	15.79	13.84	16.75				
EXPENSE									
CLEANING	4	.67	.68	.66	.71	.67	.68	.66	.71
REPAIR-MAINT	4	.64	.72	.55	.86	.64	.72	.55	.86
UTILITIES	4	1.53	1.51	1.43	1.75	1.53	1.51	1.43	1.75
RDS/GRNDS/SEC	4	.39	.41	.35	.48	.39	.41	.35	.48
ADMINISTRATIVE	4	.72	.70	.64	.81	.72	.70	.64	.81
TOTAL OPER EXP	4	3.95	4.03	3.70	4.55	3.95	4.03	3.70	4.55
FIXED EXPENSES	4	1.16	1.16	1.08	1.25	1.16	1.16	1.08	1.25
TOTAL OPER + FIX	4	5.11	5.24	4.86	5.72	5.11	5.24	4.86	5.72
LEASING EXP	4	.44	.40	.12	.72				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.00	1.02	.96	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4361	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.58	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.67**	**4**	**UTILITIES TOTAL**	**1.53**	**4**	SECURITY TOTAL	.09	3	**FIXED EXP TOTAL**	**1.16**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.39	4	SEC PAYROLL			REAL ESTATE TAX	1.04	4	CLEANING		
CONTRACT	.61	4	GAS	.10	3	SEC CONTRACTS	.09	3	BUILDING INS	.12	4	REPAIR/MAINT		
SUP/MAT/MISC	.02	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.72**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.64**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.65	4	**LEASING EXPENSES**	**.44**	**4**			
ELEVATOR	.06	3	WATER/SEWER	.05	4	PROF FEES	.04	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.00**	**4**
HVAC	.22	4	**RDS/GNDS/SEC**	**.39**	**4**	GEN OFC EXP	.03	4	COMMISSIONS	.01	2	CLEANING	.61	4
ELECTRICAL			**TOTAL**			OTHER ADM EXP	.01	4	PROF FEES	.68	3	REPAIR/MAINT	.30	4
STRUCT/ROOF			RDS/GNDS TOTAL	.31	4				TENANT ALTS			RDS/GROUNDS	.31	4
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.09	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.31	4				OTHER LEASING			ADMINISTRATIVE	.69	4
OTHER MAINT/SUP	.34	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	18 BLDS	1,632,818 SQ. FT.				1,587,669 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	17					9.46	8.55	6.47	11.48
RETAIL AREA	3	10.44	11.85						
OTHER AREA	2	5.51	4.99						
TOTAL RENT	17	9.46	8.66	6.78	11.57				
MISCELLANEOUS	14	.22	.03	.01	.06				
TOTAL INCOME	17	9.67	9.14	6.84	11.57				
EXPENSE									
CLEANING	18	.58	.58	.45	.69	.59	.58	.46	.71
REPAIR-MAINT	18	.81	.65	.45	1.18	.82	.65	.49	1.21
UTILITIES	18	1.93	1.94	1.53	2.13	1.95	1.94	1.53	2.13
RDS/GRNDS/SEC	17	.24	.17	.13	.23	.24	.17	.13	.23
ADMINISTRATIVE	17	.45	.35	.11	.55	.46	.35	.11	.64
TOTAL OPER EXP	18	4.00	3.91	3.71	4.44	4.12	3.91	3.71	4.64
FIXED EXPENSES	18	.85	.82	.70	1.05	.87	.83	.70	1.06
TOTAL OPER+FIX	18	4.85	4.76	4.37	5.34	4.99	4.88	4.51	5.47
LEASING EXP	11	1.20	.90	.39	1.59				
TOTAL PAYROLL	13	.65	.46	.24	.77				
TOTAL CONTRACT	18	.57	.58	.43	.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5713	18
AVG SQFT/RETAIL TENANT	1989	4
AVG SQFT/OFFICE WORKER	281	17
AVG % OFFICE OCCUPANCY	87.8	18
AVG % RETAIL OCCUPANCY	71.4	4
AVG $ RATE YR-END RENT	11.78	17
RENTABLE/GROSS SQFT	.87	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	18
PAYROLL	.05	4
CONTRACT	.47	18
SUP/MAT/MISC	.09	16
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	.81	18
PAYROLL	.27	12
ELEVATOR	.14	16
HVAC	.20	17
ELECTRICAL	.06	16
STRUCT/ROOF	.01	4
PLUMBING	.03	14
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.15	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	18
ELECTRICAL	1.47	18
GAS	.54	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	18
RDS/GNDS/SEC	.24	17
TOTAL		
RDS/GNDS TOTAL	.09	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	12
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	13
SEC PAYROLL	.20	3
SEC CONTRACTS	.09	11
SEC OTHER	.01	2
ADMIN TOTAL	.45	17
PAYROLL	.29	10
MGMT FEES	.23	9
PROF FEES	.08	7
GEN OFC EXP	.08	13
OTHER ADM EXP	.03	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.85	18
REAL ESTATE TAX	.70	18
BUILDING INS	.13	16
PERS PROP TAX	.06	7
OTHER TAX	.03	6
LEASING EXPENSES	1.20	11
ADV/PROMOTION	.11	8
COMMISSIONS	.01	3
PROF FEES	.24	8
TENANT ALTS	.95	11
BUY-OUTS		
OTHER LEASING	.92	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	13
CLEANING	.05	4
REPAIR/MAINT	.27	12
RDS/GROUNDS		
SECURITY	.20	3
ADMINISTRATIVE	.29	10
TOTAL CONTRACTS	.57	18
CLEANING	.47	18
REPAIR/MAINT	.43	18
RDS/GROUNDS	.06	12
SECURITY	.09	11
ADMINISTRATIVE	.26	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	164,626 SQ. FT.				161,423 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					10.33	8.85	7.54	10.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.42	8.85	7.54	10.91				
MISCELLANEOUS	4	.20	.05	.02	.27				
TOTAL INCOME	7	10.55	8.88	7.57	10.92				
EXPENSE									
CLEANING	7	.53	.54	.43	.62	.54	.54	.45	.62
REPAIR-MAINT	7	1.00	.50	.43	.90	1.00	.50	.43	.90
UTILITIES	7	1.89	1.94	1.79	2.03	1.89	1.94	1.79	2.03
RDS/GRNDS/SEC	6	.18	.18	.16	.20	.18	.18	.16	.20
ADMINISTRATIVE	6	.25	.36	.08	.36	.25	.36	.08	.43
TOTAL OPER EXP	7	3.62	3.72	3.43	3.93	3.89	3.72	3.59	3.93
FIXED EXPENSES	7	1.03	1.04	.86	1.06	1.05	1.06	.86	1.11
TOTAL OPER+FIX	7	4.85	4.63	4.30	4.98	4.94	4.63	4.51	4.98
LEASING EXP	4	.86	.77	.38	1.20				
TOTAL PAYROLL	3	.27	.21						
TOTAL CONTRACT	7	.60	.63	.41	.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3318	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	491	6
AVG % OFFICE OCCUPANCY	92.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.91	7
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	7
PAYROLL		
CONTRACT	.44	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.00	7
PAYROLL	.24	3
ELEVATOR	.09	5
HVAC	.52	6
ELECTRICAL	.10	5
STRUCT/ROOF	.04	3
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	7
ELECTRICAL	1.73	7
GAS	.20	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC	.18	6
TOTAL		
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER		
ADMIN TOTAL	.25	6
PAYROLL		
MGMT FEES	.38	4
PROF FEES	.02	4
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.03	7
REAL ESTATE TAX	.94	7
BUILDING INS	.11	5
PERS PROP TAX	.06	2
OTHER TAX		
LEASING EXPENSES	.86	4
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.12	3
TENANT ALTS	.74	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.27	3
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.60	7
CLEANING	.44	7
REPAIR/MAINT	.65	7
RDS/GROUNDS	.17	5
SECURITY	.11	2
ADMINISTRATIVE	.23	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	338,316 SQ. FT.				317,707 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.87	5.84	5.52	9.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.70	6.15	5.49	10.14				
MISCELLANEOUS	4	.03	.02	.01	.05				
TOTAL INCOME	4	7.73	6.20	5.51	10.17				
EXPENSE									
CLEANING	4	.60	.55	.49	.71	.62	.56	.53	.71
REPAIR-MAINT	4	.90	.96	.69	1.10	.93	.97	.73	1.10
UTILITIES	4	1.86	1.72	1.29	2.39	1.93	1.78	1.40	2.39
RDS/GRNDS/SEC	4	.15	.10	.07	.25	.16	.11	.08	.25
ADMINISTRATIVE	4	.57	.42	.22	.89	.60	.51	.22	.98
TOTAL OPER EXP	4	4.08	4.40	3.45	4.64	4.35	4.42	3.93	4.64
FIXED EXPENSES	4	.73	.79	.58	.86	.77	.79	.65	.87
TOTAL OPER + FIX	4	4.81	5.23	4.07	5.47	5.12	5.25	4.62	5.47
LEASING EXP	3	1.47	1.34						
TOTAL PAYROLL	3	.53	.28						
TOTAL CONTRACT	4	.64	.52	.43	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3290	4
AVG SQFT/RETAIL TENANT	1550	2
AVG SQFT/OFFICE WORKER	350	4
AVG % OFFICE OCCUPANCY	85.9	4
AVG % RETAIL OCCUPANCY	89.4	2
AVG $ RATE YR-END RENT	11.11	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	4
PAYROLL	.04	2
CONTRACT	.48	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.90	4
PAYROLL	.28	2
ELEVATOR	.12	4
HVAC	.31	4
ELECTRICAL	.11	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	4
ELECTRICAL	1.53	4
GAS	.27	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.15	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER		
ADMIN TOTAL	.57	4
PAYROLL	.46	2
MGMT FEES	.29	3
PROF FEES	.08	2
GEN OFC EXP	.02	4
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.73	4
REAL ESTATE TAX	.57	4
BUILDING INS	.06	4
PERS PROP TAX	.10	2
OTHER TAX	.06	3
LEASING EXPENSES	1.47	3
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.33	2
TENANT ALTS	1.18	3
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	3
CLEANING	.04	2
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	.84	4
CLEANING	.48	4
REPAIR/MAINT	.57	4
RDS/GROUNDS	.04	3
SECURITY	.12	4
ADMINISTRATIVE	.35	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	725,906 SQ. FT.				704,571 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.75	8.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.79	8.46						
MISCELLANEOUS	3	.53	.03						
TOTAL INCOME	3	9.33	9.40						
EXPENSE									
CLEANING	4	.60	.62	.54	.70	.62	.66	.55	.73
REPAIR-MAINT	4	.83	.85	.59	1.21	.84	.92	.59	1.27
UTILITIES	4	1.65	1.53	1.35	1.84	1.65	1.53	1.35	1.84
RDS/GRNDS/SEC	4	.28	.16	.10	.41	.29	.16	.10	.41
ADMINISTRATIVE	4	.57	.49	.18	.98	.58	.49	.18	1.09
TOTAL OPER EXP	4	3.93	3.87	3.83	4.08	4.05	3.87	3.83	4.45
FIXED EXPENSES	4	.84	.66	.50	1.04	.86	.70	.54	1.04
TOTAL OPER + FIX	4	4.76	4.73	4.52	4.92	4.91	4.89	4.52	5.33
LEASING EXP	3	1.61	1.67						
TOTAL PAYROLL	4	.76	.77	.62	.95				
TOTAL CONTRACT	4	.61	.58	.57	.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5417	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	350	4
AVG % OFFICE OCCUPANCY	83.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.88	4
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	4
PAYROLL		
CONTRACT	.51	4
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.83	4
PAYROLL	.32	4
ELEVATOR	.14	4
HVAC	.15	4
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	4
ELECTRICAL	1.41	4
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL	.22	2
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	.57	4
PAYROLL	.31	4
MGMT FEES	.15	2
PROF FEES		
GEN OFC EXP	.17	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.84	4
REAL ESTATE TAX	.65	4
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.61	3
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES	.41	2
TENANT ALTS	1.26	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	4
CLEANING		
REPAIR/MAINT	.32	4
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	.61	4
CLEANING	.51	4
REPAIR/MAINT	.35	4
RDS/GROUNDS	.05	4
SECURITY	.06	3
ADMINISTRATIVE	.21	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	268,015 SQ. FT.				268,015 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.04	7.44	5.16	11.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.04	7.44	5.16	11.50				
MISCELLANEOUS	3	.12	.08						
TOTAL INCOME	6	11.13	7.46	5.16	11.58				
EXPENSE									
CLEANING	5	.80	.70			.80	.70		
REPAIR-MAINT	6	2.42	1.86	.64	3.67	2.42	1.86	.64	3.67
UTILITIES	6	3.19	1.86	1.40	3.13	3.19	1.86	1.40	3.13
RDS/GRNDS/SEC	6	.12	.13	.12	.17	.12	.13	.12	.17
ADMINISTRATIVE	6	.19	.27	.05	.81	.19	.27	.05	.81
TOTAL OPER EXP	5	7.49	7.91			7.49	7.91		
FIXED EXPENSES	6	.50	.90	.57	1.03	.50	.90	.57	1.03
TOTAL OPER+FIX	5	7.92	8.30			7.92	8.30		
LEASING EXP	4	.11	.12						
TOTAL PAYROLL									
TOTAL CONTRACT	6	.70	.54	.34	.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8508	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	199	6
AVG % OFFICE OCCUPANCY	85.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.21	6
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**5**	**UTILITIES TOTAL**	**3.19**	**6**	SECURITY TOTAL	.01	6	**FIXED EXP TOTAL**	**.50**	**6**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	3.05	6	SEC PAYROLL			REAL ESTATE TAX	.32	6	CLEANING		
CONTRACT	.68	5	GAS	.24	3	SEC CONTRACTS			BUILDING INS	.10	5	REPAIR/MAINT		
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	**.19**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.42**	**6**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.13	5	**LEASING EXPENSES**	**.11**	**4**	**TOTAL CONTRACTS**	**.70**	**6**
ELEVATOR	.04	2	WATER/SEWER	.08	6	PROF FEES	.10	4	ADV/PROMOTION	.01	4	CLEANING	.68	5
HVAC	.64	6	**RDS/GNDS/SEC**	**.12**	**6**	GEN OFC EXP	.02	6	COMMISSIONS			REPAIR/MAINT	.98	6
ELECTRICAL	.34	5	**TOTAL**			OTHER ADM EXP	.04	6	PROF FEES	.10	4	RDS/GROUNDS	.11	6
STRUCT/ROOF			RDS/GNDS TOTAL	.12	6				TENANT ALTS			SECURITY		
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.16	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.11	6				OTHER LEASING					
OTHER MAINT/SUP	.81	6	RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	1,688,691 SQ. FT.				1,659,386 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					9.69	10.36	9.17	10.67
RETAIL AREA	3	.55	.28						
OTHER AREA									
TOTAL RENT	9	9.58	10.26	9.24	10.69				
MISCELLANEOUS	2	.06	.09						
TOTAL INCOME	9	9.60	10.26	9.24	10.69				
EXPENSE									
CLEANING	9	.64	.61	.54	1.32	.65	.63	.54	1.32
REPAIR-MAINT	9	.83	.62	.52	1.34	.84	.63	.52	1.34
UTILITIES	9	1.17	1.22	1.15	1.44	1.19	1.22	1.17	1.45
RDS/GRNDS/SEC	5	.20	.20	.10	.29	.20	.20	.10	.30
ADMINISTRATIVE	9	.99	.95	.53	1.27	1.00	.97	.54	1.28
TOTAL OPER EXP	9	3.77	3.87	3.55	4.79	3.84	3.87	3.60	4.83
FIXED EXPENSES	9	1.40	1.40	1.13	2.09	1.43	1.40	1.14	2.09
TOTAL OPER+FIX	9	5.17	5.45	4.68	6.64	5.27	5.47	4.75	6.64
LEASING EXP	8	1.18	.12	.04	.66				
TOTAL PAYROLL	8	.96	.95	.72	1.97				
TOTAL CONTRACT	6	.52	.59	.58	.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4879	7
AVG SQFT/RETAIL TENANT	907	2
AVG SQFT/OFFICE WORKER	314	6
AVG % OFFICE OCCUPANCY	72.3	9
AVG % RETAIL OCCUPANCY	18.4	2
AVG $ RATE YR-END RENT	14.34	7
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**8**	**UTILITIES TOTAL**	**1.17**	**9**	SECURITY TOTAL	.18	5	**FIXED EXP TOTAL**	**1.40**	**9**	**TOTAL PAYROLL**	**.96**	**8**
PAYROLL	1.70	2	ELECTRICAL	1.08	9	SEC PAYROLL			REAL ESTATE TAX	1.24	9	CLEANING	1.70	2
CONTRACT	.45	6	GAS	.07	3	SEC CONTRACTS	.08	4	BUILDING INS	.14	9	REPAIR/MAINT	.44	4
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM			**ADMIN TOTAL**	**.99**	**9**	OTHER TAX	.13	4	SECURITY		
REPR/MAINT TOTAL	**.83**	**9**	PURCH CH WTR			PAYROLL	.50	8				ADMINISTRATIVE	.50	8
PAYROLL	.44	4	COAL			MGMT FEES	.46	5	**LEASING EXPENSES**	**1.18**	**8**			
ELEVATOR	.20	9	WATER/SEWER	.06	9	PROF FEES	.09	8	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	**.52**	**6**
HVAC	.07	9	**RDS/GNDS/SEC**	**.20**	**5**	GEN OFC EXP	.10	8	COMMISSIONS	.02	2	CLEANING	.45	6
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP	.01	7	PROF FEES	.30	6	REPAIR/MAINT	.40	9
STRUCT/ROOF	.12	5	RDS/GNDS TOTAL	.14	2				TENANT ALTS	1.19	2	RDS/GROUNDS		
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	4
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR						OTHER LEASING	.09	2	ADMINISTRATIVE	.39	9
OTHER MAINT/SUP	.21	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	969,967 SQ. FT.				961,008 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.11	9.37	7.37	10.52
RETAIL AREA	2	1.64	1.63						
OTHER AREA									
TOTAL RENT	5	9.11	9.37	7.37	10.52				
MISCELLANEOUS									
TOTAL INCOME	5	9.13	9.37	7.44	10.52				
EXPENSE									
CLEANING	5	.62	.61	.58	.66	.63	.63	.58	.66
REPAIR-MAINT	5	.89	.61	.52	1.28	.89	.62	.52	1.28
UTILITIES	5	1.31	1.25	1.15	1.44	1.32	1.25	1.17	1.45
RDS/GRNDS/SEC	3	.13	.13			.16	.13		
ADMINISTRATIVE	5	1.07	.99	.74	1.59	1.08	1.02	.74	1.59
TOTAL OPER EXP	5	3.99	3.87	3.74	4.27	4.03	3.87	3.79	4.31
FIXED EXPENSES	5	1.33	1.40	1.01	1.59	1.34	1.40	1.03	1.59
TOTAL OPER + FIX	5	5.32	5.45	5.01	5.51	5.37	5.47	5.08	5.54
LEASING EXP	5	.30	.12	.06	.66				
TOTAL PAYROLL	5	.84	.84	.63	1.08				
TOTAL CONTRACT	4	.65	.63	.58	.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4949	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	3
AVG % OFFICE OCCUPANCY	77.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.02	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	4
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.89	5
PAYROLL		
ELEVATOR	.21	5
HVAC	.10	5
ELECTRICAL	.04	3
STRUCT/ROOF	.25	2
PLUMBING	.05	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	5
ELECTRICAL	1.20	5
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.15	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	3
SEC PAYROLL		
SEC CONTRACTS	.15	2
SEC OTHER		
ADMIN TOTAL	1.07	5
PAYROLL	.62	5
MGMT FEES	.41	3
PROF FEES	.07	4
GEN OFC EXP	.14	5
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	5
REAL ESTATE TAX	1.22	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	5
ADV/PROMOTION	.11	4
COMMISSIONS		
PROF FEES	.26	4
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	5
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	5
TOTAL CONTRACTS	.65	4
CLEANING	.57	4
REPAIR/MAINT	.47	5
RDS/GROUNDS		
SECURITY	.15	2
ADMINISTRATIVE	.32	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	2,651,090 SQ. FT.				2,580,180 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					12.04	9.30	7.11	12.45
RETAIL AREA	5	10.74	11.57						
OTHER AREA									
TOTAL RENT	20	12.01	9.30	7.22	12.45				
MISCELLANEOUS	16	.09	.07	.01	.13				
TOTAL INCOME	20	12.08	9.81	7.25	12.59				
EXPENSE									
CLEANING	18	.64	.62	.53	.77	.64	.62	.55	.78
REPAIR-MAINT	20	.87	.81	.64	1.02	.88	.81	.64	1.02
UTILITIES	20	1.44	1.34	1.19	1.54	1.44	1.34	1.19	1.54
RDS/GRNDS/SEC	22	.34	.26	.18	.40	.35	.26	.18	.40
ADMINISTRATIVE	22	.85	.91	.74	1.05	.87	.91	.76	1.09
TOTAL OPER EXP	18	4.22	4.32	3.78	4.73	4.31	4.32	3.98	4.73
FIXED EXPENSES	21	1.39	1.34	1.11	1.44	1.43	1.34	1.11	1.50
TOTAL OPER + FIX	17	5.67	5.79	4.77	6.11	5.81	5.79	5.00	6.12
LEASING EXP	16	1.09	.47	.08	1.44				
TOTAL PAYROLL	22	.70	.69	.46	.92				
TOTAL CONTRACT	22	.74	.72	.59	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4224	20
AVG SQFT/RETAIL TENANT	4305	4
AVG SQFT/OFFICE WORKER	256	17
AVG % OFFICE OCCUPANCY	78.2	22
AVG % RETAIL OCCUPANCY	81.1	6
AVG $ RATE YR-END RENT	10.92	21
RENTABLE/GROSS SQFT	.94	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	18
PAYROLL	.19	5
CONTRACT	.52	17
SUP/MAT/MISC	.08	13
TRASH REMOVAL	.02	18
REPR/MAINT TOTAL	.87	20
PAYROLL	.33	14
ELEVATOR	.10	20
HVAC	.15	20
ELECTRICAL	.04	16
STRUCT/ROOF	.02	10
PLUMBING	.01	19
FIRE/LIFE SFTY	.04	15
OTHER MAINT/SUP	.26	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	20
ELECTRICAL	1.37	20
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	20
RDS/GNDS/SEC TOTAL	.34	22
RDS/GNDS TOTAL	.15	21
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	19
RDS/GNDS OTHER	.05	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	20
SEC PAYROLL		
SEC CONTRACTS	.20	20
SEC OTHER	.01	8
ADMIN TOTAL	.85	22
PAYROLL	.44	18
MGMT FEES	.33	19
PROF FEES	.04	16
GEN OFC EXP	.11	20
OTHER ADM EXP	.09	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	21
REAL ESTATE TAX	1.27	21
BUILDING INS	.10	21
PERS PROP TAX	.15	11
OTHER TAX	.03	6
LEASING EXPENSES	1.09	16
ADV/PROMOTION	.04	12
COMMISSIONS	.15	7
PROF FEES	.24	14
TENANT ALTS	.91	13
BUY-OUTS	.02	3
OTHER LEASING	.05	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	22
CLEANING	.19	5
REPAIR/MAINT	.33	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	18
TOTAL CONTRACTS	.74	22
CLEANING	.52	17
REPAIR/MAINT	.35	20
RDS/GROUNDS	.10	19
SECURITY	.20	20
ADMINISTRATIVE	.30	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	259,532 SQ. FT.				259,532 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.28	7.04	5.48	8.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.28	7.04	5.47	8.96				
MISCELLANEOUS	3	.08	.09						
TOTAL INCOME	4	7.34	7.12	5.52	9.03				
EXPENSE									
CLEANING	3	.58	.59			.58	.59		
REPAIR-MAINT	4	.90	.97	.69	1.09	.90	.97	.69	1.09
UTILITIES	4	1.32	1.35	.98	1.64	1.32	1.35	.98	1.64
RDS/GRNDS/SEC	4	.33	.34	.20	.46	.33	.34	.20	.46
ADMINISTRATIVE	4	1.00	.99	.85	1.15	1.00	.99	.85	1.15
TOTAL OPER EXP	3	4.49	4.72			4.49	4.72		
FIXED EXPENSES	4	1.21	1.09	.77	1.63	1.21	1.09	.77	1.63
TOTAL OPER + FIX	3	5.76	5.87			5.76	5.87		
LEASING EXP	3	.74	.47						
TOTAL PAYROLL	4	.68	.66	.40	.94				
TOTAL CONTRACT	4	.66	.70	.59	.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2506	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	258	3
AVG % OFFICE OCCUPANCY	84.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.87	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	3	**UTILITIES TOTAL**	1.32	4	SECURITY TOTAL	.07	4	**FIXED EXP TOTAL**	1.21	4	**TOTAL PAYROLL**	.68	4
PAYROLL			ELECTRICAL	1.22	4	SEC PAYROLL			REAL ESTATE TAX	1.06	4	CLEANING		
CONTRACT	.49	3	GAS	.05	2	SEC CONTRACTS	.07	4	BUILDING INS	.09	4	REPAIR/MAINT	.29	4
SUP/MAT/MISC	.07	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.90	4	PURCH CH WTR			**ADMIN TOTAL**	1.00	4				ADMINISTRATIVE	.49	3
PAYROLL	.29	4	COAL			PAYROLL	.49	3						
ELEVATOR	.08	4	WATER/SEWER	.08	4	MGMT FEES	.42	3	**LEASING EXPENSES**	.74	3	**TOTAL CONTRACTS**	.66	4
HVAC	.21	4	**RDS/GNDS/SEC**	.33	4	PROF FEES	.06	3	ADV/PROMOTION	.02	3	CLEANING	.49	3
ELECTRICAL	.11	4	**TOTAL**			GEN OFC EXP	.12	4	COMMISSIONS			REPAIR/MAINT	.47	4
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.26	4	OTHER ADM EXP	.16	4	PROF FEES	.13	3	RDS/GROUNDS	.19	4
PLUMBING	.01	4	RDS/GNDS PAYRL						TENANT ALTS	.56	3	SECURITY	.07	4
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.19	4				BUY-OUTS			ADMINISTRATIVE	.36	4
OTHER MAINT/SUP	.13	4	RDS/GNDS OTHER	.09	3				OTHER LEASING					

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,055,460 SQ. FT.				2,017,733 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					13.34	11.83	8.75	16.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	13.27	11.83	8.85	15.40				
MISCELLANEOUS	11	.07	.05	.01	.13				
TOTAL INCOME	12	13.34	11.88	8.98	15.49				
EXPENSE									
CLEANING	12	.65	.71	.53	.77	.65	.71	.53	.78
REPAIR-MAINT	12	.91	.81	.73	1.04	.92	.81	.73	1.04
UTILITIES	12	1.45	1.35	1.21	1.64	1.45	1.35	1.21	1.64
RDS/GRNDS/SEC	12	.37	.26	.21	.46	.38	.26	.21	.47
ADMINISTRATIVE	12	.84	.87	.78	1.04	.86	.87	.81	1.04
TOTAL OPER EXP	12	4.23	4.20	3.62	4.46	4.31	4.27	3.66	4.47
FIXED EXPENSES	11	1.47	1.41	1.29	1.45	1.50	1.41	1.29	1.50
TOTAL OPER + FIX	11	5.72	5.79	4.94	5.88	5.83	5.79	5.02	5.91
LEASING EXP	10	.98	.58	.09	1.20				
TOTAL PAYROLL	12	.74	.74	.53	.92				
TOTAL CONTRACT	12	.79	.76	.59	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5551	12
AVG SQFT/RETAIL TENANT	3066	2
AVG SQFT/OFFICE WORKER	256	12
AVG % OFFICE OCCUPANCY	80.3	12
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.48	11
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	12	**UTILITIES TOTAL**	1.45	12	SECURITY TOTAL	.24	12	**FIXED EXP TOTAL**	1.47	11	**TOTAL PAYROLL**	.74	12
PAYROLL	.21	4	ELECTRICAL	1.38	12	SEC PAYROLL			REAL ESTATE TAX	1.35	11	CLEANING	.21	4
CONTRACT	.52	11	GAS			SEC CONTRACTS	.23	12	BUILDING INS	.09	12	REPAIR/MAINT	.33	10
SUP/MAT/MISC	.08	10	FUEL OIL			SEC OTHER	.01	6	PERS PROP TAX	.18	7	RDS/GROUNDS		
TRASH REMOVAL	.02	12	PURCH STEAM						OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	.91	12	PURCH CH WTR			**ADMIN TOTAL**	.84	12				ADMINISTRATIVE	.40	11
PAYROLL	.33	10	COAL			PAYROLL	.40	11						
ELEVATOR	.10	12	WATER/SEWER	.07	12	MGMT FEES	.34	10	**LEASING EXPENSES**	.98	10	**TOTAL CONTRACTS**	.79	12
HVAC	.14	12	**RDS/GNDS/SEC**	.37	12	PROF FEES	.04	9	ADV/PROMOTION	.05	6	CLEANING	.52	11
ELECTRICAL	.03	11	**TOTAL**			GEN OFC EXP	.11	11	COMMISSIONS	.14	5	REPAIR/MAINT	.33	12
STRUCT/ROOF	.01	5	RDS/GNDS TOTAL	.14	11	OTHER ADM EXP	.08	10	PROF FEES	.25	8	RDS/GROUNDS	.10	9
PLUMBING	.01	11	RDS/GNDS PAYRL						TENANT ALTS	.79	8	SECURITY	.23	12
FIRE/LIFE SFTY	.04	11	RDS/GNDS CONTR	.10	9				BUY-OUTS	.02	2	ADMINISTRATIVE	.30	12
OTHER MAINT/SUP	.29	12	RDS/GNDS OTHER	.06	11				OTHER LEASING	.05	4			

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Diego, CA

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 15 BLDS 4,003,273 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 3,868,472 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	15					16.72	15.41	14.09	17.34
RETAIL AREA	4	24.78	15.50	7.32	31.28				
OTHER AREA									
TOTAL RENT	15	16.73	15.42	13.38	17.49				
MISCELLANEOUS	9	12	.09	.03	.24				
TOTAL INCOME	15	16.82	15.42	13.38	17.59				
EXPENSE									
CLEANING	15	1.03	1.02	.74	1.21	1.05	1.02	.78	1.20
REPAIR-MAINT	15	1.38	1.24	.90	1.80	1.41	1.26	.92	1.90
UTILITIES	15	1.80	1.76	1.50	2.17	1.84	1.82	1.52	2.17
RDS/GRNDS/SEC	15	.43	.48	.33	.56	.44	.49	.33	.50
ADMINISTRATIVE	15	.93	.86	.64	1.05	.96	.86	.65	1.11
TOTAL OPER EXP	15	5.57	5.48	4.85	6.35	5.76	5.86	4.97	6.35
FIXED EXPENSES	15	1.70	1.51	.93	1.82	1.76	1.70	.96	1.93
TOTAL OPER + FIX	15	7.27	7.12	6.33	7.84	7.52	7.58	6.71	8.33
LEASING EXP	14	1.52	.52	.21	1.46				
TOTAL PAYROLL	14	1.17	1.13	.77	1.46				
TOTAL CONTRACT	14	.86	.90	.65	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6038	14
AVG SQFT/RETAIL TENANT	2966	4
AVG SQFT/OFFICE WORKER	241	13
AVG % OFFICE OCCUPANCY	90.5	15
AVG % RETAIL OCCUPANCY	86.3	4
AVG $ RATE YR-END RENT	20.96	14
RENTABLE/GROSS SQFT	.91	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	14
PAYROLL	.47	6
CONTRACT	.67	12
SUP/MAT/MISC	.15	10
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.41	14
PAYROLL	.49	13
ELEVATOR	.23	14
HVAC	.22	14
ELECTRICAL	.13	12
STRUCT/ROOF	.06	7
PLUMBING	.04	12
FIRE/LIFE SFTY	.06	11
OTHER MAINT/SUP	.25	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	14
ELECTRICAL	1.56	14
GAS	.06	10
FUEL OIL	.01	3
PURCH STEAM	.15	3
PURCH CH WTR	.62	2
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.41	14
RDS/GNDS TOTAL	.06	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	12
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	14
SEC PAYROLL	.34	6
SEC CONTRACTS	.31	8
SEC OTHER	.01	6
ADMIN TOTAL	.95	14
PAYROLL	.38	11
MGMT FEES	.38	13
PROF FEES	.14	8
GEN OFC EXP	.17	12
OTHER ADM EXP	.03	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	14
REAL ESTATE TAX	1.33	14
BUILDING INS	.41	14
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	1.52	14
ADV/PROMOTION	.05	11
COMMISSIONS	.07	3
PROF FEES	.27	10
TENANT ALTS	1.50	10
BUY-OUTS		
OTHER LEASING	.07	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	14
CLEANING	.47	6
REPAIR/MAINT	.49	13
RDS/GROUNDS		
SECURITY	.34	6
ADMINISTRATIVE	.38	11
TOTAL CONTRACTS	.86	14
CLEANING	.67	12
REPAIR/MAINT	.68	14
RDS/GROUNDS	.04	12
SECURITY	.31	8
ADMINISTRATIVE	.47	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 10 BLDS 1,861,531 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,785,816 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	10					14.80	15.01	13.55	15.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	14.55	14.96	13.21	15.68				
MISCELLANEOUS	4	.20	.21	.05	.39				
TOTAL INCOME	10	14.65	14.96	13.21	16.10				
EXPENSE									
CLEANING	10	1.20	1.06	.76	1.23	1.22	1.07	.85	1.23
REPAIR-MAINT	10	1.66	1.55	.80	2.05	1.69	1.65	.82	2.05
UTILITIES	10	2.04	1.93	1.69	2.36	2.10	2.02	1.80	2.36
RDS/GRNDS/SEC	10	.52	.52	.44	.63	.54	.55	.44	.64
ADMINISTRATIVE	10	.70	.74	.39	.88	.73	.74	.43	.90
TOTAL OPER EXP	10	6.11	5.87	5.16	6.72	6.37	6.21	5.16	7.49
FIXED EXPENSES	10	1.20	.96	.90	1.51	1.26	1.02	.90	1.70
TOTAL OPER + FIX	10	7.31	7.05	6.18	7.65	7.62	7.43	6.31	8.52
LEASING EXP	9	1.43	.28	.11	1.38				
TOTAL PAYROLL	9	1.30	1.14	.42	2.13				
TOTAL CONTRACT	9	.98	1.00	.59	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4918	9
AVG SQFT/RETAIL TENANT	5663	2
AVG SQFT/OFFICE WORKER	228	8
AVG % OFFICE OCCUPANCY	92.2	10
AVG % RETAIL OCCUPANCY	80.6	2
AVG $ RATE YR-END RENT	20.05	9
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	9
PAYROLL	.84	3
CONTRACT	.83	7
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.74	9
PAYROLL	.63	8
ELEVATOR	.25	9
HVAC	.23	9
ELECTRICAL	.20	8
STRUCT/ROOF	.10	5
PLUMBING	.06	7
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.54	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	9
ELECTRICAL	1.70	9
GAS	.05	5
FUEL OIL	.01	2
PURCH STEAM	.28	2
PURCH CH WTR	.62	2
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.48	9
RDS/GNDS TOTAL	.05	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	9
SEC PAYROLL	.54	3
SEC CONTRACTS	.43	5
SEC OTHER	.03	4
ADMIN TOTAL	.74	9
PAYROLL	.38	6
MGMT FEES	.34	8
PROF FEES	.11	4
GEN OFC EXP	.11	7
OTHER ADM EXP	.03	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.24	9
REAL ESTATE TAX	.93	9
BUILDING INS	.30	9
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	1.43	9
ADV/PROMOTION	.03	6
COMMISSIONS		
PROF FEES	.39	8
TENANT ALTS	1.93	6
BUY-OUTS		
OTHER LEASING	.05	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	9
CLEANING	.84	9
REPAIR/MAINT	.63	8
RDS/GROUNDS		
SECURITY	.54	3
ADMINISTRATIVE	.38	6
TOTAL CONTRACTS	.98	9
CLEANING	.83	7
REPAIR/MAINT	.81	9
RDS/GROUNDS	.03	7
SECURITY	.43	5
ADMINISTRATIVE	.40	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Diego, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,141,742 SQ. FT.				2,082,656 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.37	17.07	13.05	23.88
RETAIL AREA	3	25.93	13.43						
OTHER AREA									
TOTAL RENT	5	18.63	18.54	12.98	23.98				
MISCELLANEOUS	5	.08	.09	.02	.13				
TOTAL INCOME	5	18.71	18.67	13.06	24.03				
EXPENSE									
CLEANING	5	.88	.75	.73	1.11	.90	.80	.75	1.11
REPAIR-MAINT	5	1.15	1.19	.90	1.40	1.17	1.19	.92	1.42
UTILITIES	5	1.59	1.50	1.44	1.77	1.61	1.51	1.47	1.78
RDS/GRNDS/SEC	5	.35	.33	.25	.49	.36	.33	.27	.49
ADMINISTRATIVE	5	1.13	1.21	.86	1.46	1.16	1.29	.88	1.47
TOTAL OPER EXP	5	5.10	5.48	4.51	5.64	5.24	5.48	4.78	5.69
FIXED EXPENSES	5	2.14	1.83	1.74	2.65	2.20	1.96	1.81	2.64
TOTAL OPER+FIX	5	7.23	7.40	6.33	8.17	7.44	7.58	6.71	8.14
LEASING EXP	5	1.59	1.46	.36	3.19				
TOTAL PAYROLL	5	1.06	1.11	.78	1.38				
TOTAL CONTRACT	5	.76	.67	.43	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7427	5
AVG SQFT/RETAIL TENANT	2427	2
AVG SQFT/OFFICE WORKER	253	5
AVG % OFFICE OCCUPANCY	89.1	5
AVG % RETAIL OCCUPANCY	89.2	2
AVG $ RATE YR-END RENT	21.69	5
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	5	**UTILITIES TOTAL**	1.59	5	SECURITY TOTAL	.28	5	**FIXED EXP TOTAL**	2.14	5	**TOTAL PAYROLL**	1.06	5
PAYROLL	.30	3	ELECTRICAL	1.46	5	SEC PAYROLL	.24	3	REAL ESTATE TAX	1.64	5	CLEANING	.30	3
CONTRACT	.56	5	GAS	.06	5	SEC CONTRACTS	.22	3	BUILDING INS	.50	5	REPAIR/MAINT	.38	5
SUP/MAT/MISC	.19	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM						OTHER TAX			SECURITY	.24	3
REPR/MAINT TOTAL	1.15	5	PURCH CH WTR			**ADMIN TOTAL**	1.13	5				ADMINISTRATIVE	.39	5
PAYROLL	.38	5	COAL			PAYROLL	.39	5	**LEASING EXPENSES**	1.59	5			
ELEVATOR	.22	5	WATER/SEWER	.07	5	MGMT FEES	.40	5	ADV/PROMOTION	.06	5	**TOTAL CONTRACTS**	.76	5
HVAC	.20	5	**RDS/GNDS/SEC TOTAL**	.35	5	PROF FEES	.16	4	COMMISSIONS	.07	2	CLEANING	.56	5
ELECTRICAL	.07	4	RDS/GNDS TOTAL	.07	5	GEN OFC EXP	.20	5	PROF FEES	.19	4	REPAIR/MAINT	.58	5
STRUCT/ROOF	.02	2	RDS/GNDS PAYRL			OTHER ADM EXP	.02	5	TENANT ALTS	1.30	5	RDS/GROUNDS	.05	5
PLUMBING	.02	5	RDS/GNDS CONTR	.05	5				BUY-OUTS			SECURITY	.22	3
FIRE/LIFE SFTY	.07	5	RDS/GNDS OTHER	.03	3				OTHER LEASING	.08	2	ADMINISTRATIVE	.51	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	634,492 SQ. FT.				634,492 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					15.64	15.14	13.40	17.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	15.64	15.14	13.40	17.18				
MISCELLANEOUS	0	.13	.06						
TOTAL INCOME	12	15.74	15.14	13.43	17.35				
EXPENSE									
CLEANING	12	.49	.73	.40	.86	.49	.73	.40	.86
REPAIR-MAINT	12	.57	.75	.34	.90	.57	.75	.34	.90
UTILITIES	11	1.54	1.50	1.44	1.65	1.54	1.50	1.44	1.65
RDS/GRNDS/SEC	12	.40	.30	.22	.46	.40	.30	.22	.46
ADMINISTRATIVE	12	.90	.93	.55	1.03	.90	.93	.55	1.03
TOTAL OPER EXP	11	3.92	4.10	3.55	4.59	3.92	4.10	3.55	4.59
FIXED EXPENSES	12	1.34	1.00	.75	1.64	1.34	1.00	.75	1.64
TOTAL OPER+FIX	11	5.32	4.89	4.57	6.00	5.32	4.89	4.57	6.00
LEASING EXP	12	.63	.84	.09	1.36				
TOTAL PAYROLL	10	.43	.31						
TOTAL CONTRACT	12	.74	.68	.65	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9815	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	7
AVG % OFFICE OCCUPANCY	72.7	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.03	12
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	12	**UTILITIES TOTAL**	1.54	11	SECURITY TOTAL	.24	12	**FIXED EXP TOTAL**	1.34	12	**TOTAL PAYROLL**	.43	10
PAYROLL			ELECTRICAL	1.29	11	SEC PAYROLL			REAL ESTATE TAX	1.17	12	CLEANING		
CONTRACT	.37	12	GAS	.11	11	SEC CONTRACTS	.23	12	BUILDING INS	.18	12	REPAIR/MAINT	.24	10
SUP/MAT/MISC	.09	12	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	8	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.57	12	PURCH CH WTR			**ADMIN TOTAL**	.90	12				ADMINISTRATIVE		
PAYROLL	.24	10	COAL			PAYROLL			**LEASING EXPENSES**	.83	12			
ELEVATOR	.06	11	WATER/SEWER	.14	11	MGMT FEES	.52	12	ADV/PROMOTION	.01	11	**TOTAL CONTRACTS**	.74	12
HVAC	.11	12	**RDS/GNDS/SEC TOTAL**	.40	12	PROF FEES	.18	11	COMMISSIONS			CLEANING	.37	12
ELECTRICAL	.02	9	RDS/GNDS TOTAL	.16	12	GEN OFC EXP			PROF FEES	.57	12	REPAIR/MAINT	.22	12
STRUCT/ROOF	.06	6	RDS/GNDS PAYRL			OTHER ADM EXP	.04	5	TENANT ALTS	.03	6	RDS/GROUNDS	.15	12
PLUMBING	.01	9	RDS/GNDS CONTR	.15	12				BUY-OUTS			SECURITY	.23	12
FIRE/LIFE SFTY			RDS/GNDS OTHER	.01	11				OTHER LEASING			ADMINISTRATIVE	.69	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	76 BLDS	19,503,254 SQ. FT.				18,154,715 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	65					20.89	19.69	14.39	24.13
RETAIL AREA	52	22.45	21.78	16.02	35.42				
OTHER AREA	15	12.38	6.96	2.89	9.25				
TOTAL RENT	67	21.96	19.57	15.78	25.54				
MISCELLANEOUS	48	.61	.39	.11	.72				
TOTAL INCOME	69	22.36	19.34	16.18	26.06				
EXPENSE									
CLEANING	76	1.64	1.58	1.32	1.83	1.71	1.64	1.41	1.92
REPAIR-MAINT	75	1.65	1.47	1.19	1.97	1.72	1.56	1.21	1.97
UTILITIES	75	1.93	1.59	1.35	2.00	1.97	1.65	1.35	2.02
RDS/GRNDS/SEC	73	.52	.53	.31	.66	.56	.56	.33	.71
ADMINISTRATIVE	74	.99	.92	.54	1.37	1.06	.95	.61	1.48
TOTAL OPER EXP	73	6.67	6.43	5.30	7.37	7.18	6.60	5.70	8.37
FIXED EXPENSES	72	2.12	1.93	1.35	2.53	2.28	2.08	1.55	2.69
TOTAL OPER+FIX	70	8.80	8.51	7.35	9.61	9.48	9.31	7.93	10.65
LEASING EXP	52	3.96	1.44	.32	3.15				
TOTAL PAYROLL	63	1.14	.96	.67	1.66				
TOTAL CONTRACT	72	1.69	1.72	1.51	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8139	68
AVG SQFT/RETAIL TENANT	2279	54
AVG SQFT/OFFICE WORKER	263	60
AVG % OFFICE OCCUPANCY	91.9	75
AVG % RETAIL OCCUPANCY	92.4	59
AVG $ RATE YR-END RENT	26.56	57
RENTABLE/GROSS SQFT	.91	40

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**72**	**UTILITIES TOTAL**	**1.95**	**73**	SECURITY TOTAL	.47	64	**FIXED EXP TOTAL**	**2.10**	**69**	**TOTAL PAYROLL**	**1.14**	**63**
PAYROLL	.56	17	ELECTRICAL	1.74	73	SEC PAYROLL	.23	15	REAL ESTATE TAX	1.61	69	CLEANING	.56	17
CONTRACT	1.34	72	GAS	.11	60	SEC CONTRACTS	.38	58	BUILDING INS	.46	68	REPAIR/MAINT	.78	54
SUP/MAT/MISC	.11	66	FUEL OIL	.06	10	SEC OTHER	.04	31	PERS PROP TAX	.04	18	RDS/GROUNDS	.08	7
TRASH REMOVAL	.10	67	PURCH STEAM	.12	10	**ADMIN TOTAL**	**.99**	**70**	OTHER TAX	.10	29	SECURITY	.23	15
REPR/MAINT TOTAL	**1.65**	**71**	PURCH CH WTR			PAYROLL	.32	50	**LEASING EXPENSES**	**3.96**	**52**	ADMINISTRATIVE	.32	50
PAYROLL	.78	54	COAL			MGMT FEES	.54	59	ADV/PROMOTION	.23	28	**TOTAL CONTRACTS**	**1.69**	**72**
ELEVATOR	.25	71	WATER/SEWER	.08	72	PROF FEES	.13	46	COMMISSIONS	.09	23	CLEANING	1.34	72
HVAC	.23	65	**RDS/GNDS/SEC**	**.51**	**68**	GEN OFC EXP	.11	54	PROF FEES	1.01	30	REPAIR/MAINT	.66	71
ELECTRICAL	.07	63	**TOTAL**			OTHER ADM EXP	.11	52	TENANT ALTS	3.20	38	RDS/GROUNDS	.07	46
STRUCT/ROOF	.12	47	RDS/GNDS TOTAL	.10	52				BUY-OUTS	2.18	6	SECURITY	.36	58
PLUMBING	.02	60	RDS/GNDS PAYRL	.08	7				OTHER LEASING	.24	17	ADMINISTRATIVE	.60	63
FIRE/LIFE SFTY	.06	59	RDS/GNDS CONTR	.07	46									
OTHER MAINT/SUP	.34	68	RDS/GNDS OTHER	.06	25									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	178,049 SQ. FT.				158,683 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.90	14.42	12.35	20.85
RETAIL AREA	4	37.62	36.44	23.44	48.35				
OTHER AREA									
TOTAL RENT	5	18.60	18.36	15.14	20.94				
MISCELLANEOUS									
TOTAL INCOME	5	18.63	18.36	15.21	20.94				
EXPENSE									
CLEANING	5	1.53	1.52	.92	1.88	1.64	1.55	1.06	2.00
REPAIR-MAINT	5	1.38	1.36	.72	1.90	1.49	1.36	.78	2.16
UTILITIES	4	1.48	1.27	1.03	1.85	1.52	1.28	1.11	1.85
RDS/GRNDS/SEC	4	.50	.46	.20	.68	.56	.50	.20	.76
ADMINISTRATIVE	5	.79	.54	.52	1.40	.89	.60	.56	1.69
TOTAL OPER EXP	4	5.77	5.19	4.69	6.51	6.34	5.89	5.09	7.29
FIXED EXPENSES	5	1.19	1.06	.61	1.97	1.33	1.19	.73	2.09
TOTAL OPER+FIX	4	7.06	6.66	6.27	7.76	7.76	7.18	6.97	8.46
LEASING EXP	3	.50	.32						
TOTAL PAYROLL	2	.69	.70						
TOTAL CONTRACT	4	2.01	1.97	1.34	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1839	4
AVG SQFT/RETAIL TENANT	1735	4
AVG SQFT/OFFICE WORKER	349	4
AVG % OFFICE OCCUPANCY	90.3	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.97	5
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.70**	**4**	**UTILITIES TOTAL**	**1.48**	**4**	SECURITY TOTAL	.52	2	**FIXED EXP TOTAL**	**1.29**	**4**	**TOTAL PAYROLL**	**.69**	**2**
PAYROLL			ELECTRICAL	1.15	4	SEC PAYROLL			REAL ESTATE TAX	.89	4	CLEANING		
CONTRACT	1.54	4	GAS	.22	4	SEC CONTRACTS	.47	2	BUILDING INS	.39	4	REPAIR/MAINT	.69	2
SUP/MAT/MISC	.14	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM			**ADMIN TOTAL**	**.75**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.34**	**4**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**.50**	**3**	ADMINISTRATIVE		
PAYROLL	.69	2	COAL			MGMT FEES	.53	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.01**	**4**
ELEVATOR	.30	4	WATER/SEWER	.11	4	PROF FEES	.43	2	COMMISSIONS			CLEANING	1.54	4
HVAC	.13	2	**RDS/GNDS/SEC**	**.60**	**3**	GEN OFC EXP			PROF FEES	.14	2	REPAIR/MAINT	.69	4
ELECTRICAL	.17	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.60	2	RDS/GROUNDS	.43	2
STRUCT/ROOF	.07	2	RDS/GNDS TOTAL	.43	2				BUY-OUTS			SECURITY	.47	2
PLUMBING	.14	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.74	4
FIRE/LIFE SFTY	.07	3	RDS/GNDS CONTR	.43	2									
OTHER MAINT/SUP	.28	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	589,170 SQ. FT.				502,133 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.71	17.28	13.93	21.48
RETAIL AREA	5	26.98	22.72	19.93	41.66				
OTHER AREA	3	2.04	2.33						
TOTAL RENT	8	16.73	18.15	14.60	19.12				
MISCELLANEOUS	5	.33	.39	.11	.54				
TOTAL INCOME	9	17.11	18.40	14.98	19.22				
EXPENSE									
CLEANING	9	1.83	1.65	1.19	2.34	2.00	1.74	1.44	2.40
REPAIR-MAINT	9	1.82	1.32	1.02	2.32	1.99	1.60	1.05	2.53
UTILITIES	9	1.33	1.25	1.15	1.55	1.39	1.31	1.18	1.73
RDS/GRNDS/SEC	9	.29	.36	.09	.43	.33	.39	.10	.49
ADMINISTRATIVE	8	1.26	1.10	.64	1.76	1.42	1.14	.72	2.01
TOTAL OPER EXP	9	6.87	6.15	4.32	8.97	7.79	6.50	4.78	10.20
FIXED EXPENSES	9	1.42	1.59	.77	1.98	1.61	1.61	.90	2.30
TOTAL OPER + FIX	9	8.30	7.19	6.44	9.93	9.40	8.28	7.16	11.62
LEASING EXP	7	2.25	1.59	.33	4.13				
TOTAL PAYROLL	6	1.56	1.09	.68	2.71				
TOTAL CONTRACT	8	1.87	1.93	1.52	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1911	9
AVG SQFT/RETAIL TENANT	2428	6
AVG SQFT/OFFICE WORKER	277	8
AVG % OFFICE OCCUPANCY	90.6	9
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	18.51	8
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.94**	**8**	**UTILITIES TOTAL**	**1.33**	**9**	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	**1.42**	**9**	**TOTAL PAYROLL**	**1.56**	**8**
PAYROLL	.41	2	ELECTRICAL	1.06	9	SEC PAYROLL			REAL ESTATE TAX	1.05	9	CLEANING	.41	2
CONTRACT	1.62	8	GAS	.21	9	SEC CONTRACTS	.34	6	BUILDING INS	.35	9	REPAIR/MAINT	.94	5
SUP/MAT/MISC	.12	6	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.11	7	PURCH STEAM						OTHER TAX	.06	3	SECURITY		
REPR/MAINT TOTAL	**1.89**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**1.32**	**7**				ADMINISTRATIVE	1.12	3
PAYROLL	.94	5	COAL			PAYROLL	1.12	3	**LEASING EXPENSES**	**2.25**	**7**			
ELEVATOR	.29	8	WATER/SEWER	.07	9	MGMT FEES	.47	7	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.87**	**8**
HVAC	.18	6	**RDS/GNDS/SEC**	**.32**	**7**	PROF FEES	.18	4	COMMISSIONS			CLEANING	1.62	8
ELECTRICAL	.09	7	**TOTAL**			GEN OFC EXP	.13	7	PROF FEES	.42	7	REPAIR/MAINT	1.05	8
STRUCT/ROOF	.75	5	RDS/GNDS TOTAL	.04	4	OTHER ADM EXP	.10	4	TENANT ALTS	2.12	5	RDS/GROUNDS	.04	2
PLUMBING	.05	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	6
FIRE/LIFE SFTY	.05	7	RDS/GNDS CONTR	.04	2				OTHER LEASING	.22	2	ADMINISTRATIVE	.58	7
OTHER MAINT/SUP	.22	8	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,437,596 SQ. FT.				4,143,337 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					21.24	21.75	15.05	25.30
RETAIL AREA	13	30.80	27.35	16.46	42.25				
OTHER AREA	3	2.65	3.43						
TOTAL RENT	19	21.29	21.72	16.39	26.37				
MISCELLANEOUS	13	.51	.40	.02	.70				
TOTAL INCOME	19	21.68	22.08	16.58	26.52				
EXPENSE									
CLEANING	22	1.72	1.48	1.20	1.90	1.80	1.62	1.29	1.97
REPAIR-MAINT	22	1.83	1.54	1.28	2.19	1.91	1.63	1.45	2.20
UTILITIES	22	1.83	1.66	1.35	2.00	1.90	1.68	1.35	2.02
RDS/GRNDS/SEC	20	.57	.57	.35	.77	.61	.58	.37	.88
ADMINISTRATIVE	21	1.07	1.19	.48	1.42	1.14	1.19	.51	1.64
TOTAL OPER EXP	21	6.99	6.72	5.52	7.41	7.52	7.06	6.07	8.37
FIXED EXPENSES	22	2.10	2.06	1.33	2.62	2.25	2.22	1.58	2.77
TOTAL OPER + FIX	21	9.04	9.00	7.71	10.87	9.73	9.78	8.26	11.11
LEASING EXP	13	1.82	.95	.28	3.09				
TOTAL PAYROLL	20	1.28	1.11	.61	1.90				
TOTAL CONTRACT	21	1.73	1.71	1.23	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3872	21
AVG SQFT/RETAIL TENANT	2790	16
AVG SQFT/OFFICE WORKER	249	14
AVG % OFFICE OCCUPANCY	92.2	21
AVG % RETAIL OCCUPANCY	92.8	17
AVG $ RATE YR-END RENT	23.42	15
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.74**	**21**	**UTILITIES TOTAL**	**1.85**	**21**	SECURITY TOTAL	.53	18	**FIXED EXP TOTAL**	**2.08**	**21**	**TOTAL PAYROLL**	**1.28**	**20**
PAYROLL	.99	5	ELECTRICAL	1.65	21	SEC PAYROLL	.25	5	REAL ESTATE TAX	1.55	21	CLEANING	.99	5
CONTRACT	1.32	21	GAS	.13	16	SEC CONTRACTS	.49	16	BUILDING INS	.49	21	REPAIR/MAINT	.82	15
SUP/MAT/MISC	.10	19	FUEL OIL	.01	2	SEC OTHER	.01	7	PERS PROP TAX	.05	8	RDS/GROUNDS		
TRASH REMOVAL	.12	19	PURCH STEAM	.08	4				OTHER TAX	.06	9	SECURITY	.25	5
REPR/MAINT TOTAL	**1.83**	**21**	PURCH CH WTR			**ADMIN TOTAL**	**1.04**	**20**				ADMINISTRATIVE	.50	14
PAYROLL	.82	15	COAL			PAYROLL	.50	14	**LEASING EXPENSES**	**1.82**	**13**			
ELEVATOR	.30	21	WATER/SEWER	.09	21	MGMT FEES	.54	16	ADV/PROMOTION	.16	6	**TOTAL CONTRACTS**	**1.73**	**21**
HVAC	.21	19	**RDS/GNDS/SEC**	**.57**	**19**	PROF FEES	.22	12	COMMISSIONS	.19	5	CLEANING	1.32	21
ELECTRICAL	.09	17	**TOTAL**			GEN OFC EXP	.07	15	PROF FEES	.31	11	REPAIR/MAINT	.68	21
STRUCT/ROOF	.08	8	RDS/GNDS TOTAL	.11	13	OTHER ADM EXP	.08	12	TENANT ALTS	1.99	9	RDS/GROUNDS	.08	11
PLUMBING	.03	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.49	16
FIRE/LIFE SFTY	.06	16	RDS/GNDS CONTR	.08	11				OTHER LEASING	.12	5	ADMINISTRATIVE	.64	18
OTHER MAINT/SUP	.51	19	RDS/GNDS OTHER	.07	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	5,158,390 SQ. FT.				4,960,601 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					19.35	19.25	13.01	24.61	
RETAIL AREA	7	15.89	12.99	8.66	26.10					
OTHER AREA	6	6.84	6.52	3.54	7.50					
TOTAL RENT	10	21.16	19.43	13.29	24.79					
MISCELLANEOUS	8	.37	.12	.06	.43					
TOTAL INCOME	11	21.14	19.34	14.79	24.00					
EXPENSE										
CLEANING	13	1.69	1.58	1.40	1.94	1.72	1.58	1.41	1.98	
REPAIR-MAINT	12	1.52	1.46	1.19	1.77	1.55	1.52	1.22	1.77	
UTILITIES	13	2.03	1.66	1.50	2.18	2.04	1.66	1.51	2.21	
RDS/GRNDS/SEC	13	.55	.54	.32	.67	.57	.57	.33	.71	
ADMINISTRATIVE	13	.88	.72	.46	1.60	.92	.75	.47	1.66	
TOTAL OPER EXP	12	6.45	6.34	5.74	6.97	6.70	6.52	5.92	7.20	
FIXED EXPENSES	11	2.68	2.26	1.90	3.64	2.77	2.39	1.99	3.70	
TOTAL OPER + FIX	11	9.11	9.24	8.35	9.54	9.44	9.38	8.73	10.01	
LEASING EXP	9	10.97	1.48	.29	11.69					
TOTAL PAYROLL	11	1.23	1.01	.84	1.43					
TOTAL CONTRACT	12	1.75	1.81	1.63	2.12					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10618	10
AVG SQFT/RETAIL TENANT	1599	9
AVG SQFT/OFFICE WORKER	220	10
AVG % OFFICE OCCUPANCY	86.7	13
AVG % RETAIL OCCUPANCY	87.8	9
AVG $ RATE YR-END RENT	24.40	11
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.69**	**12**
PAYROLL	1.32	2
CONTRACT	1.33	12
SUP/MAT/MISC	.10	12
TRASH REMOVAL	.09	11
REPR/MAINT TOTAL	**1.54**	**11**
PAYROLL	.79	9
ELEVATOR	.31	11
HVAC	.19	11
ELECTRICAL	.06	10
STRUCT/ROOF	.02	7
PLUMBING	.02	8
FIRE/LIFE SFTY	.08	10
OTHER MAINT/SUP	.24	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.07**	**12**
ELECTRICAL	1.88	12
GAS	.10	8
FUEL OIL	.08	3
PURCH STEAM	.10	4
PURCH CH WTR		
COAL		
WATER/SEWER	.08	12
RDS/GNDS/SEC TOTAL	**.52**	**12**
RDS/GNDS TOTAL	.08	10
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.07	8
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	12
SEC PAYROLL	.15	4
SEC CONTRACTS	.40	11
SEC OTHER	.08	4
ADMIN TOTAL	**.88**	**12**
PAYROLL	.40	9
MGMT FEES	.54	8
PROF FEES	.05	7
GEN OFC EXP	.13	10
OTHER ADM EXP	.07	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.98**	**10**
REAL ESTATE TAX	2.00	10
BUILDING INS	.54	10
PERS PROP TAX	.03	2
OTHER TAX	.29	4
LEASING EXPENSES	**10.97**	**9**
ADV/PROMOTION	.19	5
COMMISSIONS	.19	5
PROF FEES	3.41	7
TENANT ALTS	5.49	7
BUY-OUTS	4.57	3
OTHER LEASING	.72	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**11**
CLEANING	1.32	2
REPAIR/MAINT	.79	9
RDS/GROUNDS	.09	2
SECURITY	.15	4
ADMINISTRATIVE	.60	9
TOTAL CONTRACTS	**1.75**	**12**
CLEANING	1.33	12
REPAIR/MAINT	.65	11
RDS/GROUNDS	.07	8
SECURITY	.46	11
ADMINISTRATIVE	.52	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	6,626,295 SQ. FT.				5,977,223 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					22.03	22.58	18.69	26.48	
RETAIL AREA	6	19.25	19.32	17.78	22.96					
OTHER AREA	2	17.02	15.97							
TOTAL RENT	8	23.37	25.40	18.74	28.71					
MISCELLANEOUS	7	.66	1.27	.33	1.34					
TOTAL INCOME	8	24.14	26.78	19.03	30.01					
EXPENSE										
CLEANING	8	1.54	1.66	1.50	1.70	1.64	1.79	1.52	1.87	
REPAIR-MAINT	8	1.83	1.89	1.44	2.18	1.95	2.05	1.44	2.43	
UTILITIES	8	2.10	2.14	1.67	2.41	2.10	2.14	1.67	2.41	
RDS/GRNDS/SEC	8	.52	.57	.51	.59	.58	.61	.56	.67	
ADMINISTRATIVE	8	1.07	1.12	.73	1.29	1.19	1.19	.79	1.47	
TOTAL OPER EXP	8	7.06	7.30	5.91	7.97	7.83	8.06	5.92	9.09	
FIXED EXPENSES	8	1.83	1.54	1.29	2.38	2.03	1.76	1.42	2.57	
TOTAL OPER + FIX	8	8.89	9.10	8.16	10.13	9.86	10.38	8.42	10.83	
LEASING EXP	6	1.63	1.49	1.41	2.33					
TOTAL PAYROLL	8	1.11	1.28	.60	1.74					
TOTAL CONTRACT	8	1.59	1.63	1.53	1.76					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25029	8
AVG SQFT/RETAIL TENANT	2117	5
AVG SQFT/OFFICE WORKER	286	8
AVG % OFFICE OCCUPANCY	96.3	8
AVG % RETAIL OCCUPANCY	90.6	6
AVG $ RATE YR-END RENT	32.92	5
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.54**	**8**
PAYROLL		
CONTRACT	1.31	8
SUP/MAT/MISC	.14	7
TRASH REMOVAL	.10	8
REPR/MAINT TOTAL	**1.83**	**8**
PAYROLL	.89	7
ELEVATOR	.16	8
HVAC	.30	8
ELECTRICAL	.06	8
STRUCT/ROOF	.20	6
PLUMBING	.02	7
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.39	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.10**	**8**
ELECTRICAL	1.89	8
GAS	.08	4
FUEL OIL	.09	5
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	**.52**	**8**
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	7
SEC PAYROLL	.25	6
SEC CONTRACTS	.29	7
SEC OTHER	.03	7
ADMIN TOTAL	**1.07**	**8**
PAYROLL	.20	8
MGMT FEES	.59	7
PROF FEES	.13	7
GEN OFC EXP	.12	4
OTHER ADM EXP	.18	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**8**
REAL ESTATE TAX	1.41	8
BUILDING INS	.44	7
PERS PROP TAX	.05	2
OTHER TAX	.04	2
LEASING EXPENSES	**1.63**	**6**
ADV/PROMOTION	.34	5
COMMISSIONS	.04	5
PROF FEES	.19	5
TENANT ALTS	1.03	5
BUY-OUTS	.49	2
OTHER LEASING	.12	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.11**	**8**
CLEANING		
REPAIR/MAINT	.89	7
RDS/GROUNDS		
SECURITY	.25	6
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	**1.59**	**8**
CLEANING	1.31	8
REPAIR/MAINT	.75	8
RDS/GROUNDS	.04	4
SECURITY	.29	7
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	862,301 SQ. FT.				787,970 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					25.26	28.15	19.98	29.75
RETAIL AREA	7	17.57	18.82						
OTHER AREA									
TOTAL RENT	13	24.58	27.03	19.98	29.75				
MISCELLANEOUS	9	2.85	2.51	.55	5.07				
TOTAL INCOME	13	27.13	29.00	19.98	35.24				
EXPENSE									
CLEANING	14	1.35	1.11	.92	1.56	1.47	1.11	.92	1.72
REPAIR-MAINT	14	1.13	1.00	.55	1.49	1.23	1.28	.55	1.54
UTILITIES	14	2.27	2.14	1.67	2.54	2.45	2.44	1.67	2.72
RDS/GRNDS/SEC	14	.61	.65	.34	.74	.66	.71	.40	.74
ADMINISTRATIVE	13	1.18	1.04	1.00	1.33	1.31	1.09	1.00	1.33
TOTAL OPER EXP	14	7.15	6.01	4.62	7.71	7.82	6.49	4.62	8.19
FIXED EXPENSES	13	1.49	1.91	1.48	2.05	1.64	1.92	1.48	2.07
TOTAL OPER+FIX	13	8.76	7.58	6.51	10.53	9.63	8.89	6.51	10.53
LEASING EXP	12	.59	1.24	.39	1.47				
TOTAL PAYROLL	10	.87	.54	.37	1.18				
TOTAL CONTRACT	13	1.75	1.39	1.29	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6127	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	7
AVG % OFFICE OCCUPANCY	95.8	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	34.97	12
RENTABLE/GROSS SQFT	.95	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.49**	**13**	**UTILITIES TOTAL**	**2.27**	**14**	SECURITY TOTAL	.30	13	**FIXED EXP TOTAL**	**1.49**	**13**	**TOTAL PAYROLL**	**.87**	**10**
PAYROLL			ELECTRICAL	2.04	14	SEC PAYROLL			REAL ESTATE TAX	1.26	13	CLEANING		
CONTRACT	1.27	13	GAS	.17	7	SEC CONTRACTS	.26	13	BUILDING INS	.29	13	REPAIR/MAINT	.57	9
SUP/MAT/MISC	.10	12	FUEL OIL			SEC OTHER	.01	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	13	PURCH STEAM			**ADMIN TOTAL**	**1.41**	**12**	OTHER TAX	.05	3	SECURITY		
REPR/MAINT TOTAL	**1.29**	**13**	PURCH CH WTR			PAYROLL	.26	8				ADMINISTRATIVE	.28	8
PAYROLL	.57	9	COAL			MGMT FEES	1.05	12	**LEASING EXPENSES**	**.59**	**12**			
ELEVATOR	.14	13	WATER/SEWER	.10	14	PROF FEES	.06	8	ADV/PROMOTION	.09	8	**TOTAL CONTRACTS**	**1.75**	**13**
HVAC	.16	13	**RDS/GNDS/SEC**	**.56**	**13**	GEN OFC EXP	.05	11	COMMISSIONS	.01	4	CLEANING	1.27	13
ELECTRICAL	.20	10	**TOTAL**			OTHER ADM EXP	.08	7	PROF FEES	.18	11	REPAIR/MAINT	.51	13
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.27	13				TENANT ALTS	.77	6	RDS/GROUNDS	.23	13
PLUMBING	.01	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.26	13
FIRE/LIFE SFTY	.02	13	RDS/GNDS CONTR	.23	13				OTHER LEASING			ADMINISTRATIVE	1.09	12
OTHER MAINT/SUP	.28	13	RDS/GNDS OTHER	.05	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Jose, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,015,150 SQ. FT.				987,505 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					17.27	15.69	11.77	22.38
RETAIL AREA	2	13.11	13.02						
OTHER AREA									
TOTAL RENT	11	17.15	15.69	12.09	22.38				
MISCELLANEOUS	5	.27	.30	.15	.44				
TOTAL INCOME	11	17.34	15.69	12.40	22.39				
EXPENSE									
CLEANING	9	.78	.85	.60	.91	.80	.85	.60	1.05
REPAIR-MAINT	11	.99	1.08	.79	1.24	1.02	1.10	1.01	1.24
UTILITIES	9	1.75	1.74	1.50	2.08	1.76	1.74	1.50	2.12
RDS/GRNDS/SEC	11	.29	.26	.18	.38	.30	.27	.18	.38
ADMINISTRATIVE	11	.73	.64	.51	.71	.75	.66	.62	.71
TOTAL OPER EXP	9	4.77	4.78	4.66	4.93	4.93	4.94	4.66	5.60
FIXED EXPENSES	11	1.87	1.79	1.46	2.24	1.93	1.94	1.57	2.32
TOTAL OPER+FIX	9	6.81	6.65	6.40	7.16	7.04	7.26	6.61	7.65
LEASING EXP	10	1.54	.45	.18	5.13				
TOTAL PAYROLL	8	.47	.34	.33	.60				
TOTAL CONTRACT	10	.86	1.05	.44	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7696	6
AVG SQFT/RETAIL TENANT	2416	2
AVG SQFT/OFFICE WORKER	238	3
AVG % OFFICE OCCUPANCY	85.2	11
AVG % RETAIL OCCUPANCY	87.4	2
AVG $ RATE YR-END RENT	20.38	5
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**8**	**UTILITIES TOTAL**	**1.64**	**8**	SECURITY TOTAL	.21	10	**FIXED EXP TOTAL**	**1.93**	**10**	**TOTAL PAYROLL**	**.47**	**8**
PAYROLL			ELECTRICAL	1.50	8	SEC PAYROLL			REAL ESTATE TAX	1.72	10	CLEANING		
CONTRACT	.70	8	GAS	.09	3	SEC CONTRACTS	.22	5	BUILDING INS	.21	10	REPAIR/MAINT	.29	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.05	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	3	PURCH STEAM			**ADMIN TOTAL**	**.73**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.93**	**10**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.29	3	COAL			MGMT FEES	.47	10	**LEASING EXPENSES**	**1.54**	**10**			
ELEVATOR	.17	8	WATER/SEWER	.04	8	PROF FEES	.04	10	ADV/PROMOTION	.08	9	**TOTAL CONTRACTS**	**.86**	**10**
HVAC	.16	10	**RDS/GNDS/SEC**	**.33**	**10**	GEN OFC EXP	.06	9	COMMISSIONS	.40	2	CLEANING	.70	8
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.01	7	PROF FEES	.22	7	REPAIR/MAINT	.36	10
STRUCT/ROOF			RDS/GNDS TOTAL	.15	10				TENANT ALTS	1.95	3	RDS/GROUNDS	.06	5
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.09	5				OTHER LEASING			ADMINISTRATIVE	.46	10
OTHER MAINT/SUP	.39	10	RDS/GNDS OTHER	.10	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Jose, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2 BLDS	591,770 SQ. FT.				584,520 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					21.37	22.38		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.27	22.38						
MISCELLANEOUS	2	.16	.15						
TOTAL INCOME	3	21.39	22.39						
EXPENSE									
CLEANING	3	.85	.85			.86	.85		
REPAIR-MAINT	3	1.15	1.11			1.17	1.15		
UTILITIES	3	1.85	1.74			1.85	1.74		
RDS/GRNDS/SEC	3	.27	.33			.28	.34		
ADMINISTRATIVE	3	.66	.66			.67	.68		
TOTAL OPER EXP	3	4.78	4.78			4.84	4.94		
FIXED EXPENSES	3	1.99	2.01			2.01	2.01		
TOTAL OPER + FIX	3	6.76	6.65			6.85	6.65		
LEASING EXP	2	1.05	1.03						
TOTAL PAYROLL	2	.34	.34						
TOTAL CONTRACT	2	1.10	1.09						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7031	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	217	2
AVG % OFFICE OCCUPANCY	89.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.39	2
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	2
PAYROLL		
CONTRACT	.77	2
SUP/MAT/MISC		
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.09	2
PAYROLL	.29	2
ELEVATOR	.23	2
HVAC	.18	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.35	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	2
ELECTRICAL	1.57	2
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.35	2
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	2
SEC PAYROLL		
SEC CONTRACTS	.27	2
SEC OTHER		
ADMIN TOTAL	.84	2
PAYROLL		
MGMT FEES	.59	2
PROF FEES	.03	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.13	2
REAL ESTATE TAX	1.89	2
BUILDING INS	.24	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.05	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.86	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	2
CLEANING		
REPAIR/MAINT	.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.10	2
CLEANING	.77	2
REPAIR/MAINT	.45	2
RDS/GROUNDS	.06	2
SECURITY	.27	2
ADMINISTRATIVE	.62	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	448,793 SQ. FT.				448,793 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					18.24	16.00	13.56	19.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	18.24	16.00	13.56	19.01				
MISCELLANEOUS	3	.62	.66						
TOTAL INCOME	9	18.56	16.00	14.29	19.01				
EXPENSE									
CLEANING	9	.83	.82	.70	.91	.83	.82	.70	.91
REPAIR-MAINT	9	.90	.86	.69	1.45	.90	.86	.69	1.45
UTILITIES	9	1.70	1.67	1.63	1.74	1.70	1.67	1.63	1.74
RDS/GRNDS/SEC	9	.64	.57	.36	.74	.64	.57	.36	.74
ADMINISTRATIVE	8	1.28	.75	.40	1.65	1.28	.75	.40	1.65
TOTAL OPER EXP	9	5.16	5.14	3.66	5.82	5.16	5.14	3.66	5.82
FIXED EXPENSES	9	1.82	1.23	1.15	2.33	1.82	1.23	1.15	2.33
TOTAL OPER + FIX	9	6.98	6.40	5.72	7.96	6.98	6.40	5.72	7.96
LEASING EXP	7	2.09	1.63	.98	2.27				
TOTAL PAYROLL	3	.71	.44						
TOTAL CONTRACT	8	1.40	1.27	.88	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3730	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	325	6
AVG % OFFICE OCCUPANCY	83.9	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.49	9
RENTABLE/GROSS SQFT	.96	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	8
PAYROLL		
CONTRACT	.79	8
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.83	8
PAYROLL	.20	3
ELEVATOR	.11	6
HVAC	.31	7
ELECTRICAL	.02	4
STRUCT/ROOF	.03	5
PLUMBING	.01	4
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.41	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	5
ELECTRICAL	1.58	3
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.63	8
RDS/GNDS TOTAL	.38	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	8
SEC PAYROLL		
SEC CONTRACTS	.28	8
SEC OTHER		
ADMIN TOTAL	1.39	7
PAYROLL		
MGMT FEES	.80	7
PROF FEES		
GEN OFC EXP	.66	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	8
REAL ESTATE TAX	1.50	8
BUILDING INS	.24	8
PERS PROP TAX	*	
OTHER TAX		
LEASING EXPENSES	2.09	7
ADV/PROMOTION	.07	6
COMMISSIONS	.21	4
PROF FEES	.72	7
TENANT ALTS	1.28	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	3
CLEANING		
REPAIR/MAINT	.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.40	8
CLEANING	.79	8
REPAIR/MAINT	.30	8
RDS/GROUNDS	.06	6
SECURITY	.28	8
ADMINISTRATIVE	.80	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Santa Ana, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	712,958 SQ. FT.				712,958 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					21.60	17.55	14.81	22.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	21.60	17.55	14.81	22.42				
MISCELLANEOUS	8	.71	.11	.07	.73				
TOTAL INCOME	8	22.31	17.62	15.54	22.46				
EXPENSE									
CLEANING	8	.75	.77	.67	.81	.75	.77	.67	.81
REPAIR-MAINT	8	1.00	.97	.93	1.07	1.00	.97	.93	1.07
UTILITIES	8	1.92	2.15	1.86	2.21	1.92	2.15	1.86	2.21
RDS/GRNDS/SEC	8	.52	.55	.31	.74	.52	.55	.31	.74
ADMINISTRATIVE	8	1.07	.96	.73	1.35	1.07	.96	.73	1.35
TOTAL OPER EXP	8	5.26	5.57	5.15	5.90	5.26	5.57	5.15	5.90
FIXED EXPENSES	8	2.02	1.80	1.31	1.95	2.02	1.80	1.31	1.95
TOTAL OPER + FIX	8	7.28	7.23	7.06	7.49	7.28	7.23	7.06	7.49
LEASING EXP	8	.98	.40	.11	2.67				
TOTAL PAYROLL	8	.59	.54	.38	.71				
TOTAL CONTRACT	8	1.10	.92	.72	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6398	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	287	7
AVG % OFFICE OCCUPANCY	88.8	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.00	8
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	8
PAYROLL		
CONTRACT	.64	8
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	1.00	8
PAYROLL	.38	6
ELEVATOR	.11	8
HVAC	.24	8
ELECTRICAL	.09	6
STRUCT/ROOF		
PLUMBING	.05	5
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.18	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	8
ELECTRICAL	1.81	8
GAS	.07	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.52	8
RDS/GNDS TOTAL	.27	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	5
RDS/GNDS OTHER	.15	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	7
SEC PAYROLL		
SEC CONTRACTS	.38	6
SEC OTHER		
ADMIN TOTAL	1.07	8
PAYROLL	.35	6
MGMT FEES	.65	8
PROF FEES	.12	5
GEN OFC EXP	.14	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	8
REAL ESTATE TAX	1.74	8
BUILDING INS	.28	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.98	8
ADV/PROMOTION	.01	6
COMMISSIONS	.26	2
PROF FEES	.27	6
TENANT ALTS	.73	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	8
CLEANING		
REPAIR/MAINT	.38	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	6
TOTAL CONTRACTS	1.10	8
CLEANING	.64	8
REPAIR/MAINT	.47	8
RDS/GROUNDS	.20	5
SECURITY	.38	6
ADMINISTRATIVE	.73	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	104,086 SQ. FT.				104,086 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.90	13.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.90	13.82						
MISCELLANEOUS	3	.39	.28						
TOTAL INCOME	3	14.30	14.10						
EXPENSE									
CLEANING	3	.79	.80			.79	.80		
REPAIR-MAINT	3	1.07	.97			1.07	.97		
UTILITIES	3	2.24	2.22			2.24	2.22		
RDS/GRNDS/SEC	3	.68	.74			.68	.74		
ADMINISTRATIVE	3	1.17	1.18			1.17	1.18		
TOTAL OPER EXP	3	5.96	5.96			5.96	5.96		
FIXED EXPENSES	3	1.48	1.27			1.48	1.27		
TOTAL OPER + FIX	3	7.44	7.37			7.44	7.37		
LEASING EXP	3	5.00	4.90						
TOTAL PAYROLL	3	.49	.33						
TOTAL CONTRACT	3	1.05	1.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2943	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	328	2
AVG % OFFICE OCCUPANCY	79.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.28	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	3
PAYROLL		
CONTRACT	.66	3
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	1.07	3
PAYROLL		
ELEVATOR	.05	3
HVAC	.59	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.26	3
ELECTRICAL	2.12	3
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.68	3
RDS/GNDS TOTAL	.60	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.54	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.17	3
PAYROLL	.41	3
MGMT FEES	.60	3
PROF FEES		
GEN OFC EXP	.15	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	3
REAL ESTATE TAX	1.28	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	5.00	3
ADV/PROMOTION		
COMMISSIONS	.26	2
PROF FEES	.88	2
TENANT ALTS	4.31	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.49	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	1.05	3
CLEANING	.66	3
REPAIR/MAINT	.77	3
RDS/GROUNDS	.54	2
SECURITY		
ADMINISTRATIVE	.61	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Santa Ana, CA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	337,211 SQ. FT.				337,211 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					20.63	20.26		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.63	20.26						
MISCELLANEOUS	3	.05	.06						
TOTAL INCOME	3	20.68	20.32						
EXPENSE									
CLEANING	3	.64	.61			.64	.61		
REPAIR-MAINT	3	1.03	1.00			1.03	1.00		
UTILITIES	3	1.86	1.86			1.86	1.86		
RDS/GRNDS/SEC	3	.28	.26			.28	.26		
ADMINISTRATIVE	3	1.13	.67			1.13	.67		
TOTAL OPER EXP	3	4.94	4.91			4.94	4.91		
FIXED EXPENSES	3	1.73	1.86			1.73	1.86		
TOTAL OPER + FIX	3	6.67	6.94			6.67	6.94		
LEASING EXP	3	.18	.09						
TOTAL PAYROLL	3	.66	.54						
TOTAL CONTRACT	3	.79	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9970	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	362	3
AVG % OFFICE OCCUPANCY	85.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.72	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**3**	**UTILITIES TOTAL**	**1.86**	**3**	SECURITY TOTAL	.11	3	**FIXED EXP TOTAL**	**1.73**	**3**	**TOTAL PAYROLL**	**.66**	**3**
PAYROLL			ELECTRICAL	1.76	3	SEC PAYROLL			REAL ESTATE TAX	1.60	3	CLEANING		
CONTRACT	.54	3	GAS	.06	3	SEC CONTRACTS	.11	3	BUILDING INS	.13	3	REPAIR/MAINT	.38	3
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**1.13**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.03**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.38	3	COAL			MGMT FEES	.76	3	**LEASING EXPENSES**	**.18**	**3**			
ELEVATOR	.07	3	WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**.79**	**3**
HVAC	.23	3	**RDS/GNDS/SEC**	**.39**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	.54	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES	.08	2	REPAIR/MAINT	.37	3
STRUCT/ROOF			RDS/GNDS TOTAL	.16	3				TENANT ALTS	.10	3	RDS/GROUNDS	.14	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	3
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR	.14	3				OTHER LEASING			ADMINISTRATIVE	.79	3
OTHER MAINT/SUP	.27	3	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	9,125,580 SQ. FT.				8,473,857 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	29					16.42	13.23	11.18	16.12
RETAIL AREA	27	13.32	14.31	10.71	19.87				
OTHER AREA	3	1.66	1.56						
TOTAL RENT	29	16.22	14.11	11.26	16.16				
MISCELLANEOUS	20	.55	.14	.07	.48				
TOTAL INCOME	30	16.50	14.35	11.00	16.50				
EXPENSE									
CLEANING	30	.94	.90	.79	1.07	1.00	.99	.84	1.15
REPAIR-MAINT	29	.90	1.01	.73	1.29	.95	1.06	.78	1.31
UTILITIES	30	.90	.98	.78	1.26	.95	1.01	.83	1.34
RDS/GRNDS/SEC	30	.23	.22	.10	.32	.25	.24	.11	.35
ADMINISTRATIVE	30	.93	.87	.62	1.16	1.00	.91	.67	1.27
TOTAL OPER EXP	29	3.85	4.08	3.43	4.83	4.14	4.41	3.79	5.65
FIXED EXPENSES	25	1.66	1.62	1.07	1.83	1.76	1.70	1.24	1.91
TOTAL OPER + FIX	24	5.31	5.55	4.98	5.73	5.63	6.02	5.14	6.51
LEASING EXP	24	.87	.60	.18	1.86				
TOTAL PAYROLL	24	.75	.86	.39	.86				
TOTAL CONTRACT	27	.85	.96	.81	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5688	30
AVG SQFT/RETAIL TENANT	2448	27
AVG SQFT/OFFICE WORKER	283	22
AVG % OFFICE OCCUPANCY	88.3	30
AVG % RETAIL OCCUPANCY	90.4	27
AVG $ RATE YR-END RENT	19.20	30
RENTABLE/GROSS SQFT	.88	26

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**27**	**UTILITIES TOTAL**	**.88**	**27**	SECURITY TOTAL	.17	26	**FIXED EXP TOTAL**	**1.99**	**22**	**TOTAL PAYROLL**	**.75**	**24**
PAYROLL	.43	4	ELECTRICAL	.73	27	SEC PAYROLL	.03	3	REAL ESTATE TAX	1.54	22	CLEANING	.42	4
CONTRACT	.65	27	GAS	.01	3	SEC CONTRACTS	.16	25	BUILDING INS	.13	27	REPAIR/MAINT	.33	18
SUP/MAT/MISC	.06	25	FUEL OIL			SEC OTHER	.02	13	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	24	PURCH STEAM	.22	12	**ADMIN TOTAL**	**.82**	**27**	OTHER TAX	.01	16	SECURITY	.03	3
REPR/MAINT TOTAL	**.90**	**27**	PURCH CH WTR			PAYROLL	.38	19				ADMINISTRATIVE	.38	19
PAYROLL	.33	18	COAL			MGMT FEES	.43	25	**LEASING EXPENSES**	**.87**	**24**			
ELEVATOR	.24	27	WATER/SEWER	.07	27	PROF FEES	.06	24	ADV/PROMOTION	.04	16	**TOTAL CONTRACTS**	**.85**	**27**
HVAC	.11	27	**RDS/GNDS/SEC**	**.33**	**27**	GEN OFC EXP	.09	26	COMMISSIONS	.04	9	CLEANING	.85	27
ELECTRICAL	.05	26	**TOTAL**			OTHER ADM EXP	.07	26	PROF FEES	.18	21	REPAIR/MAINT	.47	27
STRUCT/ROOF	.07	14	RDS/GNDS TOTAL	.06	22				TENANT ALTS	1.22	15	RDS/GROUNDS	.06	19
PLUMBING	.01	23	RDS/GNDS PAYRL						BUY-OUTS	.25	2	SECURITY	.18	25
FIRE/LIFE SFTY	.03	19	RDS/GNDS CONTR	.06	19				OTHER LEASING	.12	14	ADMINISTRATIVE	.44	27
OTHER MAINT/SUP	.21	26	RDS/GNDS OTHER	.04	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	416,148 SQ. FT.				394,193 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.34	12.82	10.29	15.47
RETAIL AREA	4	14.73	15.61	12.64	24.82				
OTHER AREA									
TOTAL RENT	5	13.48	13.30	10.66	15.69				
MISCELLANEOUS	3	.31	.08						
TOTAL INCOME	5	13.66	13.33	10.71	16.06				
EXPENSE									
CLEANING	5	1.27	1.36	.79	1.64	1.32	1.41	.86	1.65
REPAIR-MAINT	5	1.43	1.32	.94	1.97	1.46	1.32	.96	2.01
UTILITIES	5	1.32	1.59	.86	1.69	1.34	1.59	.89	1.70
RDS/GRNDS/SEC	5	.34	.38	.16	.49	.36	.39	.19	.56
ADMINISTRATIVE	5	.84	.87	.55	1.09	.89	.87	.63	1.14
TOTAL OPER EXP	5	5.21	5.68	4.19	5.92	5.50	5.68	4.84	6.12
FIXED EXPENSES	4	1.51	1.58	1.29	1.67	1.59	1.61	1.43	1.70
TOTAL OPER+FIX	4	6.52	6.39	5.54	7.40	6.88	7.08	6.34	7.43
LEASING EXP	3	.34	.13						
TOTAL PAYROLL	5	.59	.72	.34	.81				
TOTAL CONTRACT	5	1.42	1.27	1.07	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2018	5
AVG SQFT/RETAIL TENANT	2076	4
AVG SQFT/OFFICE WORKER	335	4
AVG % OFFICE OCCUPANCY	85.5	5
AVG % RETAIL OCCUPANCY	92.0	4
AVG $ RATE YR-END RENT	15.92	5
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**5**
PAYROLL		
CONTRACT	1.10	5
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**1.43**	**5**
PAYROLL	.47	4
ELEVATOR	.28	5
HVAC	.23	5
ELECTRICAL	.11	4
STRUCT/ROOF	.01	3
PLUMBING	.05	4
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.48	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.32**	**5**
ELECTRICAL	1.03	5
GAS		
FUEL OIL		
PURCH STEAM	.34	2
PURCH CH WTR		
COAL		
WATER/SEWER	.15	5
RDS/GNDS/SEC TOTAL	**.34**	**5**
RDS/GNDS TOTAL	.18	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	4
SEC PAYROLL		
SEC CONTRACTS	.30	4
SEC OTHER	.03	2
ADMIN TOTAL	**.84**	**5**
PAYROLL	.38	3
MGMT FEES	.43	5
PROF FEES	.04	4
GEN OFC EXP	.08	5
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.51**	**4**
REAL ESTATE TAX	1.29	4
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.34**	**3**
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.14	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.59**	**5**
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	**1.42**	**5**
CLEANING	1.10	5
REPAIR/MAINT	.88	5
RDS/GROUNDS	.16	3
SECURITY	.30	4
ADMINISTRATIVE	.45	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,834,171 SQ. FT.				2,542,493 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					17.01	11.45	10.39	14.52
RETAIL AREA	12	13.38	16.17	11.03	21.00				
OTHER AREA	2	1.43	1.22						
TOTAL RENT	13	16.58	11.51	10.58	15.54				
MISCELLANEOUS	10	.36	.14	.05	.27				
TOTAL INCOME	14	16.50	11.59	10.39	14.91				
EXPENSE									
CLEANING	14	1.00	.98	.88	1.07	1.09	1.05	.94	1.14
REPAIR-MAINT	13	1.08	1.05	.83	1.34	1.17	1.15	.90	1.42
UTILITIES	14	1.14	1.02	.87	1.30	1.23	1.12	.93	1.34
RDS/GRNDS/SEC	14	.21	.20	.09	.30	.24	.24	.10	.32
ADMINISTRATIVE	14	1.05	.88	.49	1.32	1.13	.93	.66	1.43
TOTAL OPER EXP	13	4.27	4.19	3.43	4.84	4.76	4.65	3.84	5.48
FIXED EXPENSES	11	1.34	1.12	.92	1.83	1.48	1.21	1.03	1.91
TOTAL OPER+FIX	10	5.41	5.28	4.96	5.86	5.96	6.00	5.17	6.68
LEASING EXP	13	1.84	1.36	.35	3.40				
TOTAL PAYROLL	10	.63	.45	.31	.81				
TOTAL CONTRACT	13	.96	1.01	.79	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2918	14
AVG SQFT/RETAIL TENANT	2367	13
AVG SQFT/OFFICE WORKER	206	8
AVG % OFFICE OCCUPANCY	87.7	14
AVG % RETAIL OCCUPANCY	94.9	13
AVG $ RATE YR-END RENT	14.60	14
RENTABLE/GROSS SQFT	.90	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**13**
PAYROLL		
CONTRACT	.77	13
SUP/MAT/MISC	.07	12
TRASH REMOVAL	.11	12
REPR/MAINT TOTAL	**1.08**	**13**
PAYROLL	.35	7
ELEVATOR	.22	13
HVAC	.15	13
ELECTRICAL	.05	13
STRUCT/ROOF	.11	7
PLUMBING	.01	11
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.39	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.08**	**13**
ELECTRICAL	.76	13
GAS	.02	2
FUEL OIL		
PURCH STEAM	.34	9
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	**.21**	**13**
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	13
SEC PAYROLL		
SEC CONTRACTS	.16	13
SEC OTHER	.02	4
ADMIN TOTAL	**.96**	**13**
PAYROLL	.52	7
MGMT FEES	.45	12
PROF FEES	.08	12
GEN OFC EXP	.08	12
OTHER ADM EXP	.07	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.40**	**10**
REAL ESTATE TAX	1.17	10
BUILDING INS	.17	13
PERS PROP TAX	.01	8
OTHER TAX	.01	7
LEASING EXPENSES	**1.84**	**13**
ADV/PROMOTION	.05	8
COMMISSIONS	.07	6
PROF FEES	.20	13
TENANT ALTS	1.94	11
BUY-OUTS		
OTHER LEASING	.04	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**10**
CLEANING		
REPAIR/MAINT	.35	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	7
TOTAL CONTRACTS	**.96**	**13**
CLEANING	.77	13
REPAIR/MAINT	.49	13
RDS/GROUNDS	.05	8
SECURITY	.16	13
ADMINISTRATIVE	.51	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,249,188 SQ. FT.				2,116,234 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.99	16.12	14.38	17.63
RETAIL AREA	5	14.61	15.19	12.48	19.75				
OTHER AREA									
TOTAL RENT	5	15.94	15.77	14.52	17.52				
MISCELLANEOUS	5	1.02	.42	.07	2.06				
TOTAL INCOME	5	16.96	16.82	15.56	18.33				
EXPENSE									
CLEANING	5	.84	.79	.77	.91	.89	.84	.80	.98
REPAIR-MAINT	5	.94	1.02	.72	1.13	.99	1.06	.78	1.18
UTILITIES	5	.86	.96	.67	1.09	.89	.98	.70	1.10
RDS/GRNDS/SEC	5	.25	.11	.09	.43	.26	.11	.09	.47
ADMINISTRATIVE	5	.95	1.08	.75	1.16	1.01	1.10	.81	1.23
TOTAL OPER EXP	5	3.84	3.92	3.64	4.10	4.08	4.19	3.87	4.34
FIXED EXPENSES	5	1.84	1.71	1.63	2.03	1.96	1.83	1.72	2.16
TOTAL OPER+FIX	5	5.68	5.67	5.65	5.73	6.04	6.03	5.90	6.19
LEASING EXP	4	.95	1.00	.42	1.48				
TOTAL PAYROLL	5	.76	.82	.46	1.03				
TOTAL CONTRACT	5	.76	.82	.44	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9155	5
AVG SQFT/RETAIL TENANT	2851	4
AVG SQFT/OFFICE WORKER	271	5
AVG % OFFICE OCCUPANCY	85.7	5
AVG % RETAIL OCCUPANCY	79.3	4
AVG $ RATE YR-END RENT	21.77	5
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**5**	**UTILITIES TOTAL**	**.86**	**5**	SECURITY TOTAL	.18	5	**FIXED EXP TOTAL**	**1.84**	**5**	**TOTAL PAYROLL**	**.76**	**5**
PAYROLL	.32	2	ELECTRICAL	.80	5	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.72	5	CLEANING	.32	2
CONTRACT	.57	5	GAS			SEC CONTRACTS	.15	4	BUILDING INS	.11	5	REPAIR/MAINT	.29	5
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	**.95**	**5**	OTHER TAX	.01	4	SECURITY	.04	2
REPR/MAINT TOTAL	**.94**	**5**	PURCH CH WTR			PAYROLL	.30	5				ADMINISTRATIVE	.30	5
PAYROLL	.29	5	COAL			MGMT FEES	.46	5	**LEASING EXPENSES**	**.95**	**4**			
ELEVATOR	.28	5	WATER/SEWER	.06	5	PROF FEES	.08	4	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.76**	**5**
HVAC	.10	5				GEN OFC EXP	.09	5	COMMISSIONS			CLEANING	.57	5
ELECTRICAL	.07	5	**RDS/GNDS/SEC**	**.25**	**5**	OTHER ADM EXP	.05	5	PROF FEES	.38	3	REPAIR/MAINT	.51	5
STRUCT/ROOF	.06	3	**TOTAL**						TENANT ALTS	.51	2	RDS/GROUNDS	.07	4
PLUMBING	.02	5	RDS/GNDS TOTAL	.06	5				BUY-OUTS	.25	2	SECURITY	.15	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS PAYRL						OTHER LEASING	.36	3	ADMINISTRATIVE	.51	5
OTHER MAINT/SUP	.14	5	RDS/GNDS CONTR	.07	4									
			RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,477,127 SQ. FT.				3,293,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.76	16.28	15.05	18.55
RETAIL AREA	4	12.11	9.35	6.57	12.78				
OTHER AREA									
TOTAL RENT	4	16.54	15.77	14.98	18.12				
MISCELLANEOUS	2	.19	.19						
TOTAL INCOME	4	16.64	15.77	15.02	18.27				
EXPENSE									
CLEANING	4	.94	.89	.83	1.03	.98	.98	.88	1.09
REPAIR-MAINT	4	.69	.75	.55	.86	.72	.77	.56	.94
UTILITIES	4	.68	.63	.57	.86	.71	.63	.58	.96
RDS/GRNDS/SEC	4	.23	.24	.19	.26	.24	.25	.20	.26
ADMINISTRATIVE	4	.87	.70	.60	1.31	.92	.72	.61	1.53
TOTAL OPER EXP	4	3.40	3.26	2.97	4.09	3.59	3.36	3.06	4.64
FIXED EXPENSES	3	1.78	1.67			1.83	1.70		
TOTAL OPER+FIX	3	4.88	4.88			5.01	4.97		
LEASING EXP	4	.15	.19	.10	.21				
TOTAL PAYROLL	4	.84	.87	.42	1.33				
TOTAL CONTRACT	4	.75	.86	.55	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18854	4
AVG SQFT/RETAIL TENANT	2267	4
AVG SQFT/OFFICE WORKER	278	3
AVG % OFFICE OCCUPANCY	90.5	4
AVG % RETAIL OCCUPANCY	90.2	4
AVG $ RATE YR-END RENT	21.80	4
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**4**	**UTILITIES TOTAL**	**.68**	**4**	SECURITY TOTAL	.16	4	**FIXED EXP TOTAL**	**1.78**	**3**	**TOTAL PAYROLL**	**.84**	**4**
PAYROLL	.49	2	ELECTRICAL	.63	4	SEC PAYROLL			REAL ESTATE TAX	1.67	3	CLEANING	.40	2
CONTRACT	.57	4	GAS			SEC CONTRACTS	.14	4	BUILDING INS	.11	4	REPAIR/MAINT	.32	2
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM			**ADMIN TOTAL**	**.87**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.69**	**4**	PURCH CH WTR			PAYROLL	.37	4				ADMINISTRATIVE	.57	4
PAYROLL	.32	2	COAL			MGMT FEES	.39	3	**LEASING EXPENSES**	**.15**	**4**			
ELEVATOR	.24	4	WATER/SEWER	.04	4	PROF FEES	.04	4	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**.75**	**4**
HVAC	.08	4				GEN OFC EXP	.10	4	COMMISSIONS			CLEANING	.57	4
ELECTRICAL	.04	4	**RDS/GNDS/SEC**	**.23**	**4**	OTHER ADM EXP	.07	4	PROF FEES	.05	3	REPAIR/MAINT	.40	4
STRUCT/ROOF			**TOTAL**						TENANT ALTS			RDS/GROUNDS	.04	4
PLUMBING	.01	3	RDS/GNDS TOTAL	.07	4				BUY-OUTS			SECURITY	.14	4
FIRE/LIFE SFTY	.01	4	RDS/GNDS PAYRL						OTHER LEASING	.05	3	ADMINISTRATIVE	.33	4
OTHER MAINT/SUP	.11	4	RDS/GNDS CONTR	.04	4									
			RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	384,266 SQ. FT.				384,266 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.00	9.85	3.39	18.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.31	11.36	7.81	18.18				
MISCELLANEOUS	2	.19	.12						
TOTAL INCOME	7	13.38	12.90	7.71	18.77				
EXPENSE									
CLEANING	6	.84	.89	.67	1.06	.84	.89	.67	1.06
REPAIR-MAINT	7	.66	.68	.43	1.21	.66	.68	.43	1.21
UTILITIES	6	1.26	1.36	1.15	1.59	1.26	1.36	1.15	1.59
RDS/GRNDS/SEC	6	.21	.24	.19	.37	.21	.24	.19	.37
ADMINISTRATIVE	7	.43	.45	.32	.60	.43	.45	.32	.60
TOTAL OPER EXP	6	3.54	3.67	3.36	6.59	3.54	3.67	3.36	6.59
FIXED EXPENSES	7	1.16	1.19	.78	1.91	1.16	1.19	.78	1.91
TOTAL OPER + FIX	6	4.84	4.98	4.54	7.43	4.84	4.98	4.54	7.43
LEASING EXP									
TOTAL PAYROLL	5	.37	.37						
TOTAL CONTRACT	7	.70	.64	.41	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6739	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	6
AVG % OFFICE OCCUPANCY	90.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.13	6
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	6
PAYROLL		
CONTRACT	.61	6
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	.66	7
PAYROLL	.37	4
ELEVATOR	.04	5
HVAC	.14	7
ELECTRICAL	.05	6
STRUCT/ROOF	.01	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.19	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	6
ELECTRICAL	1.04	6
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.21	6
RDS/GNDS TOTAL	.19	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	6
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	7
SEC PAYROLL		
SEC CONTRACTS	.02	6
SEC OTHER		
ADMIN TOTAL	.43	7
PAYROLL		
MGMT FEES	.40	7
PROF FEES	.01	7
GEN OFC EXP	.01	2
OTHER ADM EXP	.02	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	7
REAL ESTATE TAX	1.04	7
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	5
CLEANING		
REPAIR/MAINT	.37	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.70	7
CLEANING	.61	6
REPAIR/MAINT	.25	7
RDS/GROUNDS	.19	6
SECURITY	.02	6
ADMINISTRATIVE	.41	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Shreveport, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,097,962 SQ. FT.				1,091,606 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					8.62	8.61	6.18	10.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	9.84	9.61	9.18	10.84				
MISCELLANEOUS	11	.22	.18	.04	.22				
TOTAL INCOME	15	9.79	9.77	6.38	10.84				
EXPENSE									
CLEANING	15	.55	.57	.44	.64	.56	.57	.44	.64
REPAIR-MAINT	15	1.05	.89	.39	1.09	1.06	.90	.39	1.09
UTILITIES	15	1.42	1.20	1.03	1.45	1.42	1.20	1.04	1.45
RDS/GRNDS/SEC	15	.17	.11	.04	.23	.17	.11	.04	.23
ADMINISTRATIVE	15	.53	.50	.40	.62	.53	.51	.40	.62
TOTAL OPER EXP	15	3.72	3.47	3.10	3.57	3.74	3.47	3.10	3.57
FIXED EXPENSES	15	.88	.95	.70	1.00	.89	.95	.70	1.00
TOTAL OPER + FIX	15	4.60	4.33	3.77	4.65	4.63	4.23	3.78	4.65
LEASING EXP	8	.27	.32						
TOTAL PAYROLL	11	.79	.67	.65	.91				
TOTAL CONTRACT	11	.68	.64	.31	.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4043	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	388	13
AVG % OFFICE OCCUPANCY	90.7	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.40	13
RENTABLE/GROSS SQFT	.87	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	11
PAYROLL		
CONTRACT	.54	6
SUP/MAT/MISC		
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	1.19	11
PAYROLL	.53	9
ELEVATOR	.22	6
HVAC	.14	11
ELECTRICAL	.07	9
STRUCT/ROOF	.01	2
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.17	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	11
ELECTRICAL	1.34	11
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	11
RDS/GNDS/SEC TOTAL	.16	11
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	11
SEC PAYROLL		
SEC CONTRACTS	.15	9
SEC OTHER		
ADMIN TOTAL	.53	11
PAYROLL	.29	6
MGMT FEES	.19	10
PROF FEES	.01	10
GEN OFC EXP	.06	10
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	11
REAL ESTATE TAX	.78	11
BUILDING INS	.08	11
PERS PROP TAX		
OTHER TAX	.02	6
LEASING EXPENSES	.37	9
ADV/PROMOTION	.03	6
COMMISSIONS		
PROF FEES	.04	8
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	11
CLEANING		
REPAIR/MAINT	.53	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	6
TOTAL CONTRACTS	.88	11
CLEANING	.54	6
REPAIR/MAINT	.45	11
RDS/GROUNDS	.03	7
SECURITY	.15	9
ADMINISTRATIVE	.20	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Shreveport, LA

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	63,478 SQ. FT.				63,478 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.85	8.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.85	8.86						
MISCELLANEOUS	3	.12	.08						
TOTAL INCOME	3	9.98	9.09						
EXPENSE									
CLEANING	3	.57	.55			.57	.55		
REPAIR-MAINT	3	.80	.85			.80	.85		
UTILITIES	3	1.27	1.10			1.27	1.10		
RDS/GRNDS/SEC	3	.44	.06			.44	.06		
ADMINISTRATIVE	3	.58	.62			.58	.62		
TOTAL OPER EXP	3	3.66	3.49			3.66	3.49		
FIXED EXPENSES	3	1.00	.98			1.00	.98		
TOTAL OPER+FIX	3	4.66	4.65			4.66	4.65		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3984	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	3
AVG % OFFICE OCCUPANCY	94.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.71	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	475,490 SQ. FT.				469,337 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.41	7.41		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.40	7.41						
MISCELLANEOUS									
TOTAL INCOME	3	8.56	7.41						
EXPENSE									
CLEANING	3	.54	.58			.55	.58		
REPAIR-MAINT	3	1.36	1.09			1.38	1.09		
UTILITIES	3	1.59	1.30			1.61	1.30		
RDS/GRNDS/SEC	3	.22	.21			.22	.22		
ADMINISTRATIVE	3	.46	.40			.47	.40		
TOTAL OPER EXP	3	4.18	3.48			4.23	3.48		
FIXED EXPENSES	3	.79	.61			.80	.61		
TOTAL OPER+FIX	3	4.96	4.09			5.03	4.09		
LEASING EXP									
TOTAL PAYROLL	3	.90	.65						
TOTAL CONTRACT	3	.74	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2380	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	362	3
AVG % OFFICE OCCUPANCY	76.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.77	3
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	3	**UTILITIES TOTAL**	1.59	3	SECURITY TOTAL	.20	3	**FIXED EXP TOTAL**	.79	3	**TOTAL PAYROLL**	.90	3
PAYROLL			ELECTRICAL	1.47	3	SEC PAYROLL			REAL ESTATE TAX	.65	3	CLEANING		
CONTRACT	.53	3	GAS	.10	2	SEC CONTRACTS	.20	3	BUILDING INS	.07	3	REPAIR/MAINT	.62	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	.46	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.36	3	PURCH CH WTR			PAYROLL	.28	3	**LEASING EXPENSES**			ADMINISTRATIVE	.26	3
PAYROLL	.62	3	COAL			MGMT FEES	.18	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.74	3
ELEVATOR	.25	3	WATER/SEWER	.05	3	PROF FEES	.00	2	COMMISSIONS			CLEANING	.53	3
HVAC	.15	3	**RDS/GNDS/SEC TOTAL**	.22	3	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT	.49	3
ELECTRICAL	.07	3	RDS/GNDS TOTAL	.03	2	OTHER ADM EXP	.04	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	3
PLUMBING	.02	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.18	2
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.26	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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South Bend, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	249,404 SQ. FT.				249,404 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.90	9.56	8.23	11.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.01	9.56	8.23	11.63				
MISCELLANEOUS	2	.19	.20						
TOTAL INCOME	4	10.17	9.56	8.25	11.81				
EXPENSE									
CLEANING	4	.70	.74	.67	.92	.70	.74	.67	.92
REPAIR-MAINT	2	.71	.69			.71	.69		
UTILITIES	4	.99	1.21	.87	1.49	.99	1.21	.87	1.49
RDS/GRNDS/SEC	4	.10	.15	.06	.26	.10	.15	.06	.26
ADMINISTRATIVE	4	.59	.52	.31	.61	.59	.52	.31	.61
TOTAL OPER EXP	2	3.01	3.03			3.01	3.03		
FIXED EXPENSES	4	.80	.80	.67	1.36	.80	.80	.67	1.36
TOTAL OPER + FIX	2	3.73	3.76			3.73	3.76		
LEASING EXP	3	.93	.59						
TOTAL PAYROLL	2	.77	.77						
TOTAL CONTRACT	4	.46	.63	.35	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4643	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	400	3
AVG % OFFICE OCCUPANCY	95.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.50	4
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	4	**UTILITIES TOTAL**	1.34	3	SECURITY TOTAL			**FIXED EXP TOTAL**	.80	4	**TOTAL PAYROLL**	.77	2
PAYROLL			ELECTRICAL	1.19	3	SEC PAYROLL			REAL ESTATE TAX	.65	4	CLEANING		
CONTRACT	.39	4	GAS	.13	2	SEC CONTRACTS			BUILDING INS	.15	4	REPAIR/MAINT	.37	2
SUP/MAT/MISC	.10	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.71	2	PURCH CH WTR			**ADMIN TOTAL**	.59	4				ADMINISTRATIVE		
PAYROLL	.37	2	COAL			PAYROLL			**LEASING EXPENSES**	.93	3			
ELEVATOR	.08	2	WATER/SEWER	.04	3	MGMT FEES	.40	3	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	.46	4
HVAC			**RDS/GNDS/SEC**	.10	4	PROF FEES	.07	2	COMMISSIONS			CLEANING	.39	4
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES	.48	2	REPAIR/MAINT	.15	2
STRUCT/ROOF			RDS/GNDS TOTAL	.07	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.08	2
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.08	2				OTHER LEASING			ADMINISTRATIVE	.43	4
OTHER MAINT/SUP	.06	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,013,493 SQ. FT.				870,654 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.61	10.73	7.87	13.88
RETAIL AREA	4	11.74	10.77	9.85	12.58				
OTHER AREA	2	2.80	2.80						
TOTAL RENT	5	11.99	10.90	8.27	13.31				
MISCELLANEOUS	4	.29	.03	.02	.39				
TOTAL INCOME	5	12.16	11.66	8.28	13.33				
EXPENSE									
CLEANING	6	.93	.93	.72	1.00	.98	1.00	.94	1.07
REPAIR-MAINT	6	.70	.79	.47	.92	.74	.87	.49	.98
UTILITIES	6	1.48	1.42	1.21	1.62	1.52	1.48	1.21	1.64
RDS/GRNDS/SEC	6	.26	.21	.06	.34	.30	.23	.06	.43
ADMINISTRATIVE	6	.71	.48	.27	.57	.82	.58	.33	.62
TOTAL OPER EXP	6	4.07	3.99	2.91	4.41	4.73	4.76	3.24	5.10
FIXED EXPENSES	6	.99	.98	.94	1.05	1.15	1.20	1.03	1.23
TOTAL OPER + FIX	6	5.05	4.96	4.12	5.36	5.88	5.89	4.16	6.28
LEASING EXP	5	.28	.26	.05	.52				
TOTAL PAYROLL	6	.72	.34	.22	.57				
TOTAL CONTRACT	6	.77	.78	.49	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6245	6
AVG SQFT/RETAIL TENANT	2421	5
AVG SQFT/OFFICE WORKER	289	6
AVG % OFFICE OCCUPANCY	91.1	6
AVG % RETAIL OCCUPANCY	96.2	5
AVG $ RATE YR-END RENT	14.14	6
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	6	**UTILITIES TOTAL**	1.48	6	SECURITY TOTAL	.22	5	**FIXED EXP TOTAL**	.99	6	**TOTAL PAYROLL**	.72	6
PAYROLL	.48	3	ELECTRICAL	1.37	6	SEC PAYROLL			REAL ESTATE TAX	.87	6	CLEANING	.48	3
CONTRACT	.52	6	GAS	.15	4	SEC CONTRACTS	.22	4	BUILDING INS	.10	6	REPAIR/MAINT	.25	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	6	PURCH STEAM						OTHER TAX	.02	5	SECURITY		
REPR/MAINT TOTAL	.70	6	PURCH CH WTR			**ADMIN TOTAL**	.71	6				ADMINISTRATIVE	.49	2
PAYROLL	.25	5	COAL			PAYROLL	.49	2	**LEASING EXPENSES**	.28	5			
ELEVATOR	.22	6	WATER/SEWER	.03	6	MGMT FEES	.26	5	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	.77	6
HVAC	.13	6	**RDS/GNDS/SEC**	.26	6	PROF FEES	.02	2	COMMISSIONS	.02	3	CLEANING	.59	6
ELECTRICAL	.04	6	**TOTAL**			GEN OFC EXP	.17	5	PROF FEES	.13	5	REPAIR/MAINT	.45	6
STRUCT/ROOF	.04	4	RDS/GNDS TOTAL	.05	6	OTHER ADM EXP	.08	4	TENANT ALTS	.22	3	RDS/GROUNDS	.05	5
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	4
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.05	5				OTHER LEASING			ADMINISTRATIVE	.27	5
OTHER MAINT/SUP	.08	6	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	546,591 SQ. FT.				438,220 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.67	10.67		
RETAIL AREA	2	11.99	11.66						
OTHER AREA	2	2.80	2.80						
TOTAL RENT	2	10.57	10.56						
MISCELLANEOUS	2	.40	.38						
TOTAL INCOME	2	10.97	10.94						
EXPENSE									
CLEANING	3	1.03	1.00			1.08	1.07		
REPAIR-MAINT	3	.88	.92			.92	.98		
UTILITIES	3	1.59	1.62			1.60	1.64		
RDS/GRNDS/SEC	3	.29	.34			.36	.43		
ADMINISTRATIVE	3	.40	.48			.50	.56		
TOTAL OPER EXP	3	4.18	4.08			5.21	5.10		
FIXED EXPENSES	3	1.00	1.01			1.24	1.23		
TOTAL OPER+FIX	3	5.18	5.02			6.46	6.28		
LEASING EXP	3	.32	.26						
TOTAL PAYROLL	3	.36	.22						
TOTAL CONTRACT	3	1.22	1.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7114	3
AVG SQFT/RETAIL TENANT	2181	3
AVG SQFT/OFFICE WORKER	287	3
AVG % OFFICE OCCUPANCY	92.5	3
AVG % RETAIL OCCUPANCY	94.6	3
AVG $ RATE YR-END RENT	14.88	3
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**3**
PAYROLL		
CONTRACT	.93	3
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**.88**	**3**
PAYROLL	.27	3
ELEVATOR	.25	3
HVAC	.17	3
ELECTRICAL	.04	3
STRUCT/ROOF	.07	2
PLUMBING	.00	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**3**
ELECTRICAL	1.45	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	**.29**	**3**
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL		
SEC CONTRACTS	.26	3
SEC OTHER		
ADMIN TOTAL	**.40**	**3**
PAYROLL		
MGMT FEES	.42	2
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.00**	**3**
REAL ESTATE TAX	.88	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	**.32**	**3**
ADV/PROMOTION	.02	2
COMMISSIONS	.02	2
PROF FEES	.14	3
TENANT ALTS	.21	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.36**	**3**
CLEANING		
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.22**	**3**
CLEANING	.93	3
REPAIR/MAINT	.54	3
RDS/GROUNDS	.03	3
SECURITY	.26	3
ADMINISTRATIVE	.42	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	5,861,159 SQ. FT.				5,755,770 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					12.38	12.91	9.22	15.45
RETAIL AREA	8	12.62	12.44	9.33	16.21				
OTHER AREA	2	5.88	4.77						
TOTAL RENT	14	12.27	11.59	9.23	14.82				
MISCELLANEOUS	14	.29	.10	.04	.37				
TOTAL INCOME	14	12.55	12.21	9.69	14.85				
EXPENSE									
CLEANING	15	.88	.80	.75	.91	.89	.81	.75	.91
REPAIR-MAINT	15	1.34	1.06	.75	1.39	1.36	1.09	.75	1.44
UTILITIES	15	2.01	1.99	1.68	2.48	2.03	1.99	1.71	2.60
RDS/GRNDS/SEC	15	.38	.20	.18	.44	.39	.21	.18	.45
ADMINISTRATIVE	15	.60	.66	.51	.84	.61	.67	.51	.86
TOTAL OPER EXP	15	5.22	4.83	4.51	5.69	5.31	4.91	4.51	5.79
FIXED EXPENSES	15	.68	.41	.29	1.07	.69	.41	.29	1.08
TOTAL OPER+FIX	15	5.90	5.89	4.83	6.67	6.01	5.94	4.83	6.75
LEASING EXP	11	.77	.56	.22	1.14				
TOTAL PAYROLL	15	.57	.55	.47	.58				
TOTAL CONTRACT	15	1.06	.93	.76	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24221	15
AVG SQFT/RETAIL TENANT	2606	9
AVG SQFT/OFFICE WORKER	262	15
AVG % OFFICE OCCUPANCY	89.6	15
AVG % RETAIL OCCUPANCY	95.9	9
AVG $ RATE YR-END RENT	16.81	13
RENTABLE/GROSS SQFT	.83	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**15**
PAYROLL	.07	2
CONTRACT	.73	15
SUP/MAT/MISC	.09	13
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	**1.34**	**15**
PAYROLL	.40	14
ELEVATOR	.28	15
HVAC	.44	15
ELECTRICAL	.06	13
STRUCT/ROOF	.03	8
PLUMBING	.03	11
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.22	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**15**
ELECTRICAL	1.74	15
GAS	.11	3
FUEL OIL		
PURCH STEAM	.23	7
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	**.38**	**15**
RDS/GNDS TOTAL	.11	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	11
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	15
SEC PAYROLL	.13	3
SEC CONTRACTS	.28	12
SEC OTHER		
ADMIN TOTAL	**.60**	**15**
PAYROLL	.26	12
MGMT FEES	.36	14
PROF FEES	.06	10
GEN OFC EXP	.05	14
OTHER ADM EXP	.01	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.68**	**15**
REAL ESTATE TAX	.54	15
BUILDING INS	.18	14
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	**.77**	**11**
ADV/PROMOTION	.03	11
COMMISSIONS	.07	9
PROF FEES	.23	7
TENANT ALTS	.77	6
BUY-OUTS		
OTHER LEASING	.02	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**15**
CLEANING	.07	2
REPAIR/MAINT	.40	14
RDS/GROUNDS		
SECURITY	.13	3
ADMINISTRATIVE	.26	12
TOTAL CONTRACTS	**1.06**	**15**
CLEANING	.73	15
REPAIR/MAINT	.81	15
RDS/GROUNDS	.12	11
SECURITY	.26	12
ADMINISTRATIVE	.41	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	222,499 SQ. FT.				222,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.50	12.91		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.54	13.04						
MISCELLANEOUS	3	.14	.07						
TOTAL INCOME	3	11.68	13.06						
EXPENSE									
CLEANING	3	.80	.80			.80	.80		
REPAIR-MAINT	3	.93	.79			.93	.79		
UTILITIES	3	2.56	2.05			2.56	2.05		
RDS/GRNDS/SEC	3	.45	.40			.45	.40		
ADMINISTRATIVE	3	.65	.58			.65	.58		
TOTAL OPER EXP	3	5.38	4.61			5.38	4.61		
FIXED EXPENSES	3	.30	.29			.30	.29		
TOTAL OPER+FIX	3	5.69	4.95			5.69	4.95		
LEASING EXP									
TOTAL PAYROLL	3	.40	.47						
TOTAL CONTRACT	3	1.16	1.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17282	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	93.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.47	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**3**
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**.93**	**3**
PAYROLL	.24	3
ELEVATOR	.06	3
HVAC	.43	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.56**	**3**
ELECTRICAL	2.24	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC	**.45**	**3**
TOTAL		
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	3
SEC PAYROLL		
SEC CONTRACTS	.35	3
SEC OTHER		
ADMIN TOTAL	**.65**	**3**
PAYROLL	.24	2
MGMT FEES	.47	3
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.30**	**3**
REAL ESTATE TAX	.18	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.40**	**3**
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	**1.16**	**3**
CLEANING	.72	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.09	3
SECURITY	.35	3
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,052,320 SQ. FT.				1,042,244 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.02	9.63		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.65	9.65	8.09	12.97				
MISCELLANEOUS	4	.33	.17	.10	.57				
TOTAL INCOME	4	10.98	9.78	8.57	13.14				
EXPENSE									
CLEANING	4	.83	.80	.71	.95	.84	.80	.71	.95
REPAIR-MAINT	4	.87	.75	.69	1.03	.87	.75	.69	1.03
UTILITIES	4	2.05	1.94	1.55	2.51	2.05	1.94	1.55	2.51
RDS/GRNDS/SEC	4	.20	.19	.14	.28	.20	.19	.14	.26
ADMINISTRATIVE	4	.81	.85	.66	.96	.82	.85	.67	.96
TOTAL OPER EXP	4	4.76	4.47	3.80	5.65	4.81	4.47	3.85	5.68
FIXED EXPENSES	4	.59	.48	.31	.84	.60	.49	.31	.85
TOTAL OPER+FIX	4	5.36	4.78	4.28	6.32	5.41	4.78	4.34	6.35
LEASING EXP	4	.60	.33	.15	1.04				
TOTAL PAYROLL	4	.47	.48	.31	.63				
TOTAL CONTRACT	4	.84	.78	.69	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11339	4
AVG SQFT/RETAIL TENANT	1255	2
AVG SQFT/OFFICE WORKER	298	4
AVG % OFFICE OCCUPANCY	76.2	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.68	4
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**4**
PAYROLL		
CONTRACT	.70	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**.87**	**4**
PAYROLL	.29	4
ELEVATOR	.18	4
HVAC	.10	4
ELECTRICAL	.04	3
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.05**	**4**
ELECTRICAL	1.82	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC	**.20**	**4**
TOTAL		
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL	.13	2
SEC CONTRACTS	.26	2
SEC OTHER		
ADMIN TOTAL	**.81**	**4**
PAYROLL	.16	3
MGMT FEES	.52	4
PROF FEES	.12	4
GEN OFC EXP	.03	4
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.59**	**4**
REAL ESTATE TAX	.38	4
BUILDING INS	.21	4
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	**.60**	**4**
ADV/PROMOTION	.02	4
COMMISSIONS	.20	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.47**	**4**
CLEANING		
REPAIR/MAINT	.29	4
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	**.84**	**4**
CLEANING	.70	4
REPAIR/MAINT	.35	4
RDS/GROUNDS	.01	3
SECURITY	.26	2
ADMINISTRATIVE	.64	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,904,175 SQ. FT.				1,834,343 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					13.67	14.07	9.67	18.59	
RETAIL AREA	4	14.22	14.23	10.29	21.02					
OTHER AREA										
TOTAL RENT	5	13.64	13.46	9.67	18.67					
MISCELLANEOUS	5	.47	.28	.05	.86					
TOTAL INCOME	5	14.11	13.52	10.53	18.83					
EXPENSE										
CLEANING	5	.70	.78	.59	.81	.72	.81	.59	.84	
REPAIR-MAINT	5	1.25	1.25	.80	1.59	1.28	1.26	.83	1.64	
UTILITIES	5	2.22	1.89	1.55	2.64	2.28	1.92	1.57	2.95	
RDS/GRNDS/SEC	5	.24	.18	.16	.41	.25	.20	.16	.42	
ADMINISTRATIVE	5	.70	.70	.58	.84	.72	.78	.58	.87	
TOTAL OPER EXP	5	5.11	4.93	4.41	5.69	5.30	5.14	4.48	6.04	
FIXED EXPENSES	5	.90	.86	.29	1.49	.93	.87	.30	1.59	
TOTAL OPER+FIX	5	6.01	6.52	4.70	6.82	6.24	6.56	4.77	7.36	
LEASING EXP	4	1.12	.90	.35	1.96					
TOTAL PAYROLL	5	.72	.57	.52	.99					
TOTAL CONTRACT	5	.75	.76	.57	.95					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15690	5
AVG SQFT/RETAIL TENANT	3919	4
AVG SQFT/OFFICE WORKER	220	5
AVG % OFFICE OCCUPANCY	84.7	5
AVG % RETAIL OCCUPANCY	94.8	4
AVG $ RATE YR-END RENT	17.01	5
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	5	**UTILITIES TOTAL**	2.22	5	SECURITY TOTAL	.20	5	**FIXED EXP TOTAL**	.90	5	**TOTAL PAYROLL**	.72	5
PAYROLL	.07	2	ELECTRICAL	1.87	5	SEC PAYROLL			REAL ESTATE TAX	.74	5	CLEANING	.07	2
CONTRACT	.57	5	GAS			SEC CONTRACTS	.17	4	BUILDING INS	.15	5	REPAIR/MAINT	.50	5
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM	.19	3				OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	.70	5				ADMINISTRATIVE	.24	4
REPR/MAINT TOTAL	1.25	5	COAL			PAYROLL	.24	4						
PAYROLL	.50	5	WATER/SEWER	.09	5	MGMT FEES	.40	5	**LEASING EXPENSES**	1.12	4	**TOTAL CONTRACTS**	.75	5
ELEVATOR	.22	5				PROF FEES	.03	3	ADV/PROMOTION	.08	4	CLEANING	.57	5
HVAC	.14	5	**RDS/GNDS/SEC**	.24	5	GEN OFC EXP	.06	5	COMMISSIONS	.06	4	REPAIR/MAINT	.46	5
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP	.03	3	PROF FEES	.19	4	RDS/GROUNDS	.06	3
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.05	4				TENANT ALTS	1.50	2	SECURITY	.17	4
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.42	5
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.06	3				OTHER LEASING					
OTHER MAINT/SUP	.29	5	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	2,682,165 SQ. FT.				2,656,684 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					11.58	11.23			
RETAIL AREA	3	9.43	13.23							
OTHER AREA										
TOTAL RENT	2	11.74	11.41							
MISCELLANEOUS	2	.03	.03							
TOTAL INCOME	2	11.77	11.44							
EXPENSE										
CLEANING	3	1.04	1.05			1.05	1.05			
REPAIR-MAINT	3	1.63	1.58			1.64	1.58			
UTILITIES	3	1.81	1.83			1.81	1.83			
RDS/GRNDS/SEC	3	.54	.50			.54	.50			
ADMINISTRATIVE	3	.44	.48			.45	.49			
TOTAL OPER EXP	3	5.46	5.34			5.51	5.37			
FIXED EXPENSES	3	.59	1.08			.60	1.10			
TOTAL OPER+FIX	3	6.05	5.91			6.11	6.02			
LEASING EXP	2	.53	.56							
TOTAL PAYROLL	3	.52	.55							
TOTAL CONTRACT	3	1.36	1.38							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	81396	3
AVG SQFT/RETAIL TENANT	1815	3
AVG SQFT/OFFICE WORKER	287	3
AVG % OFFICE OCCUPANCY	98.0	3
AVG % RETAIL OCCUPANCY	97.2	3
AVG $ RATE YR-END RENT	16.87	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	3	**UTILITIES TOTAL**	1.81	3	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	.59	3	**TOTAL PAYROLL**	.52	3
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	.48	3	CLEANING		
CONTRACT	.86	3	GAS			SEC CONTRACTS	.35	3	BUILDING INS	.22	2	REPAIR/MAINT	.37	2
SUP/MAT/MISC	.11	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM	.21	2				OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	.44	3				ADMINISTRATIVE	.30	1
REPR/MAINT TOTAL	1.63	3	COAL			PAYROLL	.30	3						
PAYROLL	.37	2	WATER/SEWER	.04	3	MGMT FEES	.18	2	**LEASING EXPENSES**	.53	2	**TOTAL CONTRACTS**	1.38	3
ELEVATOR	.37	3				PROF FEES	.03	2	ADV/PROMOTION	.00	2	CLEANING	.86	3
HVAC	.79	3	**RDS/GNDS/SEC**	.54	3	GEN OFC EXP	.03	3	COMMISSIONS	.02	2	REPAIR/MAINT	1.28	3
ELECTRICAL	.11	2	**TOTAL**			OTHER ADM EXP	.01	3	PROF FEES	.27	2	RDS/GROUNDS	.20	2
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.20	2				TENANT ALTS	.23	2	SECURITY	.35	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.21	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.20	2				OTHER LEASING					
OTHER MAINT/SUP	.19	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	64 BLDS	5,457,875 SQ. FT.				5,338,296 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	63					13.43	12.73	10.65	14.84	
RETAIL AREA										
OTHER AREA	4	.51	1.09	.18	2.67					
TOTAL RENT	63	13.17	12.59	10.65	14.84					
MISCELLANEOUS	42	.73	.04	.02	.23					
TOTAL INCOME	63	13.75	12.88	10.65	14.88					
EXPENSE										
CLEANING	61	.70	.71	.61	.81	.70	.71	.61	.81	
REPAIR-MAINT	60	.70	.55	.45	.77	.70	.55	.45	.78	
UTILITIES	59	2.01	1.90	1.55	2.21	2.01	1.93	1.55	2.21	
RDS/GRNDS/SEC	59	.37	.28	.20	.35	.38	.28	.20	.35	
ADMINISTRATIVE	62	.75	.69	.51	.94	.77	.69	.51	.95	
TOTAL OPER EXP	57	4.55	4.22	3.76	4.98	4.65	4.24	3.76	4.98	
FIXED EXPENSES	64	1.73	1.64	1.51	1.85	1.77	1.64	1.52	1.89	
TOTAL OPER+FIX	56	6.31	6.01	5.34	6.75	6.46	6.01	5.34	6.75	
LEASING EXP	55	1.05	.46	.17	1.69					
TOTAL PAYROLL	56	.38	.28	.20	.40					
TOTAL CONTRACT	64	.87	.76	.64	.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5389	63
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	46
AVG % OFFICE OCCUPANCY	86.7	60
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.24	60
RENTABLE/GROSS SQFT	.90	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**61**	**UTILITIES TOTAL**	**2.01**	**58**	SECURITY TOTAL	.12	37	**FIXED EXP TOTAL**	**1.73**	**64**	**TOTAL PAYROLL**	**.38**	**56**
PAYROLL	.19	8	ELECTRICAL	1.90	58	SEC PAYROLL	.24	2	REAL ESTATE TAX	1.60	64	CLEANING	.19	8
CONTRACT	.59	60	GAS	.17	7	SEC CONTRACTS	.11	33	BUILDING INS	.12	63	REPAIR/MAINT	.20	52
SUP/MAT/MISC	.06	52	FUEL OIL			SEC OTHER	.01	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	60	PURCH STEAM						OTHER TAX	.07	2	SECURITY	.24	2
REPR/MAINT TOTAL	**.70**	**60**	PURCH CH WTR	.02	8	**ADMIN TOTAL**	**.75**	**62**				ADMINISTRATIVE	.21	27
PAYROLL	.20	52	COAL			PAYROLL	.21	27	**LEASING EXPENSES**	**1.05**	**55**			
ELEVATOR	.11	48	WATER/SEWER	.08	57	MGMT FEES	.47	61	ADV/PROMOTION	.08	47	**TOTAL CONTRACTS**	**.87**	**64**
HVAC	.14	59	**RDS/GNDS/SEC**	**.37**	**58**	PROF FEES	.11	49	COMMISSIONS	.05	14	CLEANING	.59	60
ELECTRICAL	.06	50	**TOTAL**			GEN OFC EXP	.07	48	PROF FEES	.22	29	REPAIR/MAINT	.36	59
STRUCT/ROOF	.04	40	RDS/GNDS TOTAL	.27	59	OTHER ADM EXP	.04	40	TENANT ALTS	1.07	37	RDS/GROUNDS	.18	56
PLUMBING	.02	47	RDS/GNDS PAYRL						BUY-OUTS	.08	3	SECURITY	.11	33
FIRE/LIFE SFTY	.03	29	RDS/GNDS CONTR	.18	56				OTHER LEASING	.09	8	ADMINISTRATIVE	.54	62
OTHER MAINT/SUP	.18	58	RDS/GNDS OTHER	.14	32									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	16 BLDS	504,823 SQ. FT.				503,335 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	16					10.71	11.30	9.66	12.83	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	16	10.68	11.30	9.66	12.83					
MISCELLANEOUS	6	.36	.23	.01	.41					
TOTAL INCOME	16	10.81	11.30	9.66	12.94					
EXPENSE										
CLEANING	14	.68	.76	.67	.83	.68	.76	.67	.83	
REPAIR-MAINT	13	.66	.52	.45	.86	.66	.52	.45	.86	
UTILITIES	12	2.16	2.15	1.93	2.31	2.16	2.15	1.93	2.31	
RDS/GRNDS/SEC	12	.28	.28	.21	.32	.28	.28	.21	.32	
ADMINISTRATIVE	15	.56	.64	.41	.80	.58	.64	.41	.80	
TOTAL OPER EXP	10	4.50	4.30	4.01	5.36	4.52	4.30	4.01	5.36	
FIXED EXPENSES	16	1.63	1.58	1.47	1.77	1.63	1.58	1.47	1.79	
TOTAL OPER+FIX	10	6.20	5.83	5.52	6.94	6.23	5.83	5.52	6.94	
LEASING EXP	12	1.16	.42	.13	1.30					
TOTAL PAYROLL	14	.22	.24	.09	.40					
TOTAL CONTRACT	16	.71	.65	.30	.77					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3860	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	13
AVG % OFFICE OCCUPANCY	89.7	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.00	12
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**14**	**UTILITIES TOTAL**	**2.16**	**12**	SECURITY TOTAL	.03	2	**FIXED EXP TOTAL**	**1.62**	**16**	**TOTAL PAYROLL**	**.22**	**14**
PAYROLL	.50	2	ELECTRICAL	2.05	12	SEC PAYROLL			REAL ESTATE TAX	1.49	16	CLEANING	.50	2
CONTRACT	.52	14	GAS			SEC CONTRACTS			BUILDING INS	.13	16	REPAIR/MAINT	.19	10
SUP/MAT/MISC	.06	10	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	13	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.56**	**15**				ADMINISTRATIVE	.14	4
PAYROLL	.19	10	COAL			PAYROLL	.14	4	**LEASING EXPENSES**	**1.16**	**12**			
ELEVATOR	.05	5	WATER/SEWER	.10	12	MGMT FEES	.49	15	ADV/PROMOTION	.04	9	**TOTAL CONTRACTS**	**.71**	**16**
HVAC	.20	13	**RDS/GNDS/SEC**	**.28**	**12**	PROF FEES	.05	7	COMMISSIONS			CLEANING	.52	14
ELECTRICAL	.05	11	**TOTAL**			GEN OFC EXP	.02	9	PROF FEES	.33	4	REPAIR/MAINT	.36	13
STRUCT/ROOF	.05	10	RDS/GNDS TOTAL	.27	12	OTHER ADM EXP	.01	8	TENANT ALTS	1.22	8	RDS/GROUNDS	.20	11
PLUMBING	.02	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.20	11				OTHER LEASING			ADMINISTRATIVE	.51	15
OTHER MAINT/SUP	.17	12	RDS/GNDS OTHER	.09	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,765,323 SQ. FT.				1,752,163 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					13.98	13.15	10.96	14.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	23	13.88	13.15	10.96	14.93				
MISCELLANEOUS	19	1.57	.03	.02	17				
TOTAL INCOME	23	15.22	13.20	11.12	15.22				
EXPENSE									
CLEANING	23	.74	.73	.64	.85	.74	.73	.64	.85
REPAIR-MAINT	23	.59	.54	.42	.76	.59	.54	.42	.78
UTILITIES	23	1.86	1.75	1.52	2.18	1.88	1.86	1.52	2.18
RDS/GRNDS/SEC	22	.28	.29	.22	.35	.28	.29	.22	.35
ADMINISTRATIVE	22	.79	.70	.51	.96	.80	.70	.51	.96
TOTAL OPER EXP	23	4.21	4.24	3.74	4.92	4.25	4.24	3.74	4.92
FIXED EXPENSES	23	1.74	1.61	1.53	1.84	1.75	1.61	1.53	1.84
TOTAL OPER + FIX	22	5.90	5.72	5.29	6.35	5.95	5.72	5.29	6.35
LEASING EXP	20	1.18	.32	.18	1.39				
TOTAL PAYROLL	20	.32	.26	.17	.32				
TOTAL CONTRACT	23	.87	.67	.76	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6939	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	18
AVG % OFFICE OCCUPANCY	88.3	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.92	23
RENTABLE/GROSS SQFT	.92	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	23
PAYROLL	.31	3
CONTRACT	.62	22
SUP/MAT/MISC	.06	20
TRASH REMOVAL	.04	23
REPR/MAINT TOTAL	.59	23
PAYROLL	.20	20
ELEVATOR	.07	23
HVAC	.16	23
ELECTRICAL	.04	21
STRUCT/ROOF	.05	15
PLUMBING	.01	18
FIRE/LIFE SFTY	.01	13
OTHER MAINT/SUP	.11	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	22
ELECTRICAL	1.79	22
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		2
COAL		
WATER/SEWER	.05	22
RDS/GNDS/SEC TOTAL	.28	22
RDS/GNDS TOTAL	.26	22
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	20
RDS/GNDS OTHER	.05	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	13
SEC PAYROLL		
SEC CONTRACTS	.03	11
SEC OTHER	.01	2
ADMIN TOTAL	.79	22
PAYROLL	.15	8
MGMT FEES	.52	22
PROF FEES	.17	19
GEN OFC EXP	.04	16
OTHER ADM EXP	.06	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	23
REAL ESTATE TAX	1.61	23
BUILDING INS	.13	22
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.18	20
ADV/PROMOTION	.09	16
COMMISSIONS	.06	6
PROF FEES	.20	13
TENANT ALTS	1.41	13
BUY-OUTS		
OTHER LEASING	.13	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.32	20
CLEANING	.31	3
REPAIR/MAINT	.20	20
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	8
TOTAL CONTRACTS	.87	23
CLEANING	.62	22
REPAIR/MAINT	.31	23
RDS/GROUNDS	.25	20
SECURITY	.03	11
ADMINISTRATIVE	.66	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,026,302 SQ. FT.				1,963,234 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					13.14	13.02	10.02	15.72
RETAIL AREA									
OTHER AREA	2	.54	1.79						
TOTAL RENT	12	12.76	12.83	9.51	15.41				
MISCELLANEOUS	9	.21	.03	.01	.23				
TOTAL INCOME	12	12.93	12.88	10.48	15.59				
EXPENSE									
CLEANING	12	.63	.64	.56	.69	.63	.64	.56	.70
REPAIR-MAINT	12	.68	.52	.42	.67	.68	.53	.42	.67
UTILITIES	12	1.98	1.74	1.56	2.01	1.98	1.74	1.56	2.01
RDS/GRNDS/SEC	13	.31	.23	.13	.37	.32	.23	.13	.37
ADMINISTRATIVE	12	.75	.72	.58	.90	.77	.74	.58	.99
TOTAL OPER EXP	12	4.40	4.04	3.60	4.61	4.55	4.10	3.62	4.65
FIXED EXPENSES	13	1.61	1.61	1.42	1.93	1.67	1.66	1.42	1.98
TOTAL OPER + FIX	12	6.10	5.81	5.03	6.59	6.31	5.87	5.06	6.69
LEASING EXP	11	.95	.48	.13	1.38				
TOTAL PAYROLL	10	.47	.32	.25	.42				
TOTAL CONTRACT	13	.69	.87	.53	.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6209	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	345	10
AVG % OFFICE OCCUPANCY	85.4	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.93	13
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	12
PAYROLL	.09	3
CONTRACT	.53	12
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	.68	12
PAYROLL	.21	10
ELEVATOR	.11	10
HVAC	.12	11
ELECTRICAL	.06	8
STRUCT/ROOF	.03	6
PLUMBING	.02	9
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.21	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	12
ELECTRICAL	1.81	12
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	11
RDS/GNDS/SEC TOTAL	.31	13
RDS/GNDS TOTAL	.21	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	13
RDS/GNDS OTHER	.10	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	12
SEC PAYROLL		
SEC CONTRACTS	.07	11
SEC OTHER		
ADMIN TOTAL	.75	13
PAYROLL	.26	7
MGMT FEES	.49	12
PROF FEES	.06	11
GEN OFC EXP	.11	11
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	13
REAL ESTATE TAX	1.47	13
BUILDING INS	.14	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.95	11
ADV/PROMOTION	.06	10
COMMISSIONS	.03	3
PROF FEES	.26	8
TENANT ALTS	.87	8
BUY-OUTS	.04	2
OTHER LEASING	.12	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	10
CLEANING	.09	3
REPAIR/MAINT	.21	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	7
TOTAL CONTRACTS	.69	13
CLEANING	.53	12
REPAIR/MAINT	.33	11
RDS/GROUNDS	.13	13
SECURITY	.07	11
ADMINISTRATIVE	.47	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Paul, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	3,067,706 SQ. FT.				2,968,281 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					14.06	13.42	12.34	16.44
RETAIL AREA	9	12.89	15.87	7.02	19.93				
OTHER AREA									
TOTAL RENT	13	14.07	13.48	12.02	16.59				
MISCELLANEOUS	9	.40	.32	.11	.47				
TOTAL INCOME	13	14.44	14.55	12.13	16.75				
EXPENSE									
CLEANING	13	1.06	1.04	.85	1.21	1.07	1.04	.85	1.23
REPAIR-MAINT	13	1.47	1.21	.81	1.71	1.48	1.22	.81	1.74
UTILITIES	13	1.31	1.15	.92	1.78	1.31	1.17	.92	1.79
RDS/GRNDS/SEC	13	.21	.11	.04	.27	.22	.14	.04	.27
ADMINISTRATIVE	13	.65	.72	.51	.79	.67	.73	.52	.79
TOTAL OPER EXP	13	4.70	4.51	4.35	4.93	4.86	4.52	4.40	5.46
FIXED EXPENSES	13	2.75	2.50	1.95	3.83	2.84	2.57	2.14	3.91
TOTAL OPER + FIX	13	7.45	6.79	6.50	8.35	7.70	6.02	6.55	8.53
LEASING EXP	11	3.42	.81	.11	1.32				
TOTAL PAYROLL	12	.97	.87	.47	1.24				
TOTAL CONTRACT	13	.91	1.12	.80	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13044	12
AVG SQFT/RETAIL TENANT	1563	8
AVG SQFT/OFFICE WORKER	242	11
AVG % OFFICE OCCUPANCY	89.7	12
AVG % RETAIL OCCUPANCY	92.2	8
AVG $ RATE YR-END RENT	19.16	12
RENTABLE/GROSS SQFT	.85	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**13**
PAYROLL	.47	7
CONTRACT	.89	10
SUP/MAT/MISC	.07	11
TRASH REMOVAL	.07	13
REPR/MAINT TOTAL	**1.47**	**13**
PAYROLL	.55	12
ELEVATOR	.23	13
HVAC	.23	13
ELECTRICAL	.07	12
STRUCT/ROOF	.27	9
PLUMBING	.02	13
FIRE/LIFE SFTY	.10	3
OTHER MAINT/SUP	.22	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.31**	**13**
ELECTRICAL	.96	13
GAS	.06	7
FUEL OIL		
PURCH STEAM	.27	11
PURCH CH WTR	.33	4
COAL		
WATER/SEWER	.06	12
RDS/GNDS/SEC TOTAL	**.21**	**13**
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	13
SEC PAYROLL		
SEC CONTRACTS	.22	11
SEC OTHER	.01	4
ADMIN TOTAL	**.65**	**13**
PAYROLL	.30	4
MGMT FEES	.50	11
PROF FEES	.02	5
GEN OFC EXP	.08	11
OTHER ADM EXP	.02	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.75**	**13**
REAL ESTATE TAX	2.61	13
BUILDING INS	.14	12
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	**3.42**	**11**
ADV/PROMOTION	.05	11
COMMISSIONS		
PROF FEES	.15	3
TENANT ALTS	2.04	11
BUY-OUTS		
OTHER LEASING	4.21	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.97**	**12**
CLEANING	.47	7
REPAIR/MAINT	.55	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	**.91**	**13**
CLEANING	.89	10
REPAIR/MAINT	.71	13
RDS/GROUNDS	.01	2
SECURITY	.22	11
ADMINISTRATIVE	.46	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	456,934 SQ. FT.				455,954 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.80	11.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.04	11.25						
MISCELLANEOUS									
TOTAL INCOME	3	15.05	11.25						
EXPENSE									
CLEANING	5	.83	.83	.78	.89	.83	.83	.78	.90
REPAIR-MAINT	5	1.08	.52	.40	1.06	1.08	.52	.40	1.07
UTILITIES	5	1.30	1.41	.87	1.77	1.30	1.41	.88	1.77
RDS/GRNDS/SEC	5	.58	.28	.24	.53	.58	.28	.25	.53
ADMINISTRATIVE	5	.43	.58	.36	.85	.43	.58	.36	.86
TOTAL OPER EXP	5	4.21	3.97	3.33	4.27	4.22	3.97	3.33	4.29
FIXED EXPENSES	5	3.22	2.75	2.24	3.46	3.23	2.75	2.24	3.49
TOTAL OPER + FIX	5	7.44	6.47	5.69	7.73	7.45	6.46	5.69	7.78
LEASING EXP	4	1.03	1.17	.29	2.28				
TOTAL PAYROLL	4	.81	.34	.15	.71				
TOTAL CONTRACT	5	1.09	.95	.73	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13856	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	5
AVG % OFFICE OCCUPANCY	94.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.56	4
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**5**
PAYROLL		
CONTRACT	.67	5
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.08**	**5**
PAYROLL	.62	4
ELEVATOR	.06	3
HVAC	.10	5
ELECTRICAL	.10	5
STRUCT/ROOF	.02	2
PLUMBING	.07	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.30**	**5**
ELECTRICAL	1.19	5
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.58**	**5**
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	3
SEC PAYROLL		
SEC CONTRACTS	.45	3
SEC OTHER		
ADMIN TOTAL	**.43**	**5**
PAYROLL	.14	2
MGMT FEES	.66	4
PROF FEES	.04	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.22**	**5**
REAL ESTATE TAX	3.10	5
BUILDING INS	.13	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.03**	**4**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.21	3
TENANT ALTS	1.84	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**4**
CLEANING		
REPAIR/MAINT	.62	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	**1.09**	**5**
CLEANING	.67	5
REPAIR/MAINT	.37	5
RDS/GROUNDS	.08	4
SECURITY	.45	3
ADMINISTRATIVE	.26	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Stamford, CT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,643,240 SQ. FT.				2,544,049 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					22.15	23.35	19.48	30.24
RETAIL AREA	7	8.23	2.59						
OTHER AREA									
TOTAL RENT	13	21.66	23.17	19.34	27.10				
MISCELLANEOUS	10	.04	.03	.01	.08				
TOTAL INCOME	13	21.70	23.17	19.35	27.16				
EXPENSE									
CLEANING	13	.70	.64	.56	.82	.72	.68	.59	.88
REPAIR-MAINT	13	1.29	1.01	.85	1.42	1.34	1.13	.85	1.43
UTILITIES	13	2.29	2.03	1.77	2.41	2.28	2.03	1.77	2.40
RDS/GRNDS/SEC	13	.82	.86	.71	1.09	.85	.98	.73	1.10
ADMINISTRATIVE	13	.89	.94	.73	1.05	.93	1.06	.73	1.10
TOTAL OPER EXP	13	5.99	6.11	5.14	6.47	6.22	6.27	5.59	6.59
FIXED EXPENSES	13	3.29	3.13	2.98	3.78	3.42	3.41	3.13	3.88
TOTAL OPER + FIX	13	9.28	9.28	8.46	10.15	9.64	9.65	9.17	10.32
LEASING EXP	13	3.13	.67	.47	1.13				
TOTAL PAYROLL	13	.75	.68	.65	.85				
TOTAL CONTRACT	13	1.14	1.20	1.01	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13388	13
AVG SQFT/RETAIL TENANT	2353	7
AVG SQFT/OFFICE WORKER	357	3
AVG % OFFICE OCCUPANCY	86.8	13
AVG % RETAIL OCCUPANCY	89.8	7
AVG $ RATE YR-END RENT	24.77	12
RENTABLE/GROSS SQFT	.94	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**13**	**UTILITIES TOTAL**	**2.29**	**13**	SECURITY TOTAL	.73	12	**FIXED EXP TOTAL**	**3.29**	**13**	**TOTAL PAYROLL**	**.75**	**13**
PAYROLL			ELECTRICAL	2.17	13	SEC PAYROLL			REAL ESTATE TAX	2.78	13	CLEANING		
CONTRACT	.60	13	GAS	.08	12	SEC CONTRACTS	.66	12	BUILDING INS	.51	13	REPAIR/MAINT	.51	13
SUP/MAT/MISC	.06	12	FUEL OIL	.02	11	SEC OTHER	.07	12	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	13	PURCH STEAM			**ADMIN TOTAL**	**.89**	**13**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.29**	**13**	PURCH CH WTR			PAYROLL	.23	13				ADMINISTRATIVE	.23	13
PAYROLL	.51	13	COAL			MGMT FEES	.54	13	**LEASING EXPENSES**	**3.13**	**13**			
ELEVATOR	.23	13	WATER/SEWER	.04	13	PROF FEES	.04	12	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.14**	**13**
HVAC	.12	13	**RDS/GNDS/SEC**	**.82**	**13**	GEN OFC EXP	.06	13	COMMISSIONS	.05	9	CLEANING	.60	13
ELECTRICAL	.05	13	**TOTAL**			OTHER ADM EXP	.07	3	PROF FEES	.40	9	REPAIR/MAINT	.53	13
STRUCT/ROOF	.06	12	RDS/GNDS TOTAL	.21	13				TENANT ALTS	4.87	9	RDS/GROUNDS		
PLUMBING	.02	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.66	13
FIRE/LIFE SFTY	.05	13	RDS/GNDS CONTR						OTHER LEASING	.13	9	ADMINISTRATIVE	.56	13
OTHER MAINT/SUP	.25	13	RDS/GNDS OTHER	.21	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,132,414 SQ. FT.				1,089,886 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					24.17	26.64	16.67	35.05
RETAIL AREA	2	2.44	2.37						
OTHER AREA									
TOTAL RENT	5	23.39	26.92	16.75	32.76				
MISCELLANEOUS	3	.06	.03						
TOTAL INCOME	5	23.44	26.92	16.77	32.83				
EXPENSE									
CLEANING	5	.70	.63	.50	1.04	.72	.70	.52	1.04
REPAIR-MAINT	5	1.00	.91	.63	1.27	1.02	.91	.82	1.38
UTILITIES	5	1.69	2.01	1.28	2.15	1.68	2.00	1.27	2.14
RDS/GRNDS/SEC	5	.88	.79	.71	1.20	.91	.95	.73	1.20
ADMINISTRATIVE	5	.88	.98	.73	1.10	.91	1.05	.73	1.13
TOTAL OPER EXP	5	5.14	5.36	4.24	6.47	5.34	6.24	4.37	6.59
FIXED EXPENSES	5	3.35	3.18	3.00	3.81	3.48	3.53	3.13	3.91
TOTAL OPER + FIX	5	8.49	8.59	7.48	10.03	8.82	9.42	7.85	10.32
LEASING EXP	5	6.59	.76	.54	12.23				
TOTAL PAYROLL	5	.75	.68	.68	.85				
TOTAL CONTRACT	5	1.27	1.26	1.01	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15071	5
AVG SQFT/RETAIL TENANT	2694	2
AVG SQFT/OFFICE WORKER	357	3
AVG % OFFICE OCCUPANCY	85.7	5
AVG % RETAIL OCCUPANCY	77.5	2
AVG $ RATE YR-END RENT	25.51	4
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**5**	**UTILITIES TOTAL**	**1.69**	**5**	SECURITY TOTAL	.75	5	**FIXED EXP TOTAL**	**3.35**	**5**	**TOTAL PAYROLL**	**.75**	**5**
PAYROLL			ELECTRICAL	1.56	5	SEC PAYROLL			REAL ESTATE TAX	2.96	5	CLEANING		
CONTRACT	.57	5	GAS	.07	5	SEC CONTRACTS	.70	5	BUILDING INS	.39	5	REPAIR/MAINT	.46	5
SUP/MAT/MISC	.07	5	FUEL OIL	.02	3	SEC OTHER	.04	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM			**ADMIN TOTAL**	**.99**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.00**	**5**	PURCH CH WTR			PAYROLL	.29	5				ADMINISTRATIVE	.29	5
PAYROLL	.46	5	COAL			MGMT FEES	.47	5	**LEASING EXPENSES**	**6.59**	**5**			
ELEVATOR	.18	5	WATER/SEWER	.04	5	PROF FEES	.04	4	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.27**	**5**
HVAC	.10	5	**RDS/GNDS/SEC**	**.88**	**5**	GEN OFC EXP	.04	5	COMMISSIONS	.04	2	CLEANING	.57	5
ELECTRICAL	.09	5	**TOTAL**			OTHER ADM EXP	.07	3	PROF FEES			REPAIR/MAINT	.41	5
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.13	5				TENANT ALTS	8.08	4	RDS/GROUNDS		
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.70	5
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR						OTHER LEASING	.29	2	ADMINISTRATIVE	.50	5
OTHER MAINT/SUP	.13	5	RDS/GNDS OTHER	.13	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Stamford, CT

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	819,214 SQ. FT.				796,635 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					18.33	16.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	18.34	16.60						
MISCELLANEOUS									
TOTAL INCOME	11	18.86	17.11						
EXPENSE									
CLEANING	5	1.13	1.17			1.21	1.22		
REPAIR-MAINT	11	1.59	1.33			1.63	1.33		
UTILITIES	11	2.50	2.45			2.50	2.45		
RDS/GRNDS/SEC	11	.90	.78			.93	.78		
ADMINISTRATIVE	11	1.10	1.04			1.13	1.04		
TOTAL OPER EXP	5	8.14	7.76			8.71	8.24		
FIXED EXPENSES	11	2.84	3.00			2.92	3.11		
TOTAL OPER + FIX	5	11.17	10.82			11.95	11.45		
LEASING EXP	11	6.15	5.90						
TOTAL PAYROLL	11	.83	.80						
TOTAL CONTRACT	11	.85	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11072	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	5
AVG % OFFICE OCCUPANCY	94.5	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	26.35	11
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**5**	**UTILITIES TOTAL**	**2.50**	**11**	SECURITY TOTAL	.31	11	**FIXED EXP TOTAL**	**2.84**	**11**	**TOTAL PAYROLL**	**.83**	**11**
PAYROLL			ELECTRICAL	2.42	11	SEC PAYROLL			REAL ESTATE TAX	2.19	11	CLEANING		
CONTRACT	1.01	5	GAS			SEC CONTRACTS	.28	11	BUILDING INS	.47	11	REPAIR/MAINT	.45	11
SUP/MAT/MISC			FUEL OIL	.06	7	SEC OTHER	.04	10	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	5	PURCH STEAM			**ADMIN TOTAL**	**1.10**	**11**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.59**	**11**	PURCH CH WTR			PAYROLL	.38	11				ADMINISTRATIVE	.38	11
PAYROLL	.45	11	COAL			MGMT FEES	.54	11	**LEASING EXPENSES**	**6.15**	**11**	**TOTAL CONTRACTS**	**.95**	**11**
ELEVATOR	.17	11	WATER/SEWER	.04	10	PROF FEES	.07	11	ADV/PROMOTION	.11	5	CLEANING	1.01	5
HVAC	.36	11	**RDS/GNDS/SEC**	**.90**	**11**	GEN OFC EXP	.08	11	COMMISSIONS			REPAIR/MAINT	.97	11
ELECTRICAL	.24	11	**TOTAL**			OTHER ADM EXP	.09	5	PROF FEES	.82	11	RDS/GROUNDS	.25	5
STRUCT/ROOF	.08	11	RDS/GNDS TOTAL	.59	11				TENANT ALTS	6.03	10	SECURITY	.28	11
PLUMBING	.05	11	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.60	11
FIRE/LIFE SFTY	.06	11	RDS/GNDS CONTR	.25	5				OTHER LEASING	.04	10			
OTHER MAINT/SUP	.16	11	RDS/GNDS OTHER	.58	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Syracuse, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	991,645 SQ. FT.				953,068 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.21	13.81	11.85	14.16
RETAIL AREA	4	5.66	6.60	3.46	7.91				
OTHER AREA	2	7.83	9.35						
TOTAL RENT	7	13.89	13.70	11.30	14.16				
MISCELLANEOUS	2	.06	.20						
TOTAL INCOME	7	13.91	13.72	11.48	14.16				
EXPENSE									
CLEANING	6	.89	.78	.68	1.05	.91	.83	.73	1.08
REPAIR-MAINT	6	.70	.61	.43	.83	.71	.63	.45	.83
UTILITIES	7	1.73	1.43	1.23	2.04	1.74	1.43	1.23	2.05
RDS/GRNDS/SEC	6	.29	.26	.17	.46	.30	.27	.17	.52
ADMINISTRATIVE	7	.72	.62	.55	.83	.75	.71	.56	.93
TOTAL OPER EXP	6	4.32	4.02	3.03	5.20	4.50	4.54	3.06	5.20
FIXED EXPENSES	7	2.07	1.73	1.21	2.88	2.15	2.22	1.22	2.91
TOTAL OPER + FIX	6	6.39	5.73	4.10	7.96	6.65	6.44	4.23	8.04
LEASING EXP	4	.78	.67	.40	1.08				
TOTAL PAYROLL	6	.56	.62	.20	.97				
TOTAL CONTRACT	6	.98	.90	.60	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12566	6
AVG SQFT/RETAIL TENANT	2136	4
AVG SQFT/OFFICE WORKER	279	7
AVG % OFFICE OCCUPANCY	90.4	7
AVG % RETAIL OCCUPANCY	95.8	4
AVG $ RATE YR-END RENT	15.96	7
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**6**	**UTILITIES TOTAL**	**1.54**	**6**	SECURITY TOTAL	.26	5	**FIXED EXP TOTAL**	**2.07**	**7**	**TOTAL PAYROLL**	**.56**	**6**
PAYROLL			ELECTRICAL	1.55	5	SEC PAYROLL	.13	2	REAL ESTATE TAX	1.93	7	CLEANING		
CONTRACT	.77	5	GAS			SEC CONTRACTS	.33	3	BUILDING INS	.14	7	REPAIR/MAINT	.28	6
SUP/MAT/MISC	.06	6	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM			**ADMIN TOTAL**	**.73**	**7**	OTHER TAX			SECURITY	.12	2
REPR/MAINT TOTAL	**.70**	**6**	PURCH CH WTR			PAYROLL	.45	3				ADMINISTRATIVE	.45	3
PAYROLL	.28	6	COAL			MGMT FEES	.50	4	**LEASING EXPENSES**	**.78**	**4**			
ELEVATOR	.16	5	WATER/SEWER	.04	3	PROF FEES	.02	4	ADV/PROMOTION	.12	2	**TOTAL CONTRACTS**	**.96**	**6**
HVAC	.09	5				GEN OFC EXP	.11	4	COMMISSIONS	.20	2	CLEANING	.77	5
ELECTRICAL	.02	2	**RDS/GNDS/SEC**	**.26**	**6**	OTHER ADM EXP	.03	5	PROF FEES	.19	2	REPAIR/MAINT	.29	5
STRUCT/ROOF	.07	2	**TOTAL**						TENANT ALTS	.48	3	RDS/GROUNDS	.09	3
PLUMBING	.02	2	RDS/GNDS TOTAL	.03	6				BUY-OUTS			SECURITY	.33	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.49	6
OTHER MAINT/SUP	.07	4	RDS/GNDS CONTR	.00	3									
			RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Syracuse, NY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	840,428 SQ. FT.				810,736 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					14.37	14.13	10.50	16.26
RETAIL AREA	3	5.01	6.40						
OTHER AREA									
TOTAL RENT	4	14.05	14.07	10.42	16.00				
MISCELLANEOUS									
TOTAL INCOME	4	14.06	14.08	10.43	16.00				
EXPENSE									
CLEANING	4	.93	.96	.78	1.08	.95	.97	.79	1.11
REPAIR-MAINT	4	.74	.80	.55	1.12	.75	.80	.55	1.14
UTILITIES	4	1.81	2.04	1.38	2.62	1.83	2.05	1.40	2.62
RDS/GRNDS/SEC	4	.30	.36	.19	.50	.31	.40	.20	.53
ADMINISTRATIVE	4	.75	.82	.53	.86	.77	.67	.54	.91
TOTAL OPER EXP	4	4.53	5.00	3.88	5.74	4.69	5.05	3.98	6.18
FIXED EXPENSES	4	2.19	2.18	1.21	3.31	2.28	2.21	1.22	3.59
TOTAL OPER+FIX	4	6.72	7.18	5.29	8.07	6.97	7.26	5.36	9.62
LEASING EXP	2	.75	.67						
TOTAL PAYROLL	4	.55	.54	.19	.93				
TOTAL CONTRACT	4	1.03	1.21	.90	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16581	3
AVG SQFT/RETAIL TENANT	2549	3
AVG SQFT/OFFICE WORKER	270	4
AVG % OFFICE OCCUPANCY	89.5	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.29	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	4
PAYROLL		
CONTRACT	.79	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.74	4
PAYROLL	.30	4
ELEVATOR	.16	3
HVAC	.09	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	3
ELECTRICAL	1.61	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC	.30	4
TOTAL		
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL		
SEC CONTRACTS	.33	3
SEC OTHER	.02	2
ADMIN TOTAL	.75	4
PAYROLL	.44	2
MGMT FEES	.51	3
PROF FEES	.01	2
GEN OFC EXP	.12	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	4
REAL ESTATE TAX	2.05	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.75	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.42	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	4
CLEANING		
REPAIR/MAINT	.30	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	1.03	4
CLEANING	.79	4
REPAIR/MAINT	.30	3
RDS/GROUNDS	.02	2
SECURITY	.33	3
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	183,402 SQ. FT.				183,402 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					16.04	16.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.04	16.15						
MISCELLANEOUS									
TOTAL INCOME	3	16.04	16.15						
EXPENSE									
CLEANING	3	.82	.86			.82	.86		
REPAIR-MAINT	3	.41	.43			.41	.43		
UTILITIES	2	1.87	1.87			1.87	1.87		
RDS/GRNDS/SEC	3	.55	.61			.55	.61		
ADMINISTRATIVE	3	.40	.48			.40	.48		
TOTAL OPER EXP	2	4.32	4.32			4.32	4.32		
FIXED EXPENSES	3	1.61	1.60			1.61	1.60		
TOTAL OPER+FIX	2	5.99	5.99			5.99	5.99		
LEASING EXP									
TOTAL PAYROLL	3	.07	.09						
TOTAL CONTRACT	3	1.18	1.24						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	2
AVG % OFFICE OCCUPANCY	98.5	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.25	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	3
PAYROLL		
CONTRACT	.69	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.41	3
PAYROLL	.07	3
ELEVATOR	.03	3
HVAC	.19	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	2
ELECTRICAL	1.62	2
GAS	.22	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC	.58	3
TOTAL		
RDS/GNDS TOTAL	.52	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.49	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.04	3
ADMIN TOTAL	.40	3
PAYROLL		
MGMT FEES	.39	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	3
REAL ESTATE TAX	1.56	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.07	3
CLEANING		
REPAIR/MAINT	.07	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.18	3
CLEANING	.69	3
REPAIR/MAINT	.26	3
RDS/GROUNDS	.49	3
SECURITY		
ADMINISTRATIVE	.39	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tallahassee, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	357,815 SQ. FT.				342,613 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.21	12.70	10.24	16.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.66	13.49	9.99	17.63				
MISCELLANEOUS	3	1.96	2.12						
TOTAL INCOME	5	13.99	14.80	10.21	19.53				
EXPENSE									
CLEANING	5	.48	.48	.44	.50	.49	.50	.48	.52
REPAIR-MAINT	5	.73	.77	.53	1.00	.74	.87	.60	1.03
UTILITIES	5	1.99	2.00	1.96	2.06	1.97	1.96	1.89	2.34
RDS/GRNDS/SEC	4	.21	.26			.22	.29		
ADMINISTRATIVE	5	1.08	1.20	.89	1.25	1.13	1.26	.93	1.43
TOTAL OPER EXP	5	4.47	4.47	4.30	4.66	4.67	4.92	4.51	5.35
FIXED EXPENSES	5	1.42	1.34	1.16	1.60	1.48	1.52	1.28	1.72
TOTAL OPER + FIX	5	5.89	5.64	5.59	6.11	6.16	6.39	5.88	6.98
LEASING EXP	5	.34	.21	.11	.41				
TOTAL PAYROLL	4	.45	.47						
TOTAL CONTRACT	2	.60	.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4157	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	4
AVG % OFFICE OCCUPANCY	81.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.66	5
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.50	2	**UTILITIES TOTAL**	1.97	2	SECURITY TOTAL	.12	2	**FIXED EXP TOTAL**	1.42	5	**TOTAL PAYROLL**	.45	4
PAYROLL			ELECTRICAL	1.76	2	SEC PAYROLL			REAL ESTATE TAX	1.25	5	CLEANING		
CONTRACT	.46	2	GAS			SEC CONTRACTS			BUILDING INS	.17	5	REPAIR/MAINT	.29	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	1.08	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.98	2	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.29	2	COAL			MGMT FEES	.74	5	**LEASING EXPENSES**	.34	5			
ELEVATOR	.16	2	WATER/SEWER	.07	2	PROF FEES	.03	5	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	.60	2
HVAC	.30	2	**RDS/GNDS/SEC**	.29	2	GEN OFC EXP	.09	5	COMMISSIONS			CLEANING	.46	2
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES			REPAIR/MAINT	.53	2
STRUCT/ROOF			RDS/GNDS TOTAL	.17	2				TENANT ALTS	.39	3	RDS/GROUNDS	.07	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.07	2				OTHER LEASING			ADMINISTRATIVE	.77	5
OTHER MAINT/SUP	.16	2	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,989,071 SQ. FT.				2,954,226 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.50	12.21	9.89	18.67
RETAIL AREA	2	14.82	15.57						
OTHER AREA									
TOTAL RENT	8	15.51	12.21	10.01	18.59				
MISCELLANEOUS	5	.42	.12	.04	.80				
TOTAL INCOME	8	15.75	12.21	10.09	19.14				
EXPENSE									
CLEANING	7	.61	.60	.48	.64	.62	.60	.48	.66
REPAIR-MAINT	8	.72	.69	.49	.95	.73	.71	.49	.97
UTILITIES	8	1.56	1.54	1.40	1.71	1.58	1.55	1.40	1.74
RDS/GRNDS/SEC	8	.27	.19	.15	.37	.27	.19	.15	.37
ADMINISTRATIVE	8	1.00	1.02	.74	1.53	1.01	1.04	.74	1.53
TOTAL OPER EXP	7	4.27	4.76	3.53	4.91	4.34	4.77	3.60	5.00
FIXED EXPENSES	8	1.91	1.57	1.36	1.81	1.93	1.61	1.36	1.85
TOTAL OPER + FIX	7	6.33	6.40	5.16	6.74	6.42	6.60	5.27	6.77
LEASING EXP	7	.86	.13	.13	.38				
TOTAL PAYROLL	8	.57	.53	.44	.75				
TOTAL CONTRACT	8	.63	.59	.50	.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11729	5
AVG SQFT/RETAIL TENANT	2193	2
AVG SQFT/OFFICE WORKER	312	4
AVG % OFFICE OCCUPANCY	87.3	7
AVG % RETAIL OCCUPANCY	31.5	2
AVG $ RATE YR-END RENT	16.55	4
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	7	**UTILITIES TOTAL**	1.56	8	SECURITY TOTAL	.26	6	**FIXED EXP TOTAL**	1.91	8	**TOTAL PAYROLL**	.57	8
PAYROLL			ELECTRICAL	1.52	8	SEC PAYROLL	.30	2	REAL ESTATE TAX	1.58	8	CLEANING		
CONTRACT	.51	7	GAS	.03	2	SEC CONTRACTS	.19	5	BUILDING INS	.12	8	REPAIR/MAINT	.25	5
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.08	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	1.00	8	OTHER TAX	.53	3	SECURITY	.30	2
REPR/MAINT TOTAL	.72	8	PURCH CH WTR			PAYROLL	.32	7				ADMINISTRATIVE	.32	7
PAYROLL	.25	5	COAL			MGMT FEES	.46	6	**LEASING EXPENSES**	.86	7			
ELEVATOR	.20	8	WATER/SEWER	.03	7	PROF FEES	.06	7	ADV/PROMOTION	.08	7	**TOTAL CONTRACTS**	.63	8
HVAC	.08	8	**RDS/GNDS/SEC**	.27	8	GEN OFC EXP	.12	7	COMMISSIONS			CLEANING	.51	7
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP	.10	7	PROF FEES	.31	5	REPAIR/MAINT	.37	6
STRUCT/ROOF	.05	4	RDS/GNDS TOTAL	.05	8				TENANT ALTS	1.20	3	RDS/GROUNDS	.02	4
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	5
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.02	4				OTHER LEASING	.01	2	ADMINISTRATIVE	.51	8
OTHER MAINT/SUP	.15	8	RDS/GNDS OTHER	.05	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	686,966 SQ. FT.				686,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					10.95	11.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.96	11.92						
MISCELLANEOUS									
TOTAL INCOME	3	10.97	11.92						
EXPENSE									
CLEANING	3	.57	.54			.57	.54		
REPAIR-MAINT	3	.45	.44			.45	.44		
UTILITIES	3	1.36	1.42			1.36	1.42		
RDS/GRNDS/SEC	3	.17	.16			.17	.16		
ADMINISTRATIVE	3	1.34	1.04			1.34	1.04		
TOTAL OPER EXP	3	3.89	3.55			3.89	3.55		
FIXED EXPENSES	3	1.50	1.46			1.50	1.46		
TOTAL OPER+FIX	3	5.39	5.01			5.39	5.01		
LEASING EXP	3	.27	.17						
TOTAL PAYROLL	3	.67	.69						
TOTAL CONTRACT	3	.56	.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.45	3
PAYROLL		
ELEVATOR	.13	3
HVAC	.07	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.32	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.11	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.17	3
ADMIN TOTAL	1.34	3
PAYROLL	.58	3
MGMT FEES	.36	3
PROF FEES	.03	3
GEN OFC EXP	.14	3
OTHER ADM EXP	.21	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	3
ADV/PROMOTION	.15	3
COMMISSIONS		
PROF FEES	.10	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	3
TOTAL CONTRACTS	.56	3
CLEANING	.51	3
REPAIR/MAINT	.21	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,458,021 SQ. FT.				1,458,021 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					15.57	17.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.59	17.25						
MISCELLANEOUS	3	.48	.48						
TOTAL INCOME	3	16.07	18.36						
EXPENSE									
CLEANING	2	.62	.61			.62	.61		
REPAIR-MAINT	3	.86	.81			.86	.81		
UTILITIES	3	1.62	1.57			1.62	1.57		
RDS/GRNDS/SEC	3	.40	.47			.40	.47		
ADMINISTRATIVE	3	1.12	1.27			1.12	1.27		
TOTAL OPER EXP	2	5.19	5.21			5.19	5.21		
FIXED EXPENSES	3	2.17	1.51			2.17	1.51		
TOTAL OPER+FIX	2	7.93	7.80			7.93	7.80		
LEASING EXP	3	1.16	.19						
TOTAL PAYROLL	3	.66	.80						
TOTAL CONTRACT	3	.69	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10109	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	341	2
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.70	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	2
PAYROLL		
CONTRACT	.55	2
SUP/MAT/MISC	.03	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.86	3
PAYROLL	.25	3
ELEVATOR	.22	3
HVAC	.08	3
ELECTRICAL	.03	3
STRUCT/ROOF	.04	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	1.57	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.40	2
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER	.03	2
ADMIN TOTAL	1.12	3
PAYROLL	.29	3
MGMT FEES	.65	3
PROF FEES	.08	3
GEN OFC EXP	.11	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.17	3
REAL ESTATE TAX	1.63	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.67	2
LEASING EXPENSES	1.16	3
ADV/PROMOTION	.04	3
COMMISSIONS		
PROF FEES	.41	2
TENANT ALTS	1.29	2
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	3
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	.69	3
CLEANING	.55	2
REPAIR/MAINT	.39	3
RDS/GROUNDS	.02	3
SECURITY	.20	3
ADMINISTRATIVE	.72	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	25 BLDS	1,478,262 SQ. FT.				1,478,262 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	25					12.16	12.48	9.06	14.30	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	25	12.16	12.48	9.06	14.30					
MISCELLANEOUS	22	.49	.26	.05	.62					
TOTAL INCOME	25	12.62	12.66	9.60	15.90					
EXPENSE										
CLEANING	25	.71	.75	.55	.82	.71	.75	.55	.82	
REPAIR-MAINT	25	.60	.56	.32	.81	.60	.56	.32	.81	
UTILITIES	25	1.48	1.49	1.37	1.69	1.48	1.49	1.37	1.69	
RDS/GRNDS/SEC	25	.34	.35	.20	.43	.34	.35	.20	.43	
ADMINISTRATIVE	25	1.23	.84	.64	1.53	1.23	.84	.64	1.53	
TOTAL OPER EXP	25	4.37	4.41	3.91	4.63	4.37	4.41	3.91	4.63	
FIXED EXPENSES	24	1.53	1.43	1.29	1.61	1.53	1.43	1.29	1.61	
TOTAL OPER + FIX	24	6.51	5.66	5.27	6.37	6.51	5.66	5.27	6.37	
LEASING EXP	21	2.03	1.40	.18	3.28					
TOTAL PAYROLL	23	.55	.55	.42	.64					
TOTAL CONTRACT	25	.90	.93	.77	1.10					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3914	22
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	19
AVG % OFFICE OCCUPANCY	80.3	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.73	22
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**25**
PAYROLL		
CONTRACT	.57	25
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.06	25
REPR/MAINT TOTAL	**.60**	**25**
PAYROLL	.23	18
ELEVATOR	.12	12
HVAC	.11	25
ELECTRICAL	.03	25
STRUCT/ROOF	.06	21
PLUMBING	.01	24
FIRE/LIFE SFTY	.02	23
OTHER MAINT/SUP	.19	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.48**	**25**
ELECTRICAL	1.40	25
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	24
RDS/GNDS/SEC TOTAL	**.34**	**25**
RDS/GNDS TOTAL	.18	25
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	24
RDS/GNDS OTHER	.03	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	22
SEC PAYROLL		
SEC CONTRACTS	.17	20
SEC OTHER		
ADMIN TOTAL	**1.23**	**25**
PAYROLL	.47	21
MGMT FEES	.51	25
PROF FEES	.09	24
GEN OFC EXP	.18	25
OTHER ADM EXP	.08	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**24**
REAL ESTATE TAX	1.35	24
BUILDING INS	.17	24
PERS PROP TAX	.01	16
OTHER TAX		
LEASING EXPENSES	**2.03**	**21**
ADV/PROMOTION	.19	20
COMMISSIONS	.06	14
PROF FEES	.35	20
TENANT ALTS	1.61	19
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**23**
CLEANING		
REPAIR/MAINT	.23	18
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	21
TOTAL CONTRACTS	**.90**	**25**
CLEANING	.57	25
REPAIR/MAINT	.30	25
RDS/GROUNDS	.17	24
SECURITY	.17	20
ADMINISTRATIVE	.59	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	312,793 SQ. FT.				312,793 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					12.86	13.84	11.54	14.29	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	12.86	13.84	11.54	14.29					
MISCELLANEOUS	3	1.97	2.25							
TOTAL INCOME	4	14.46	14.59	12.66	16.15					
EXPENSE										
CLEANING	4	.87	.90	.79	.97	.87	.90	.79	.97	
REPAIR-MAINT	4	.47	.44	.28	.73	.47	.44	.28	.73	
UTILITIES	4	1.59	1.57	1.21	2.13	1.59	1.57	1.21	2.13	
RDS/GRNDS/SEC	4	.39	.42	.29	.46	.39	.42	.29	.46	
ADMINISTRATIVE	4	1.12	.99	.62	1.53	1.12	.99	.62	1.53	
TOTAL OPER EXP	4	4.44	4.36	4.17	4.84	4.44	4.36	4.17	4.84	
FIXED EXPENSES	3	1.43	1.43			1.43	1.43			
TOTAL OPER + FIX	3	5.69	5.61			5.69	5.61			
LEASING EXP	3	2.00	1.92							
TOTAL PAYROLL	4	.39	.42	.31	.47					
TOTAL CONTRACT	4	1.05	1.08	.98	1.13					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3696	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.14	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**4**
PAYROLL		
CONTRACT	.74	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	**.47**	**4**
PAYROLL		
ELEVATOR	.07	4
HVAC	.13	4
ELECTRICAL	.03	4
STRUCT/ROOF	.02	3
PLUMBING	.00	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.14	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**4**
ELECTRICAL	1.51	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	**.39**	**4**
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	3
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.12**	**4**
PAYROLL	.39	3
MGMT FEES	.48	4
PROF FEES	.24	3
GEN OFC EXP	.11	4
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.43**	**3**
REAL ESTATE TAX	1.36	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.00**	**3**
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.47	3
TENANT ALTS	1.35	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**4**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	3
TOTAL CONTRACTS	**1.05**	**4**
CLEANING	.74	4
REPAIR/MAINT	.26	4
RDS/GROUNDS	.31	3
SECURITY		
ADMINISTRATIVE	.66	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	1,027,788 SQ. FT.				1,027,788 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					12.41	11.78	8.87	16.34	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	6	12.41	11.78	8.87	16.34					
MISCELLANEOUS	6	.14	.08	.03	.18					
TOTAL INCOME	6	12.55	11.82	9.45	16.44					
EXPENSE										
CLEANING	6	.68	.69	.50	.77	.68	.69	.50	.77	
REPAIR-MAINT	6	.66	.72	.32	.96	.66	.72	.32	.96	
UTILITIES	6	1.45	1.45	1.34	1.68	1.45	1.45	1.34	1.68	
RDS/GRNDS/SEC	6	.33	.34	.22	.41	.33	.34	.22	.41	
ADMINISTRATIVE	6	1.33	.99	.70	1.83	1.33	.99	.70	1.83	
TOTAL OPER EXP	6	4.46	4.52	4.41	4.63	4.46	4.52	4.41	4.63	
FIXED EXPENSES	6	1.61	1.61	1.33	1.72	1.61	1.61	1.33	1.72	
TOTAL OPER+FIX	6	6.97	6.37	5.66	6.60	6.97	6.37	5.66	6.60	
LEASING EXP	3	2.54	2.80							
TOTAL PAYROLL	6	.60	.64	.55	.68					
TOTAL CONTRACT	6	.89	.86	.76	1.09					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5217	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	3
AVG % OFFICE OCCUPANCY	80.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.33	5
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**6**	**UTILITIES TOTAL**	**1.45**	**6**	SECURITY TOTAL	.19	6	**FIXED EXP TOTAL**	**1.61**	**6**	**TOTAL PAYROLL**	**.60**	**6**
PAYROLL			ELECTRICAL	1.36	6	SEC PAYROLL			REAL ESTATE TAX	1.41	6	CLEANING		
CONTRACT	.54	6	GAS			SEC CONTRACTS	.17	6	BUILDING INS	.19	6	REPAIR/MAINT	.22	4
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM			**ADMIN TOTAL**	**1.33**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**6**	PURCH CH WTR			PAYROLL	.50	5				ADMINISTRATIVE	.50	5
PAYROLL	.22	4	COAL			MGMT FEES	.54	6	**LEASING EXPENSES**	**2.54**	**3**	**TOTAL CONTRACTS**	**.89**	**6**
ELEVATOR	.13	6	WATER/SEWER	.09	5	PROF FEES	.06	6	ADV/PROMOTION	.28	3	CLEANING	.54	6
HVAC	.11	6	**RDS/GNDS/SEC**	**.33**	**6**	GEN OFC EXP	.22	6	COMMISSIONS			REPAIR/MAINT	.32	6
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP	.08	5	PROF FEES	.37	2	RDS/GROUNDS	.13	6
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.14	6				TENANT ALTS	1.95	3	SECURITY	.17	6
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.60	6
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.13	6				OTHER LEASING					
OTHER MAINT/SUP	.22	6	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	16 BLDS	2,181,212 SQ. FT.				2,144,799 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					10.45	10.09	6.97	10.99	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	12	10.43	10.05	6.97	10.99					
MISCELLANEOUS	2	.26	.18							
TOTAL INCOME	12	10.49	10.05	7.00	10.99					
EXPENSE										
CLEANING	16	.98	1.12	.85	1.25	.98	1.12	.85	1.26	
REPAIR-MAINT	16	1.73	1.57	1.36	1.89	1.73	1.57	1.36	1.89	
UTILITIES	16	2.53	2.62	1.85	3.46	2.54	2.62	1.85	3.49	
RDS/GRNDS/SEC	16	.55	.41	.26	.64	.56	.41	.26	.66	
ADMINISTRATIVE	14	.48	.40	.24	.62	.49	.41	.24	.62	
TOTAL OPER EXP	16	6.27	6.23	5.17	6.75	6.37	6.23	5.28	6.80	
FIXED EXPENSES	13	1.24	1.05	.94	1.18	1.25	1.05	.94	1.18	
TOTAL OPER+FIX	13	8.24	7.27	6.93	8.11	8.27	7.27	6.93	8.17	
LEASING EXP	8	.63	.46	.32	.83					
TOTAL PAYROLL	14	1.02	.81	.61	1.13					
TOTAL CONTRACT	14	1.14	1.18	1.02	1.61					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13587	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	14
AVG % OFFICE OCCUPANCY	92.5	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.93	10
RENTABLE/GROSS SQFT	.88	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**14**	**UTILITIES TOTAL**	**2.30**	**14**	SECURITY TOTAL	.50	14	**FIXED EXP TOTAL**	**1.29**	**11**	**TOTAL PAYROLL**	**1.02**	**14**
PAYROLL			ELECTRICAL	2.06	14	SEC PAYROLL			REAL ESTATE TAX	1.08	11	CLEANING		
CONTRACT	.83	14	GAS	.22	11	SEC CONTRACTS	.45	11	BUILDING INS	.14	11	REPAIR/MAINT	.72	14
SUP/MAT/MISC	.07	10	FUEL OIL	.01	4	SEC OTHER	.04	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	14	PURCH STEAM			**ADMIN TOTAL**	**.35**	**12**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.68**	**14**	PURCH CH WTR			PAYROLL	.22	6				ADMINISTRATIVE	.22	6
PAYROLL	.72	14	COAL			MGMT FEES	.17	9	**LEASING EXPENSES**	**.63**	**8**	**TOTAL CONTRACTS**	**1.14**	**14**
ELEVATOR	.25	14	WATER/SEWER	.07	14	PROF FEES	.04	7	ADV/PROMOTION	.02	4	CLEANING	.83	14
HVAC	.24	11	**RDS/GNDS/SEC**	**.53**	**14**	GEN OFC EXP	.02	8	COMMISSIONS			REPAIR/MAINT	.68	14
ELECTRICAL	.09	10	**TOTAL**			OTHER ADM EXP	.05	5	PROF FEES	.15	7	RDS/GROUNDS	.03	8
STRUCT/ROOF	.11	6	RDS/GNDS TOTAL	.04	8				TENANT ALTS	.56	5	SECURITY	.45	11
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.20	10
FIRE/LIFE SFTY	.05	7	RDS/GNDS CONTR	.03	6				OTHER LEASING	.07	3			
OTHER MAINT/SUP	.28	14	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	125,270 SQ. FT.				125,270 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.93	8.19	6.24	10.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.93	8.19	6.24	10.35				
MISCELLANEOUS									
TOTAL INCOME	4	8.93	8.19	6.24	10.35				
EXPENSE									
CLEANING	4	1.04	1.12	.81	1.31	1.04	1.12	.81	1.31
REPAIR-MAINT	4	1.29	1.24	1.05	1.49	1.29	1.24	1.05	1.49
UTILITIES	4	2.47	1.92	1.35	3.06	2.47	1.92	1.35	3.06
RDS/GRNDS/SEC	4	.15	.14	.01	.29	.15	.14	.01	.29
ADMINISTRATIVE	2	.42	.43			.42	.43		
TOTAL OPER EXP	4	5.21	4.96	3.84	5.98	5.21	4.96	3.84	5.98
FIXED EXPENSES	4	.99	.98	.75	1.12	.99	.98	.75	1.12
TOTAL OPER + FIX	4	6.20	5.85	4.59	7.10	6.20	5.85	4.59	7.10
LEASING EXP	3	.46	.46						
TOTAL PAYROLL	4	.86	.71	.59	.78				
TOTAL CONTRACT	4	1.07	1.15	.80	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2486	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	90.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.88	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	4	**UTILITIES TOTAL**	2.47	4	SECURITY TOTAL	.15	4	**FIXED EXP TOTAL**	.99	4	**TOTAL PAYROLL**	.86	4
PAYROLL			ELECTRICAL	1.99	4	SEC PAYROLL			REAL ESTATE TAX	.78	4	CLEANING		
CONTRACT	.92	4	GAS	.36	4	SEC CONTRACTS	.15	4	BUILDING INS	.21	4	REPAIR/MAINT	.66	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM			**ADMIN TOTAL**	.42	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.29	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.66	4	COAL			MGMT FEES			**LEASING EXPENSES**	.46	3			
ELEVATOR	.21	4	WATER/SEWER	.11	4	PROF FEES			ADV/PROMOTION	.08	3	**TOTAL CONTRACTS**	1.07	4
HVAC			**RDS/GNDS/SEC TOTAL**	.15	4	GEN OFC EXP			COMMISSIONS			CLEANING	.92	4
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP	.31	2	PROF FEES	.32	3	REPAIR/MAINT	.27	4
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS CONTR						BUY-OUTS			SECURITY	.15	4
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING	.07	3	ADMINISTRATIVE		
OTHER MAINT/SUP	.36	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	744,460 SQ. FT.				740,932 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.09	10.29		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.09	10.29						
MISCELLANEOUS									
TOTAL INCOME	3	11.19	10.62						
EXPENSE									
CLEANING	3	1.05	1.21			1.05	1.21		
REPAIR-MAINT	3	1.92	2.04			1.92	2.04		
UTILITIES	3	2.55	2.27			2.57	2.27		
RDS/GRNDS/SEC	3	.48	.50			.48	.50		
ADMINISTRATIVE	3	.29	.24			.29	.24		
TOTAL OPER EXP	3	6.29	6.46			6.32	6.46		
FIXED EXPENSES	3	1.32	1.18			1.33	1.18		
TOTAL OPER + FIX	3	7.62	7.50			7.65	7.50		
LEASING EXP	3	.53	.21						
TOTAL PAYROLL	3	.85	.90						
TOTAL CONTRACT	3	1.41	1.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8605	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	314	2
AVG % OFFICE OCCUPANCY	84.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.00	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	3	**UTILITIES TOTAL**	2.55	3	SECURITY TOTAL	.47	3	**FIXED EXP TOTAL**	1.32	3	**TOTAL PAYROLL**	.85	3
PAYROLL			ELECTRICAL	2.33	3	SEC PAYROLL			REAL ESTATE TAX	1.15	3	CLEANING		
CONTRACT	.93	3	GAS	.26	2	SEC CONTRACTS	.47	3	BUILDING INS	.10	3	REPAIR/MAINT	.74	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.29	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.92	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.74	3	COAL			MGMT FEES	.11	3	**LEASING EXPENSES**	.53	3			
ELEVATOR	.34	3	WATER/SEWER	.05	3	PROF FEES	.05	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.41	3
HVAC	.24	3	**RDS/GNDS/SEC TOTAL**	.48	3	GEN OFC EXP	.01	3	COMMISSIONS			CLEANING	.93	3
ELECTRICAL	.09	3	RDS/GNDS TOTAL			OTHER ADM EXP	.01	2	PROF FEES	.0	2	REPAIR/MAINT	.77	3
STRUCT/ROOF	.03	2	RDS/GNDS PAYRL						TENANT ALTS	.47	3	RDS/GROUNDS		
PLUMBING	.03	3	RDS/GNDS CONTR						BUY-OUTS			SECURITY	.47	3
FIRE/LIFE SFTY	.08	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.16	3
OTHER MAINT/SUP	.41	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Trenton, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	642,715 SQ. FT.				642,715 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	7	.84	.82	.78	.92	.84	.82	.78	.92	
REPAIR-MAINT	6	.68	.68	.66	.70	.68	.68	.66	.70	
UTILITIES	6	1.22	1.00	.97	1.10	1.22	1.00	.97	1.10	
RDS/GRNDS/SEC	7	.37	.38	.36	.43	.37	.38	.36	.43	
ADMINISTRATIVE	7	.48	.51	.43	.54	.48	.51	.43	.54	
TOTAL OPER EXP	5	3.36	3.28	3.19	3.70	3.36	3.28	3.19	3.70	
FIXED EXPENSES	7	1.73	1.82	1.58	1.90	1.73	1.82	1.58	1.90	
TOTAL OPER + FIX	5	5.02	5.05	4.84	5.29	5.02	5.05	4.84	5.29	
LEASING EXP										
TOTAL PAYROLL	6	.52	.54	.47	.56					
TOTAL CONTRACT	7	1.01	1.02	.90	1.19					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14654	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	322	6
AVG % OFFICE OCCUPANCY	91.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.30	6
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**7**	**UTILITIES TOTAL**	**.99**	**6**	SECURITY TOTAL	.02	4	**FIXED EXP TOTAL**	**1.73**	**7**	**TOTAL PAYROLL**	**.52**	**6**
PAYROLL			ELECTRICAL	.79	5	SEC PAYROLL			REAL ESTATE TAX	1.57	7	CLEANING		
CONTRACT	.68	7	GAS	.12	5	SEC CONTRACTS			BUILDING INS	.16	7	REPAIR/MAINT	.44	6
SUP/MAT/MISC	.04	6	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	7	PURCH STEAM			**ADMIN TOTAL**	**.48**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.68**	**6**	PURCH CH WTR			PAYROLL	.12	4				ADMINISTRATIVE	.12	4
PAYROLL	.44	6	COAL			MGMT FEES	.38	7	**LEASING EXPENSES**					
ELEVATOR	.06	6	WATER/SEWER	.08	5	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.01**	**7**
HVAC	.04	6	**RDS/GNDS/SEC**	**.37**	**7**	GEN OFC EXP			COMMISSIONS			CLEANING	.68	7
ELECTRICAL	.02	6	**TOTAL**			OTHER ADM EXP	.12	2	PROF FEES			REPAIR/MAINT	.20	6
STRUCT/ROOF	.01	6	RDS/GNDS TOTAL	.36	7				TENANT ALTS			RDS/GROUNDS	.32	7
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.06	6	RDS/GNDS CONTR	.32	7				OTHER LEASING			ADMINISTRATIVE	.38	7
OTHER MAINT/SUP	.04	6	RDS/GNDS OTHER	.04	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	193,662 SQ. FT.				193,662 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	.89	.91			.89	.91			
REPAIR-MAINT	2	.73	.73			.73	.73			
UTILITIES	2	2.10	2.05			2.10	2.05			
RDS/GRNDS/SEC	3	.35	.45			.35	.45			
ADMINISTRATIVE	3	.56	.55			.56	.55			
TOTAL OPER EXP										
FIXED EXPENSES	3	1.81	1.82			1.81	1.82			
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	2	.49	.50							
TOTAL CONTRACT	3	1.01	1.20							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27666	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	289	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.58	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**3**	**UTILITIES TOTAL**			SECURITY TOTAL	.03	2	**FIXED EXP TOTAL**	**1.81**	**3**	**TOTAL PAYROLL**	**.49**	**2**
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX	1.61	3	CLEANING		
CONTRACT	.69	3	GAS			SEC CONTRACTS			BUILDING INS	.20	3	REPAIR/MAINT	.44	2
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	3	PURCH STEAM			**ADMIN TOTAL**	**.56**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.73**	**2**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.44	2	COAL			MGMT FEES	.48	3	**LEASING EXPENSES**					
ELEVATOR	.07	2	WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.01**	**3**
HVAC	.05	2	**RDS/GNDS/SEC**	**.35**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	.69	3
ELECTRICAL	.02	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.27	2
STRUCT/ROOF			RDS/GNDS TOTAL	.33	3				TENANT ALTS			RDS/GROUNDS	.31	3
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.12	2	RDS/GNDS CONTR	.31	3				OTHER LEASING			ADMINISTRATIVE	.48	3
OTHER MAINT/SUP	.02	2	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Trenton, NJ

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	449,053 SQ. FT.				449,053 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.82	.81	.75	.88	.82	.81	.75	.88
REPAIR-MAINT	4	.66	.67	.64	.69	.66	.67	.64	.69
UTILITIES	4	.98	.98	.95	1.00	.98	.98	.95	1.00
RDS/GRNDS/SEC	4	.38	.38	.36	.40	.38	.38	.36	.40
ADMINISTRATIVE	4	.44	.43	.40	.48	.44	.43	.40	.48
TOTAL OPER EXP	4	3.28	3.24	3.19	3.37	3.28	3.24	3.19	3.37
FIXED EXPENSES	4	1.70	1.80	1.52	1.90	1.70	1.80	1.52	1.90
TOTAL OPER + FIX	4	4.98	4.99	4.84	5.13	4.98	4.99	4.84	5.13
LEASING EXP									
TOTAL PAYROLL	4	.52	.54	.50	.55				
TOTAL CONTRACT	4	1.01	1.00	.90	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11150	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	348	3
AVG % OFFICE OCCUPANCY	85.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.29	3
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**4**	**UTILITIES TOTAL**	**.98**	**4**	SECURITY TOTAL	.01	2	**FIXED EXP TOTAL**	**1.70**	**4**	**TOTAL PAYROLL**	**.52**	**4**
PAYROLL			ELECTRICAL	.78	4	SEC PAYROLL			REAL ESTATE TAX	1.55	4	CLEANING		
CONTRACT	.67	4	GAS	.12	4	SEC CONTRACTS			BUILDING INS	.15	4	REPAIR/MAINT	.44	4
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	4	PURCH STEAM			**ADMIN TOTAL**	**.44**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**4**	PURCH CH WTR			PAYROLL	.12	3				ADMINISTRATIVE	.12	3
PAYROLL	.44	4	COAL			MGMT FEES	.33	4	**LEASING EXPENSES**			**TOTAL CONTRACTS**	**1.01**	**4**
ELEVATOR	.06	4	WATER/SEWER	.08	4	PROF FEES			ADV/PROMOTION			CLEANING	.67	4
HVAC	.04	4	**RDS/GNDS/SEC**	**.38**	**4**	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT	.18	4
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS	.33	4
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.38	4				TENANT ALTS			SECURITY		
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.33	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR	.33	4				OTHER LEASING					
OTHER MAINT/SUP	.04	4	RDS/GNDS OTHER	.04	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tucson, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	703,863 SQ. FT.				685,506 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.57	11.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.68	11.96						
MISCELLANEOUS									
TOTAL INCOME	4	13.17	13.16	10.15	16.48				
EXPENSE									
CLEANING	4	.51	.51	.39	.65	.51	.52	.39	.65
REPAIR-MAINT	4	.93	.88	.73	1.16	.94	.89	.73	1.17
UTILITIES	4	1.46	1.49	1.13	1.84	1.46	1.50	1.13	1.84
RDS/GRNDS/SEC	4	.19	.21	.08	.26	.19	.21	.08	.28
ADMINISTRATIVE	4	.72	.64	.58	.85	.73	.65	.60	.87
TOTAL OPER EXP	4	3.80	3.71	3.44	4.24	3.90	3.71	3.52	4.32
FIXED EXPENSES	4	2.13	2.29	1.67	2.58	2.19	2.39	1.73	2.62
TOTAL OPER + FIX	4	5.93	5.99	5.11	6.81	6.09	6.14	5.25	6.94
LEASING EXP	2	.46	.43						
TOTAL PAYROLL	4	.61	.64	.43	.79				
TOTAL CONTRACT	4	.64	.63	.54	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5657	4
AVG SQFT/RETAIL TENANT	2529	2
AVG SQFT/OFFICE WORKER	331	3
AVG % OFFICE OCCUPANCY	80.0	4
AVG % RETAIL OCCUPANCY		2
AVG $ RATE YR-END RENT	18.40	4
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.51**	**4**	**UTILITIES TOTAL**	**1.46**	**4**	SECURITY TOTAL	.19	3	**FIXED EXP TOTAL**	**2.13**	**4**	**TOTAL PAYROLL**	**.61**	**4**
PAYROLL			ELECTRICAL	1.35	4	SEC PAYROLL			REAL ESTATE TAX	1.99	4	CLEANING		
CONTRACT	.45	4	GAS	.03	2	SEC CONTRACTS	.19	3	BUILDING INS	.14	4	REPAIR/MAINT	.34	4
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	**.72**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.93**	**4**	PURCH CH WTR			PAYROLL	.27	4				ADMINISTRATIVE	.27	4
PAYROLL	.34	4	COAL			MGMT FEES	.33	4	**LEASING EXPENSES**	**.46**	**2**	**TOTAL CONTRACTS**	**.64**	**4**
ELEVATOR	.12	4	WATER/SEWER	.10	4	PROF FEES	.02	2	ADV/PROMOTION	.03	2	CLEANING	.45	4
HVAC	.14	4	**RDS/GNDS/SEC**	**.19**	**4**	GEN OFC EXP	.07	4	COMMISSIONS			REPAIR/MAINT	.37	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.09	2	RDS/GROUNDS	.04	3
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.04	4				TENANT ALTS			SECURITY	.19	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.34	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.04	3				OTHER LEASING					
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tucson, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	703,863 SQ. FT.				685,506 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.57	11.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.68	11.96						
MISCELLANEOUS									
TOTAL INCOME	4	13.17	13.16	10.15	16.48				
EXPENSE									
CLEANING	4	.51	.51	.39	.65	.51	.52	.39	.65
REPAIR-MAINT	4	.93	.88	.73	1.16	.94	.89	.73	1.17
UTILITIES	4	1.46	1.49	1.13	1.84	1.46	1.50	1.13	1.84
RDS/GRNDS/SEC	4	.19	.21	.08	.26	.19	.21	.08	.28
ADMINISTRATIVE	4	.72	.64	.58	.85	.73	.65	.60	.87
TOTAL OPER EXP	4	3.80	3.71	3.44	4.24	3.90	3.71	3.52	4.32
FIXED EXPENSES	4	2.13	2.29	1.67	2.58	2.19	2.39	1.73	2.62
TOTAL OPER+FIX	4	5.93	5.99	5.11	6.81	6.09	6.14	5.25	6.94
LEASING EXP	2	.46	.43						
TOTAL PAYROLL	4	.61	.64	.43	.79				
TOTAL CONTRACT	4	.64	.63	.54	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5657	4
AVG SQFT/RETAIL TENANT	2529	2
AVG SQFT/OFFICE WORKER	331	3
AVG % OFFICE OCCUPANCY	80.0	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.40	4
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.51	4	**UTILITIES TOTAL**	1.46	4	SECURITY TOTAL	.19	3	**FIXED EXP TOTAL**	2.13	4	**TOTAL PAYROLL**	.61	4
PAYROLL			ELECTRICAL	1.35	4	SEC PAYROLL			REAL ESTATE TAX	1.99	4	CLEANING		
CONTRACT	.45	4	GAS	.03	2	SEC CONTRACTS	.19	3	BUILDING INS	.14	4	REPAIR/MAINT	.34	4
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	.72	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.93	4	PURCH CH WTR			PAYROLL	.27	4				ADMINISTRATIVE	.27	4
PAYROLL	.34	4	COAL			MGMT FEES	.33	4	**LEASING EXPENSES**	.46	2	**TOTAL CONTRACTS**	.64	4
ELEVATOR	.12	4	WATER/SEWER	.10	4	PROF FEES	.02	2	ADV/PROMOTION	.03	2	CLEANING	.45	4
HVAC	.14	4	**RDS/GNDS/SEC**	.19	4	GEN OFC EXP	.07	4	COMMISSIONS			REPAIR/MAINT	.37	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.09	2	RDS/GROUNDS	.04	3
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.04	4				TENANT ALTS			SECURITY	.19	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.34	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.04	3				OTHER LEASING					
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	564,724 SQ. FT.				564,724 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.23	9.12	7.59	11.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.23	9.12	7.59	11.57				
MISCELLANEOUS	8	.40	.15	.08	.67				
TOTAL INCOME	8	10.63	9.79	7.73	12.18				
EXPENSE									
CLEANING	8	.57	.51	.48	.61	.57	.51	.48	.61
REPAIR-MAINT	8	.65	.62	.59	.76	.65	.62	.59	.76
UTILITIES	8	1.34	1.32	1.22	1.44	1.34	1.32	1.22	1.44
RDS/GRNDS/SEC	8	.33	.34	.29	.36	.33	.34	.29	.36
ADMINISTRATIVE	8	.90	.86	.51	1.16	.90	.86	.51	1.16
TOTAL OPER EXP	8	3.79	3.73	3.34	4.09	3.79	3.73	3.34	4.09
FIXED EXPENSES	8	2.41	2.34	2.13	2.70	2.41	2.34	2.13	2.70
TOTAL OPER+FIX	8	6.21	6.16	5.68	6.57	6.21	6.16	5.68	6.57
LEASING EXP	6	1.42	.55						
TOTAL PAYROLL	8	.46	.52	.37	.52				
TOTAL CONTRACT	8	.74	.68	.64	.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4695	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	6
AVG % OFFICE OCCUPANCY	68.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.70	8
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	8	**UTILITIES TOTAL**	1.34	8	SECURITY TOTAL	.14	8	**FIXED EXP TOTAL**	2.41	8	**TOTAL PAYROLL**	.46	8
PAYROLL			ELECTRICAL	1.23	8	SEC PAYROLL			REAL ESTATE TAX	2.19	8	CLEANING		
CONTRACT	.49	8	GAS			SEC CONTRACTS	.14	8	BUILDING INS	.07	8	REPAIR/MAINT	.18	8
SUP/MAT/MISC	.05	8	FUEL OIL			SEC OTHER			PERS PROP TAX	.02	6	RDS/GROUNDS		
TRASH REMOVAL	.03	8	PURCH STEAM			**ADMIN TOTAL**	.90	8	OTHER TAX	.17	4	SECURITY		
REPR/MAINT TOTAL	.65	8	PURCH CH WTR			PAYROLL	.35	6				ADMINISTRATIVE	.35	6
PAYROLL	.18	8	COAL			MGMT FEES	.28	4	**LEASING EXPENSES**	1.42	6	**TOTAL CONTRACTS**	.74	8
ELEVATOR	.13	8	WATER/SEWER	.11	8	PROF FEES			ADV/PROMOTION			CLEANING	.49	8
HVAC	.12	8	**RDS/GNDS/SEC**	.33	8	GEN OFC EXP	.05	8	COMMISSIONS			REPAIR/MAINT	.37	8
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.34	8	PROF FEES	.57	6	RDS/GROUNDS	.11	8
STRUCT/ROOF	.04	8	RDS/GNDS TOTAL	.19	8				TENANT ALTS			SECURITY	.14	8
PLUMBING	.01	8	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.28	4
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.11	8				OTHER LEASING					
OTHER MAINT/SUP	.10	8	RDS/GNDS OTHER	.08	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,954,400 SQ. FT.				3,853,878 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					11.04	8.94	7.08	11.98
RETAIL AREA	7	12.58	7.06	6.57	13.28				
OTHER AREA									
TOTAL RENT	11	10.95	8.85	7.08	12.94				
MISCELLANEOUS	6	.22	.21	.13	.33				
TOTAL INCOME	11	11.08	8.85	7.14	13.17				
EXPENSE									
CLEANING	12	.78	.79	.75	.82	.80	.79	.76	.84
REPAIR-MAINT	12	1.44	1.46	1.16	1.98	1.47	1.46	1.25	2.01
UTILITIES	12	2.15	1.68	1.56	2.11	2.20	1.77	1.64	2.28
RDS/GRNDS/SEC	12	.27	.24	.15	.31	.28	.26	.15	.31
ADMINISTRATIVE	11	.84	.85	.55	1.11	.86	.92	.69	1.13
TOTAL OPER EXP	12	5.47	5.32	4.43	5.99	5.61	5.38	5.07	6.17
FIXED EXPENSES	12	.88	.71	.60	.83	.90	.71	.63	.90
TOTAL OPER + FIX	12	6.35	6.07	5.10	6.59	6.51	6.07	5.94	6.66
LEASING EXP	11	.37	.11	.03	.65				
TOTAL PAYROLL	12	.94	.97	.56	1.17				
TOTAL CONTRACT	12	.78	.80	.69	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18826	12
AVG SQFT/RETAIL TENANT	1562	7
AVG SQFT/OFFICE WORKER	375	11
AVG % OFFICE OCCUPANCY	87.9	12
AVG % RETAIL OCCUPANCY	88.1	7
AVG $ RATE YR-END RENT	11.16	11
RENTABLE/GROSS SQFT	.80	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	12	**UTILITIES TOTAL**	2.15	12	SECURITY TOTAL	.23	12	**FIXED EXP TOTAL**	.88	12	**TOTAL PAYROLL**	.94	12
PAYROLL			ELECTRICAL	1.50	12	SEC PAYROLL	.30	2	REAL ESTATE TAX	.60	12	CLEANING		
CONTRACT	.65	12	GAS	.09	11	SEC CONTRACTS	.16	10	BUILDING INS	.11	11	REPAIR/MAINT	.56	10
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX	1.75	2	RDS/GROUNDS		
TRASH REMOVAL	.04	12	PURCH STEAM	.45	2	**ADMIN TOTAL**	.84	11	OTHER TAX	.02	6	SECURITY	.30	2
REPR/MAINT TOTAL	1.44	12	PURCH CH WTR	.77	2	PAYROLL	.29	9				ADMINISTRATIVE	.29	9
PAYROLL	.56	10	COAL			MGMT FEES	.32	8	**LEASING EXPENSES**	.37	11			
ELEVATOR	.27	12	WATER/SEWER	.07	12	PROF FEES	.12	6	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	.78	12
HVAC	.20	12	**RDS/GNDS/SEC TOTAL**	.27	12	GEN OFC EXP	.13	6	COMMISSIONS	.08	3	CLEANING	.65	12
ELECTRICAL	.10	10	RDS/GNDS TOTAL	.04	11	OTHER ADM EXP	.24	8	PROF FEES	.09	6	REPAIR/MAINT	.67	12
STRUCT/ROOF	.06	5	RDS/GNDS PAYRL						TENANT ALTS	.47	8	RDS/GROUNDS	.03	9
PLUMBING	.04	10	RDS/GNDS CONTR						BUY-OUTS			SECURITY	.16	10
FIRE/LIFE SFTY	.08	4	RDS/GNDS OTHER	.03	9				OTHER LEASING			ADMINISTRATIVE	.43	8
OTHER MAINT/SUP	.26	12		.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,058,949 SQ. FT.				1,039,807 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.23	8.02	6.95	10.47
RETAIL AREA	2	8.74	9.92						
OTHER AREA									
TOTAL RENT	4	9.43	7.99	7.02	10.78				
MISCELLANEOUS	2	.31	.25						
TOTAL INCOME	4	9.58	8.02	7.05	10.99				
EXPENSE									
CLEANING	5	.72	.76	.61	.81	.73	.76	.61	.83
REPAIR-MAINT	5	1.63	1.84	.92	1.98	1.64	1.88	.92	2.01
UTILITIES	5	2.06	1.79	1.60	2.49	2.07	1.79	1.60	2.52
RDS/GRNDS/SEC	5	.29	.29	.21	.39	.30	.29	.22	.39
ADMINISTRATIVE	5	.99	1.11	.51	1.28	1.00	1.13	.52	1.31
TOTAL OPER EXP	5	5.69	5.90	4.34	6.42	5.79	6.11	4.34	6.59
FIXED EXPENSES	5	1.11	.64	.44	1.70	1.13	.64	.45	1.74
TOTAL OPER + FIX	5	6.80	6.32	5.01	8.00	6.92	6.55	5.01	8.21
LEASING EXP	4	1.03	.82	.02	2.26				
TOTAL PAYROLL	5	1.05	.97	.34	1.64				
TOTAL CONTRACT	5	.74	.83	.41	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10671	5
AVG SQFT/RETAIL TENANT	3026	3
AVG SQFT/OFFICE WORKER	379	5
AVG % OFFICE OCCUPANCY	85.2	5
AVG % RETAIL OCCUPANCY	79.0	3
AVG $ RATE YR-END RENT	10.65	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	5	**UTILITIES TOTAL**	2.06	5	SECURITY TOTAL	.21	5	**FIXED EXP TOTAL**	1.11	5	**TOTAL PAYROLL**	1.05	5
PAYROLL			ELECTRICAL	1.86	5	SEC PAYROLL			REAL ESTATE TAX	.43	5	CLEANING		
CONTRACT	.49	5	GAS	.12	5	SEC CONTRACTS	.19	5	BUILDING INS	.13	4	REPAIR/MAINT	.79	3
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	.99	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	5	PURCH CH WTR			PAYROLL	.50	4				ADMINISTRATIVE	.50	4
PAYROLL	.79	3	COAL			MGMT FEES	.35	3	**LEASING EXPENSES**	1.03	4			
ELEVATOR	.24	5	WATER/SEWER	.08	5	PROF FEES	.47	2	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	.74	5
HVAC	.35	5	**RDS/GNDS/SEC TOTAL**	.29	5	GEN OFC EXP	.07	2	COMMISSIONS	.09	2	CLEANING	.49	5
ELECTRICAL	.12	5	RDS/GNDS TOTAL	.08	5	OTHER ADM EXP	.11	4	PROF FEES	.10	2	REPAIR/MAINT	.76	5
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS	1.28	3	RDS/GROUNDS	.08	4
PLUMBING	.04	5	RDS/GNDS CONTR	.08	4				BUY-OUTS			SECURITY	.19	5
FIRE/LIFE SFTY			RDS/GNDS OTHER	.04	2				OTHER LEASING			ADMINISTRATIVE	.72	3
OTHER MAINT/SUP	.40	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,049,161 SQ. FT.				1,040,139 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					10.50	8.57	6.65	9.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	10.41	8.57	6.65	9.55				
MISCELLANEOUS	5	.26	.15	.03	.59				
TOTAL INCOME	10	10.60	8.59	7.09	9.72				
EXPENSE									
CLEANING	10	.65	.63	.59	.70	.65	.63	.59	.70
REPAIR-MAINT	10	.90	.91	.74	1.12	.90	.91	.74	1.12
UTILITIES	10	1.50	1.54	1.49	1.66	1.50	1.54	1.49	1.66
RDS/GRNDS/SEC	10	.34	.34	.20	.42	.34	.34	.20	.43
ADMINISTRATIVE	10	.69	.64	.52	.76	.70	.64	.52	.77
TOTAL OPER EXP	10	4.07	4.17	3.67	4.43	4.11	4.17	3.67	4.47
FIXED EXPENSES	10	.64	.57	.51	.72	.65	.57	.51	.72
TOTAL OPER+FIX	10	4.71	4.73	4.17	5.08	4.76	4.73	4.17	5.14
LEASING EXP	8	1.31	.22	.06	1.27				
TOTAL PAYROLL	7	.52	.48	.40	.57				
TOTAL CONTRACT	10	.86	.70	.58	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7982	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	7
AVG % OFFICE OCCUPANCY	86.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.69	10
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**10**	**UTILITIES TOTAL**	**1.50**	**10**	SECURITY TOTAL	.14	10	**FIXED EXP TOTAL**	**.65**	**9**	**TOTAL PAYROLL**	**.52**	**7**
PAYROLL			ELECTRICAL	1.32	10	SEC PAYROLL			REAL ESTATE TAX	.51	9	CLEANING		
CONTRACT	.58	10	GAS	.09	10	SEC CONTRACTS	.14	9	BUILDING INS	.14	9	REPAIR/MAINT	.40	7
SUP/MAT/MISC	.05	8	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	9	PURCH STEAM			**ADMIN TOTAL**	**.69**	**10**	OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	**.90**	**10**	PURCH CH WTR			PAYROLL	.16	3	**LEASING EXPENSES**	**1.31**	**8**	ADMINISTRATIVE	.16	3
PAYROLL	.40	7	COAL			MGMT FEES	.39	10	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	**.86**	**10**
ELEVATOR	.13	8	WATER/SEWER	.09	10	PROF FEES	.03	7	COMMISSIONS	.03	3	CLEANING	.58	10
HVAC	.10	9	**RDS/GNDS/SEC**	**.34**	**10**	GEN OFC EXP	.05	8	PROF FEES	.25	7	REPAIR/MAINT	.29	10
ELECTRICAL	.04	9	**TOTAL**			OTHER ADM EXP	.14	8	TENANT ALTS	1.17	4	RDS/GROUNDS	.16	8
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.21	10				BUY-OUTS			SECURITY	.14	9
PLUMBING	.01	9	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.42	10
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.16	8									
OTHER MAINT/SUP	.23	10	RDS/GNDS OTHER	.10	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	189,723 SQ. FT.				189,623 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.58	9.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.57	9.22						
MISCELLANEOUS									
TOTAL INCOME	3	8.66	9.22						
EXPENSE									
CLEANING	3	.66	.68			.66	.69		
REPAIR-MAINT	3	.82	.78			.82	.78		
UTILITIES	3	1.61	1.63			1.61	1.63		
RDS/GRNDS/SEC	3	.32	.39			.32	.39		
ADMINISTRATIVE	3	.51	.48			.51	.48		
TOTAL OPER EXP	3	3.92	3.67			3.92	3.67		
FIXED EXPENSES	3	.52	.51			.52	.51		
TOTAL OPER+FIX	3	4.44	4.18			4.44	4.18		
LEASING EXP	2	.69	.79						
TOTAL PAYROLL	3	.42	.42						
TOTAL CONTRACT	3	.80	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7601	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	3
AVG % OFFICE OCCUPANCY	88.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.10	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**3**	**UTILITIES TOTAL**	**1.61**	**3**	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	**.52**	**2**	**TOTAL PAYROLL**	**.42**	**3**
PAYROLL			ELECTRICAL	1.45	3	SEC PAYROLL			REAL ESTATE TAX	.42	2	CLEANING		
CONTRACT	.57	3	GAS	.05	3	SEC CONTRACTS	.04	3	BUILDING INS	.10	2	REPAIR/MAINT	.42	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	**.51**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.82**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.42	3	COAL			MGMT FEES	.39	3	**LEASING EXPENSES**	**.69**	**2**			
ELEVATOR	.09	3	WATER/SEWER	.11	3	PROF FEES	.01	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.80**	**3**
HVAC	.14	3	**RDS/GNDS/SEC**	**.32**	**3**	GEN OFC EXP	.01	2	COMMISSIONS			CLEANING	.57	3
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP	.17	2	PROF FEES	.04	2	REPAIR/MAINT	.24	3
STRUCT/ROOF			RDS/GNDS TOTAL	.29	3				TENANT ALTS			RDS/GROUNDS	.20	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.20	3				OTHER LEASING			ADMINISTRATIVE	.40	3
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER	.13	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	365,823 SQ. FT.				365,823 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.54	7.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.54	7.88						
MISCELLANEOUS	2	.48	.45						
TOTAL INCOME	3	7.83	7.88						
EXPENSE									
CLEANING	3	.54	.63			.54	.63		
REPAIR-MAINT	3	.89	.91			.89	.91		
UTILITIES	3	1.38	1.54			1.38	1.54		
RDS/GRNDS/SEC	3	.23	.21			.23	.21		
ADMINISTRATIVE	3	.77	.81			.77	.81		
TOTAL OPER EXP	3	3.82	3.98			3.82	3.98		
FIXED EXPENSES	3	.56	.52			.56	.52		
TOTAL OPER+FIX	3	4.38	4.62			4.38	4.62		
LEASING EXP	2	3.84	3.47						
TOTAL PAYROLL	3	.62	.65						
TOTAL CONTRACT	3	.66	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6005	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	3
AVG % OFFICE OCCUPANCY	78.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.85	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.54**	**3**	**UTILITIES TOTAL**	**1.38**	**3**	SECURITY TOTAL	.03	3	**FIXED EXP TOTAL**	**.56**	**3**	**TOTAL PAYROLL**	**.62**	**3**
PAYROLL			ELECTRICAL	1.22	3	SEC PAYROLL			REAL ESTATE TAX	.44	3	CLEANING		
CONTRACT	.50	3	GAS	.09	3	SEC CONTRACTS	.02	2	BUILDING INS	.13	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.02	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.77**	**3**				ADMINISTRATIVE	.29	2
PAYROLL	.41	3	COAL			PAYROLL	.29	2	**LEASING EXPENSES**	**3.84**	**2**	**TOTAL CONTRACTS**	**.66**	**3**
ELEVATOR	.15	3	WATER/SEWER	.07	3	MGMT FEES	.34	3	ADV/PROMOTION			CLEANING	.50	3
HVAC	.05	2				PROF FEES	.02	2	COMMISSIONS	.02	2	REPAIR/MAINT	.26	3
ELECTRICAL	.05	2	**RDS/GNDS/SEC**	**.23**	**3**	GEN OFC EXP	.06	2	PROF FEES	.78	2	RDS/GROUNDS	.15	3
STRUCT/ROOF	.01	2	**TOTAL**			OTHER ADM EXP	.19	3	TENANT ALTS	2.93	2	SECURITY	.02	2
PLUMBING	.02	3	RDS/GNDS TOTAL	.20	3				BUY-OUTS			ADMINISTRATIVE	.35	3
FIRE/LIFE SFTY	.04	2	RDS/GNDS PAYRL						OTHER LEASING					
OTHER MAINT/SUP	.22	3	RDS/GNDS CONTR	.15	3									
			RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Virginia Beach, VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	96,922 SQ. FT.				96,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.19	11.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.19	11.50						
MISCELLANEOUS	7	.03	.04						
TOTAL INCOME	7	10.22	11.54						
EXPENSE									
CLEANING	2	.66	.66			.66	.66		
REPAIR-MAINT	7	.71	.57			.71	.57		
UTILITIES	2	1.94	1.91			1.94	1.91		
RDS/GRNDS/SEC	7	.18	.20			.18	.20		
ADMINISTRATIVE	7	.43	.54			.43	.54		
TOTAL OPER EXP	2	4.15	4.15			4.15	4.15		
FIXED EXPENSES	7	.62	.61			.62	.61		
TOTAL OPER+FIX	2	4.72	4.72			4.72	4.72		
LEASING EXP									
TOTAL PAYROLL	7	.16	.14						
TOTAL CONTRACT	7	.63	.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2784	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.73	6
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**2**	**UTILITIES TOTAL**	**1.94**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.62**	**7**	**TOTAL PAYROLL**	**.16**	**7**
PAYROLL			ELECTRICAL	1.84	2	SEC PAYROLL			REAL ESTATE TAX	.46	7	CLEANING		
CONTRACT	.65	2	GAS			SEC CONTRACTS			BUILDING INS	.15	7	REPAIR/MAINT	.14	7
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	7
TRASH REMOVAL	.01	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.71**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.43**	**7**				ADMINISTRATIVE		
PAYROLL	.14	7	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.07	2	WATER/SEWER	.10	2	MGMT FEES	.30	7	ADV/PROMOTION			**TOTAL CONTRACTS**	**.63**	**7**
HVAC	.15	7				PROF FEES			COMMISSIONS			CLEANING	.65	2
ELECTRICAL	.09	7	**RDS/GNDS/SEC**	**.18**	**7**	GEN OFC EXP	.02	7	PROF FEES			REPAIR/MAINT	.34	7
STRUCT/ROOF	.04	7	**TOTAL**			OTHER ADM EXP	.11	7	TENANT ALTS			RDS/GROUNDS	.16	7
PLUMBING	.01	7	RDS/GNDS TOTAL	.18	7				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL	.02	7				OTHER LEASING			ADMINISTRATIVE	.30	7
OTHER MAINT/SUP	.23	7	RDS/GNDS CONTR	.16	7									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	9,267,752 SQ. FT.				8,527,528 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					24.42	22.83	20.71	26.93
RETAIL AREA	43	25.81	25.73	22.29	35.66				
OTHER AREA	21	5.42	9.51	6.00	12.20				
TOTAL RENT	46	24.33	23.04	20.99	26.65				
MISCELLANEOUS	30	1.38	.46	.15	.81				
TOTAL INCOME	46	25.16	23.69	21.27	27.88				
EXPENSE									
CLEANING	47	1.08	1.09	1.01	1.18	1.15	1.17	1.04	1.29
REPAIR-MAINT	46	1.40	1.46	1.11	1.87	1.49	1.53	1.17	1.98
UTILITIES	43	1.76	1.78	1.65	1.96	1.86	1.89	1.69	2.13
RDS/GRNDS/SEC	46	.35	.24	.09	.39	.38	.25	.10	.41
ADMINISTRATIVE	46	1.03	1.09	.88	1.30	1.13	1.17	.96	1.42
TOTAL OPER EXP	42	5.65	5.76	5.03	6.40	6.12	6.49	5.55	6.91
FIXED EXPENSES	47	4.15	4.24	3.82	4.72	4.51	4.56	3.98	5.13
TOTAL OPER+FIX	42	9.96	10.24	9.37	11.33	10.79	11.10	10.19	12.07
LEASING EXP	44	1.73	.54	.19	1.62				
TOTAL PAYROLL	47	.86	.79	.62	1.03				
TOTAL CONTRACT	47	1.20	1.16	1.05	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8157	47
AVG SQFT/RETAIL TENANT	2585	40
AVG SQFT/OFFICE WORKER	272	26
AVG % OFFICE OCCUPANCY	94.3	47
AVG % RETAIL OCCUPANCY	93.1	42
AVG $ RATE YR-END RENT	31.96	43
RENTABLE/GROSS SQFT	.92	32

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**47**	**UTILITIES TOTAL**	**1.76**	**43**	SECURITY TOTAL	.30	44	**FIXED EXP TOTAL**	**4.15**	**47**	**TOTAL PAYROLL**	**.86**	**47**
PAYROLL	.28	4	ELECTRICAL	1.54	43	SEC PAYROLL	.89	4	REAL ESTATE TAX	3.65	47	CLEANING	.26	4
CONTRACT	.97	47	GAS	.06	25	SEC CONTRACTS	.20	42	BUILDING INS	.15	46	REPAIR/MAINT	.69	44
SUP/MAT/MISC	.02	33	FUEL OIL	.14	22	SEC OTHER	.03	11	PERS PROP TAX	.09	26	RDS/GROUNDS		
TRASH REMOVAL	.08	46	PURCH STEAM			**ADMIN TOTAL**	**1.03**	**46**	OTHER TAX	.38	38	SECURITY	.89	4
REPR/MAINT TOTAL	**1.40**	**46**	PURCH CH WTR			PAYROLL	.14	26				ADMINISTRATIVE	.14	26
PAYROLL	.69	44	COAL			MGMT FEES	.77	46	**LEASING EXPENSES**	**1.73**	**44**			
ELEVATOR	.15	45	WATER/SEWER	.13	42	PROF FEES	.10	41	ADV/PROMOTION	.03	33	**TOTAL CONTRACTS**	**1.20**	**47**
HVAC	.17	44	**RDS/GNDS/SEC**	**.35**	**46**	GEN OFC EXP	.05	46	COMMISSIONS	.08	11	CLEANING	.97	47
ELECTRICAL	.04	42	**TOTAL**			OTHER ADM EXP	.04	40	PROF FEES	.57	35	REPAIR/MAINT	.49	46
STRUCT/ROOF	.21	27	RDS/GNDS TOTAL	.09	37				TENANT ALTS	1.16	32	RDS/GROUNDS	.08	31
PLUMBING	.02	41	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	42
FIRE/LIFE SFTY	.01	19	RDS/GNDS CONTR	.08	31				OTHER LEASING	.76	19	ADMINISTRATIVE	.86	46
OTHER MAINT/SUP	.20	46	RDS/GNDS OTHER	.08	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	571,066 SQ. FT.				555,552 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					24.47	22.78	21.67	28.54
RETAIL AREA	6	40.60	39.97	27.94	46.12				
OTHER AREA	3	8.70	7.38						
TOTAL RENT	7	25.08	22.84	22.01	30.12				
MISCELLANEOUS	6	.50	.63	.04	.89				
TOTAL INCOME	7	25.52	23.59	22.05	30.79				
EXPENSE									
CLEANING	7	1.24	1.27	1.03	1.34	1.26	1.27	1.03	1.40
REPAIR-MAINT	7	1.78	2.01	1.29	2.30	1.82	2.13	1.29	2.36
UTILITIES	7	1.92	1.92	1.69	2.15	1.95	2.01	1.73	2.20
RDS/GRNDS/SEC	7	.49	.31	.22	.53	.50	.33	.23	.54
ADMINISTRATIVE	7	1.06	1.25	.82	1.32	1.09	1.33	.83	1.39
TOTAL OPER EXP	7	6.49	6.74	5.51	7.53	6.67	6.91	5.63	7.93
FIXED EXPENSES	7	3.85	3.93	3.90	4.11	3.96	4.12	3.92	4.27
TOTAL OPER+FIX	7	10.34	11.12	9.46	11.69	10.63	11.73	9.50	12.35
LEASING EXP	7	.91	.54	.30	1.22				
TOTAL PAYROLL	7	1.01	.99	.79	1.26				
TOTAL CONTRACT	7	1.54	1.48	1.30	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5351	7
AVG SQFT/RETAIL TENANT	1886	5
AVG SQFT/OFFICE WORKER	238	6
AVG % OFFICE OCCUPANCY	97.3	7
AVG % RETAIL OCCUPANCY	84.4	5
AVG $ RATE YR-END RENT	71.43	6
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**7**	**UTILITIES TOTAL**	**1.92**	**7**	SECURITY TOTAL	.53	6	**FIXED EXP TOTAL**	**3.85**	**7**	**TOTAL PAYROLL**	**1.01**	**7**
PAYROLL			ELECTRICAL	1.54	7	SEC PAYROLL			REAL ESTATE TAX	3.45	7	CLEANING		
CONTRACT	1.08	7	GAS	.06	5	SEC CONTRACTS	.50	6	BUILDING INS	.26	6	REPAIR/MAINT	.92	7
SUP/MAT/MISC	.04	5	FUEL OIL	.27	4	SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	7	PURCH STEAM			**ADMIN TOTAL**	**1.06**	**7**	OTHER TAX	.20	6	SECURITY		
REPR/MAINT TOTAL	**1.78**	**7**	PURCH CH WTR			PAYROLL	.18	2				ADMINISTRATIVE	.18	2
PAYROLL	.92	7	COAL			MGMT FEES	.84	7	**LEASING EXPENSES**	**.91**	**7**			
ELEVATOR	.15	7	WATER/SEWER	.18	7	PROF FEES	.12	5	ADV/PROMOTION	.12	5	**TOTAL CONTRACTS**	**1.54**	**7**
HVAC	.21	7	**RDS/GNDS/SEC**	**.49**	**7**	GEN OFC EXP	.05	7	COMMISSIONS	.18	4	CLEANING	1.08	7
ELECTRICAL	.02	7	**TOTAL**			OTHER ADM EXP	.04	6	PROF FEES	.43	4	REPAIR/MAINT	.47	7
STRUCT/ROOF	.13	3	RDS/GNDS TOTAL	.05	6				TENANT ALTS	.22	5	RDS/GROUNDS	.05	4
PLUMBING	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.50	6
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	4				OTHER LEASING	.82	3	ADMINISTRATIVE	.02	7
OTHER MAINT/SUP	.40	7	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	6,357,545 SQ. FT.				5,888,617 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					24.45	23.28	21.18	26.65
RETAIL AREA	30	27.65	25.71	22.10	35.19				
OTHER AREA	15	9.29	11.11	6.52	12.20				
TOTAL RENT	33	24.68	23.50	21.99	26.40				
MISCELLANEOUS	20	1.88	.39	.13	1.28				
TOTAL INCOME	33	25.73	24.64	22.07	27.49				
EXPENSE									
CLEANING	33	1.05	1.08	.98	1.15	1.12	1.16	1.03	1.25
REPAIR-MAINT	32	1.44	1.46	1.22	1.73	1.54	1.53	1.32	1.89
UTILITIES	31	1.77	1.77	1.60	1.93	1.87	1.89	1.68	2.08
RDS/GRNDS/SEC	33	.26	.19	.09	.32	.28	.20	.10	.34
ADMINISTRATIVE	33	1.05	1.08	.86	1.33	1.13	1.14	.94	1.44
TOTAL OPER EXP	30	5.59	5.62	5.25	6.20	6.05	6.41	5.55	6.72
FIXED EXPENSES	33	4.34	4.39	3.89	4.85	4.68	4.63	4.05	5.27
TOTAL OPER + FIX	30	9.92	10.03	9.41	11.12	10.74	10.86	10.19	12.07
LEASING EXP	32	2.02	.58	.22	1.93				
TOTAL PAYROLL	33	.79	.79	.61	.98				
TOTAL CONTRACT	33	1.18	1.16	1.05	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7024	33
AVG SQFT/RETAIL TENANT	2483	28
AVG SQFT/OFFICE WORKER	311	16
AVG % OFFICE OCCUPANCY	92.2	33
AVG % RETAIL OCCUPANCY	95.3	30
AVG $ RATE YR-END RENT	28.46	31
RENTABLE/GROSS SQFT	.93	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**33**	**UTILITIES TOTAL**	**1.77**	**31**	SECURITY TOTAL	.17	33	**FIXED EXP TOTAL**	**4.34**	**33**	**TOTAL PAYROLL**	**.79**	**33**
PAYROLL			ELECTRICAL	1.56	31	SEC PAYROLL	.09	2	REAL ESTATE TAX	3.75	33	CLEANING		
CONTRACT	.96	33	GAS	.07	18	SEC CONTRACTS	.17	31	BUILDING INS	.15	33	REPAIR/MAINT	.73	31
SUP/MAT/MISC	.02	24	FUEL OIL	.09	16	SEC OTHER	.03	8	PERS PROP TAX	.11	22	RDS/GROUNDS		
TRASH REMOVAL	.07	32	PURCH STEAM						OTHER TAX	.41	29	SECURITY	.09	2
REPR/MAINT TOTAL	**1.44**	**32**	PURCH CH WTR			**ADMIN TOTAL**	**1.05**	**33**				ADMINISTRATIVE	.15	19
PAYROLL	.73	31	COAL			PAYROLL	.15	19	**LEASING EXPENSES**	**2.02**	**32**			
ELEVATOR	.15	32	WATER/SEWER	.13	30	MGMT FEES	.79	33	ADV/PROMOTION	.03	24	**TOTAL CONTRACTS**	**1.18**	**33**
HVAC	.18	31				PROF FEES	.10	32	COMMISSIONS	.06	5	CLEANING	.96	33
ELECTRICAL	.04	30	**RDS/GNDS/SEC**	**.26**	**33**	GEN OFC EXP	.04	33	PROF FEES	.69	28	REPAIR/MAINT	.53	32
STRUCT/ROOF	.22	20	**TOTAL**			OTHER ADM EXP	.03	26	TENANT ALTS	1.26	23	RDS/GROUNDS	.08	24
PLUMBING	.03	30	RDS/GNDS TOTAL	.11	26				BUY-OUTS			SECURITY	.17	31
FIRE/LIFE SFTY	.01	10	RDS/GNDS PAYRL						OTHER LEASING	.96	14	ADMINISTRATIVE	.89	33
OTHER MAINT/SUP	.19	32	RDS/GNDS CONTR	.08	24									
			RDS/GNDS OTHER	.10	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,668,131 SQ. FT.				1,496,550 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.99	19.86		
RETAIL AREA	4	24.33	24.49	22.77	26.16				
OTHER AREA	2	3.43	6.25						
TOTAL RENT	3	19.01	17.75						
MISCELLANEOUS	2	.45	.39						
TOTAL INCOME	3	19.06	17.75						
EXPENSE									
CLEANING	4	1.08	1.06	1.02	1.15	1.12	1.13	1.06	1.20
REPAIR-MAINT	4	1.27	1.30	.99	1.60	1.32	1.34	1.03	1.67
UTILITIES	2	2.08	2.10			2.16	2.16		
RDS/GRNDS/SEC	4	.52	.07	.04	.96	.58	.08	.05	.98
ADMINISTRATIVE	3	.69	1.01			.79	1.11		
TOTAL OPER EXP	2	5.58	5.62			6.03	6.07		
FIXED EXPENSES	4	3.53	3.90	2.86	4.60	3.93	4.15	3.20	4.97
TOTAL OPER + FIX	2	10.17	10.22			11.00	11.03		
LEASING EXP	3	.44	.42						
TOTAL PAYROLL	4	1.26	.61	.51	1.91				
TOTAL CONTRACT	4	.95	.97	.88	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19346	4
AVG SQFT/RETAIL TENANT	2209	4
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	28.32	3
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**4**	**UTILITIES TOTAL**	**2.08**	**2**	SECURITY TOTAL	.74	3	**FIXED EXP TOTAL**	**3.53**	**4**	**TOTAL PAYROLL**	**1.26**	**4**
PAYROLL			ELECTRICAL	1.74	2	SEC PAYROLL			REAL ESTATE TAX	3.22	4	CLEANING		
CONTRACT	.90	4	GAS			SEC CONTRACTS	.05	3	BUILDING INS	.11	4	REPAIR/MAINT	.67	4
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM						OTHER TAX	.49	2	SECURITY		
REPR/MAINT TOTAL	**1.27**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.89**	**3**				ADMINISTRATIVE	.06	2
PAYROLL	.67	4	COAL			PAYROLL	.06	2	**LEASING EXPENSES**	**.44**	**3**			
ELEVATOR	.12	4	WATER/SEWER	.13	2	MGMT FEES	.59	3	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**.95**	**4**
HVAC	.12	3				PROF FEES	.04	2	COMMISSIONS			CLEANING	.90	4
ELECTRICAL	.05	3	**RDS/GNDS/SEC**	**.52**	**4**	GEN OFC EXP	.01	3	PROF FEES	.13	2	REPAIR/MAINT	.41	4
STRUCT/ROOF	.21	3	**TOTAL**			OTHER ADM EXP	.02	3	TENANT ALTS	.39	2	RDS/GROUNDS	.03	2
PLUMBING	.01	3	RDS/GNDS TOTAL	.03	3				BUY-OUTS			SECURITY	.05	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.61	3
OTHER MAINT/SUP	.10	4	RDS/GNDS CONTR	.03	2									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	342,295 SQ. FT.				342,295 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					23.73	21.49	14.66	26.54	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	24.09	21.49	14.66	27.29					
MISCELLANEOUS										
TOTAL INCOME	4	24.13	21.49	14.66	27.95					
EXPENSE										
CLEANING	4	1.03	1.01	.99	1.05	1.03	1.01	.99	1.05	
REPAIR-MAINT	4	1.45	1.13	.67	1.86	1.45	1.13	.67	1.86	
UTILITIES	4	1.70	1.66	1.51	1.80	1.70	1.66	1.51	1.80	
RDS/GRNDS/SEC	3	.30	.30			.30	.30			
ADMINISTRATIVE	4	.82	.82	.64	.92	.82	.82	.64	.92	
TOTAL OPER EXP	4	5.26	4.61	4.19	5.61	5.26	4.61	4.19	5.61	
FIXED EXPENSES	4	2.68	1.64	1.58	3.02	2.68	1.64	1.58	3.02	
TOTAL OPER + FIX	4	7.94	6.19	5.80	8.60	7.94	6.19	5.80	8.60	
LEASING EXP	4	.69	.98	.36	1.69					
TOTAL PAYROLL	4	.68	.46	.34	.79					
TOTAL CONTRACT	4	1.42	1.11	.82	1.62					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3903	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.91	4
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4	**UTILITIES TOTAL**	1.70	4	SECURITY TOTAL	.21	2	**FIXED EXP TOTAL**	2.68	4	**TOTAL PAYROLL**	.68	4
PAYROLL			ELECTRICAL	1.59	4	SEC PAYROLL			REAL ESTATE TAX	2.48	4	CLEANING		
CONTRACT	.94	4	GAS			SEC CONTRACTS	.08	2	BUILDING INS	.11	4	REPAIR/MAINT	.56	3
SUP/MAT/MISC	.02	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM						OTHER TAX	.10	2	SECURITY		
REPR/MAINT TOTAL	1.45	4	PURCH CH WTR			**ADMIN TOTAL**	.82	4				ADMINISTRATIVE	.10	3
PAYROLL	.56	3	COAL			PAYROLL	.10	3	**LEASING EXPENSES**	.69	4			
ELEVATOR	.13	3	WATER/SEWER	.05	3	MGMT FEES	.59	4	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	1.42	4
HVAC	.12	4	**RDS/GNDS/SEC**	.30	3	PROF FEES	.07	3	COMMISSIONS			CLEANING	.94	4
ELECTRICAL	.09	4	**TOTAL**			GEN OFC EXP	.07	4	PROF FEES	.68	3	REPAIR/MAINT	.39	4
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.13	3	OTHER ADM EXP			TENANT ALTS	.38	3	RDS/GROUNDS	.14	2
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.14	2				OTHER LEASING			ADMINISTRATIVE	.62	4
OTHER MAINT/SUP	.57	4	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	17 BLDS	3,467,943 SQ. FT.				3,400,151 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					15.35	15.30	10.85	18.63	
RETAIL AREA	6	17.44	18.33	10.45	30.90					
OTHER AREA	3	6.05	8.00							
TOTAL RENT	12	15.36	15.30	10.85	19.03					
MISCELLANEOUS	6	.11	.15	.02	.36					
TOTAL INCOME	12	15.42	15.71	11.03	19.04					
EXPENSE										
CLEANING	15	.63	1.06	.57	1.12	.64	1.11	.59	1.16	
REPAIR-MAINT	11	.99	.94	.75	1.30	1.03	.94	.79	1.47	
UTILITIES	15	1.03	1.53	1.15	1.79	1.05	1.57	1.15	1.83	
RDS/GRNDS/SEC	17	.23	.28	.24	.31	.24	.29	.25	.32	
ADMINISTRATIVE	17	.58	.64	.37	.97	.60	.67	.39	.97	
TOTAL OPER EXP	10	5.09	4.94	3.92	5.83	5.38	5.05	4.10	6.11	
FIXED EXPENSES	17	1.16	1.54	1.19	2.11	1.18	1.54	1.19	2.22	
TOTAL OPER + FIX	10	7.19	6.75	5.51	7.96	7.60	6.78	5.78	8.28	
LEASING EXP	16	1.13	.83	.22	2.23					
TOTAL PAYROLL	15	.42	.75	.31	.84					
TOTAL CONTRACT	17	.77	1.09	.61	1.63					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7804	16
AVG SQFT/RETAIL TENANT	5700	5
AVG SQFT/OFFICE WORKER	518	9
AVG % OFFICE OCCUPANCY	84.7	17
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	17.11	16
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	15	**UTILITIES TOTAL**	1.03	15	SECURITY TOTAL	.09	16	**FIXED EXP TOTAL**	1.16	17	**TOTAL PAYROLL**	.42	15
PAYROLL			ELECTRICAL	.93	15	SEC PAYROLL			REAL ESTATE TAX	1.07	17	CLEANING		
CONTRACT	.57	15	GAS	.07	7	SEC CONTRACTS	.09	16	BUILDING INS	.08	17	REPAIR/MAINT	.59	9
SUP/MAT/MISC	.01	13	FUEL OIL	.02	3	SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	15	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.99	11	PURCH CH WTR	.14	3	**ADMIN TOTAL**	.58	17				ADMINISTRATIVE	.11	12
PAYROLL	.59	9	COAL			PAYROLL	.11	12	**LEASING EXPENSES**	1.13	16			
ELEVATOR	.11	10	WATER/SEWER	.06	12	MGMT FEES	.34	17	ADV/PROMOTION	.09	15	**TOTAL CONTRACTS**	.77	17
HVAC	.11	11	**RDS/GNDS/SEC**	.23	17	PROF FEES	.10	14	COMMISSIONS	.08	6	CLEANING	.57	15
ELECTRICAL	.04	10	**TOTAL**			GEN OFC EXP	.02	14	PROF FEES	.24	14	REPAIR/MAINT	.40	11
STRUCT/ROOF	.16	9	RDS/GNDS TOTAL	.15	17	OTHER ADM EXP	.05	15	TENANT ALTS	.37	14	RDS/GROUNDS	.13	15
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.09	16
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.13	15				OTHER LEASING	.59	10	ADMINISTRATIVE	.40	17
OTHER MAINT/SUP	.16	11	RDS/GNDS OTHER	.05	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	894,234 SQ. FT.				866,531 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.08	13.97	9.06	18.90
RETAIL AREA	3	29.76	30.13						
OTHER AREA									
TOTAL RENT	6	16.31	13.97	9.06	19.73				
MISCELLANEOUS	4	.17	.19	.02	.39				
TOTAL INCOME	6	16.42	14.36	9.06	19.75				
EXPENSE									
CLEANING	5	1.01	1.09	.81	1.14	1.04	1.13	.82	1.16
REPAIR-MAINT	5	1.32	.96	.83	1.73	1.36	.96	.85	1.80
UTILITIES	5	1.60	1.62	1.28	1.85	1.65	1.70	1.29	1.92
RDS/GRNDS/SEC	6	.30	.30	.27	.32	.31	.30	.30	.35
ADMINISTRATIVE	6	.68	.74	.39	.90	.71	.76	.43	.90
TOTAL OPER EXP	5	4.97	4.93	3.92	5.74	5.16	4.96	4.10	5.95
FIXED EXPENSES	6	1.92	1.65	1.35	2.40	1.98	1.74	1.35	2.44
TOTAL OPER + FIX	5	6.98	6.78	5.51	7.96	7.24	6.78	5.78	8.28
LEASING EXP	6	1.68	1.05	.26	2.82				
TOTAL PAYROLL	6	.68	.83	.31	.85				
TOTAL CONTRACT	6	1.28	1.45	.74	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4716	6
AVG SQFT/RETAIL TENANT	2062	2
AVG SQFT/OFFICE WORKER	149	2
AVG % OFFICE OCCUPANCY	83.3	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.71	5
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**5**
PAYROLL		
CONTRACT	.90	5
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**1.32**	**5**
PAYROLL	.62	5
ELEVATOR	.13	5
HVAC	.12	5
ELECTRICAL	.05	5
STRUCT/ROOF	.10	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**5**
ELECTRICAL	1.41	5
GAS	.09	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.14	3
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	**.30**	**6**
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	6
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	6
SEC PAYROLL		
SEC CONTRACTS	.14	6
SEC OTHER		
ADMIN TOTAL	**.69**	**6**
PAYROLL	.23	3
MGMT FEES	.41	6
PROF FEES	.12	5
GEN OFC EXP	.04	4
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.92**	**6**
REAL ESTATE TAX	1.80	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.68**	**6**
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES	.40	5
TENANT ALTS	.35	5
BUY-OUTS		
OTHER LEASING	2.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.68**	**6**
CLEANING		
REPAIR/MAINT	.62	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**1.28**	**6**
CLEANING	.90	5
REPAIR/MAINT	.39	5
RDS/GROUNDS	.14	6
SECURITY	.14	6
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	72 BLDS	13,079,734 SQ. FT.				12,599,547 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	69					19.07	16.79	15.80	21.57
RETAIL AREA	34	13.18	14.84	8.38	19.76				
OTHER AREA	19	7.53	9.00	4.91	11.67				
TOTAL RENT	69	18.96	18.75	15.75	21.18				
MISCELLANEOUS	31	.51	.21	.06	1.10				
TOTAL INCOME	69	19.16	18.97	15.78	21.31				
EXPENSE									
CLEANING	72	1.05	1.08	.91	1.15	1.08	1.11	.94	1.20
REPAIR-MAINT	72	1.17	1.04	.85	1.34	1.20	1.09	.85	1.36
UTILITIES	64	1.57	1.54	1.40	1.80	1.59	1.57	1.40	1.80
RDS/GRNDS/SEC	70	.29	.29	.21	.41	.30	.30	.23	.41
ADMINISTRATIVE	72	1.10	1.01	.71	1.38	1.14	1.05	.77	1.44
TOTAL OPER EXP	64	5.16	5.07	4.72	5.69	5.38	5.33	4.83	5.88
FIXED EXPENSES	71	1.73	1.71	1.46	1.99	1.79	1.75	1.52	2.07
TOTAL OPER + FIX	63	6.95	6.89	6.38	7.46	7.25	7.23	6.59	7.65
LEASING EXP	51	.97	.60	.19	1.16				
TOTAL PAYROLL	70	.65	.61	.49	.71				
TOTAL CONTRACT	72	1.12	1.13	1.02	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12612	61
AVG SQFT/RETAIL TENANT	3602	30
AVG SQFT/OFFICE WORKER	178	18
AVG % OFFICE OCCUPANCY	91.0	70
AVG % RETAIL OCCUPANCY	87.9	33
AVG $ RATE YR-END RENT	22.20	51
RENTABLE/GROSS SQFT	.98	53

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**72**
PAYROLL	.41	6
CONTRACT	.91	71
SUP/MAT/MISC	.05	58
TRASH REMOVAL	.08	66
REPR/MAINT TOTAL	**1.17**	**72**
PAYROLL	.52	64
ELEVATOR	.17	65
HVAC	.13	72
ELECTRICAL	.04	70
STRUCT/ROOF	.19	59
PLUMBING	.02	63
FIRE/LIFE SFTY	.02	33
OTHER MAINT/SUP	.15	70

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**64**
ELECTRICAL	1.48	64
GAS	.03	13
FUEL OIL	.03	23
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	64
RDS/GNDS/SEC TOTAL	**.29**	**70**
RDS/GNDS TOTAL	.16	70
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.15	46
RDS/GNDS OTHER	.08	65

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	60
SEC PAYROLL		
SEC CONTRACTS	.14	59
SEC OTHER	.01	4
ADMIN TOTAL	**1.10**	**72**
PAYROLL	.16	46
MGMT FEES	.86	69
PROF FEES	.07	60
GEN OFC EXP	.04	55
OTHER ADM EXP	.03	63

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.73**	**71**
REAL ESTATE TAX	1.53	71
BUILDING INS	.13	69
PERS PROP TAX	.01	34
OTHER TAX	.07	45
LEASING EXPENSES	**.97**	**51**
ADV/PROMOTION	.06	48
COMMISSIONS	.11	7
PROF FEES	.14	47
TENANT ALTS	.21	41
BUY-OUTS		
OTHER LEASING	.90	30

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**70**
CLEANING	.41	6
REPAIR/MAINT	.52	64
RDS/GROUNDS	.04	7
SECURITY		
ADMINISTRATIVE	.16	46
TOTAL CONTRACTS	**1.12**	**72**
CLEANING	.91	71
REPAIR/MAINT	.54	72
RDS/GROUNDS	.15	46
SECURITY	.14	59
ADMINISTRATIVE	.91	70

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	292,871 SQ. FT.				291,588 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					19.07	18.08	17.15	20.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	19.04	17.91	17.15	20.19				
MISCELLANEOUS	2	.67	.66						
TOTAL INCOME	7	19.25	18.97	17.27	20.19				
EXPENSE									
CLEANING	8	1.09	1.06	.99	1.20	1.10	1.06	.99	1.20
REPAIR-MAINT	8	1.07	.83	.63	1.29	1.08	.84	.63	1.29
UTILITIES	8	2.06	1.79	1.73	2.16	2.07	1.79	1.73	2.20
RDS/GRNDS/SEC	7	.40	.38	.22	.49	.40	.38	.22	.49
ADMINISTRATIVE	8	1.02	.94	.77	1.15	1.02	.94	.79	1.15
TOTAL OPER EXP	8	5.58	5.55	4.60	6.12	5.60	5.55	4.60	6.22
FIXED EXPENSES	7	1.78	1.71	1.34	2.03	1.79	1.71	1.34	2.06
TOTAL OPER + FIX	7	7.52	7.46	6.70	7.68	7.56	7.46	6.70	7.80
LEASING EXP	2	.09	.09						
TOTAL PAYROLL	6	.55	.52	.42	.67				
TOTAL CONTRACT	8	1.24	1.22	1.10	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11521	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.64	4
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**8**	**UTILITIES TOTAL**	**2.06**	**8**	SECURITY TOTAL	.09	5	**FIXED EXP TOTAL**	**1.78**	**7**	**TOTAL PAYROLL**	**.55**	**8**
PAYROLL			ELECTRICAL	2.01	8	SEC PAYROLL			REAL ESTATE TAX	1.60	7	CLEANING		
CONTRACT	1.00	8	GAS			SEC CONTRACTS	.09	5	BUILDING INS	.14	7	REPAIR/MAINT	.61	4
SUP/MAT/MISC	.02	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	7	PURCH STEAM						OTHER TAX	.15	2	SECURITY		
REPR/MAINT TOTAL	**1.07**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**1.02**	**8**				ADMINISTRATIVE	.26	3
PAYROLL	.61	4	COAL			PAYROLL	.26	3	**LEASING EXPENSES**	**.09**	**2**			
ELEVATOR	.11	7	WATER/SEWER	.05	8	MGMT FEES	.61	8	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**1.24**	**8**
HVAC	.11	8	**RDS/GNDS/SEC**	**.40**	**7**	PROF FEES	.22	5	COMMISSIONS			CLEANING	1.00	8
ELECTRICAL	.02	7	**TOTAL**			GEN OFC EXP	.18	4	PROF FEES			REPAIR/MAINT	.39	8
STRUCT/ROOF	.16	7	RDS/GNDS TOTAL	.33	7	OTHER ADM EXP	.17	3	TENANT ALTS			RDS/GROUNDS	.27	6
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.09	5
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.27	6				OTHER LEASING			ADMINISTRATIVE	.75	8
OTHER MAINT/SUP	.35	8	RDS/GNDS OTHER	.10	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	587,780 SQ. FT.				582,670 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.80	13.40	11.23	18.68
RETAIL AREA	2	11.60	9.83						
OTHER AREA									
TOTAL RENT	8	14.86	13.40	11.56	18.68				
MISCELLANEOUS	5	.32	.06	.03	.67				
TOTAL INCOME	8	15.08	13.54	11.58	18.96				
EXPENSE									
CLEANING	8	1.03	1.14	.83	1.21	1.04	1.17	.83	1.24
REPAIR-MAINT	8	.91	.94	.74	1.10	.91	.94	.74	1.13
UTILITIES	8	1.60	1.54	1.41	1.83	1.61	1.54	1.43	1.83
RDS/GRNDS/SEC	7	.35	.29	.26	.50	.36	.29	.28	.50
ADMINISTRATIVE	8	.88	.67	.49	1.04	.89	.67	.51	1.04
TOTAL OPER EXP	8	4.72	4.71	4.29	5.07	4.76	4.80	4.43	5.07
FIXED EXPENSES	8	1.29	1.37	.77	1.63	1.30	1.42	.77	1.63
TOTAL OPER + FIX	8	6.01	6.31	5.09	6.59	6.06	6.31	5.34	6.59
LEASING EXP	3	.25	.16						
TOTAL PAYROLL	8	.59	.49	.47	.68				
TOTAL CONTRACT	8	1.14	1.27	1.04	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13072	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.8	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**8**	**UTILITIES TOTAL**	**1.60**	**8**	SECURITY TOTAL	.08	6	**FIXED EXP TOTAL**	**1.29**	**8**	**TOTAL PAYROLL**	**.59**	**8**
PAYROLL	.27	2	ELECTRICAL	1.52	8	SEC PAYROLL			REAL ESTATE TAX	1.20	8	CLEANING	.27	2
CONTRACT	1.05	7	GAS			SEC CONTRACTS	.09	5	BUILDING INS	.09	8	REPAIR/MAINT	.44	7
SUP/MAT/MISC	.03	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.91**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**8**				ADMINISTRATIVE	.50	2
PAYROLL	.44	7	COAL			PAYROLL	.50	2	**LEASING EXPENSES**	**.25**	**3**			
ELEVATOR	.09	7	WATER/SEWER	.05	8	MGMT FEES	.54	8	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**1.14**	**8**
HVAC	.07	8	**RDS/GNDS/SEC**	**.35**	**7**	PROF FEES	.11	5	COMMISSIONS			CLEANING	1.05	7
ELECTRICAL	.03	7	**TOTAL**			GEN OFC EXP	.09	4	PROF FEES	.37	2	REPAIR/MAINT	.25	8
STRUCT/ROOF	.05	6	RDS/GNDS TOTAL	.29	7	OTHER ADM EXP	.12	6	TENANT ALTS			RDS/GROUNDS	.23	7
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.09	5
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.23	7				OTHER LEASING			ADMINISTRATIVE	.52	8
OTHER MAINT/SUP	.27	8	RDS/GNDS OTHER	.05	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	5,954,136 SQ. FT.				5,771,985 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					18.91	19.84	17.20	21.50
RETAIL AREA	15	12.01	14.66	8.38	19.76				
OTHER AREA	10	7.18	6.93	4.41	10.57				
TOTAL RENT	27	18.71	19.13	17.20	21.25				
MISCELLANEOUS	10	.61	.80	.12	1.06				
TOTAL INCOME	27	18.93	19.80	17.20	22.29				
EXPENSE									
CLEANING	27	.98	1.03	.90	1.14	1.01	1.04	.91	1.14
REPAIR-MAINT	27	1.22	1.23	.91	1.43	1.25	1.25	.92	1.49
UTILITIES	25	1.54	1.51	1.40	1.67	1.56	1.54	1.41	1.69
RDS/GRNDS/SEC	27	.34	.29	.21	.38	.35	.30	.23	.41
ADMINISTRATIVE	27	1.06	1.06	.81	1.43	1.09	1.09	.83	1.48
TOTAL OPER EXP	25	5.14	5.07	4.78	6.04	5.31	5.38	4.97	6.09
FIXED EXPENSES	27	1.78	1.72	1.63	2.00	1.84	1.86	1.67	2.04
TOTAL OPER+FIX	25	6.97	6.99	6.53	7.84	7.19	7.25	6.88	7.95
LEASING EXP	23	1.22	.75	.27	1.30				
TOTAL PAYROLL	27	.68	.64	.58	.77				
TOTAL CONTRACT	27	1.10	1.11	.99	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9994	26
AVG SQFT/RETAIL TENANT	3354	14
AVG SQFT/OFFICE WORKER	197	6
AVG % OFFICE OCCUPANCY	86.8	26
AVG % RETAIL OCCUPANCY	83.2	14
AVG $ RATE YR-END RENT	21.28	20
RENTABLE/GROSS SQFT	.98	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**27**	**UTILITIES TOTAL**	**1.54**	**25**	SECURITY TOTAL	.18	27	**FIXED EXP TOTAL**	**1.78**	**27**	**TOTAL PAYROLL**	**.68**	**27**
PAYROLL	.63	2	ELECTRICAL	1.46	25	SEC PAYROLL			REAL ESTATE TAX	1.58	27	CLEANING	.63	2
CONTRACT	.83	27	GAS	.01	7	SEC CONTRACTS	.17	27	BUILDING INS	.14	27	REPAIR/MAINT	.52	24
SUP/MAT/MISC	.04	26	FUEL OIL	.01	12	SEC OTHER	.02	2	PERS PROP TAX	.02	16	RDS/GROUNDS		
TRASH REMOVAL	.07	27	PURCH STEAM			**ADMIN TOTAL**	**1.06**	**27**	OTHER TAX	.07	20	SECURITY		
REPR/MAINT TOTAL	**1.22**	**27**	PURCH CH WTR			PAYROLL	.20	21				ADMINISTRATIVE	.20	21
PAYROLL	.52	24	COAL			MGMT FEES	.83	26	**LEASING EXPENSES**	**1.22**	**23**	**TOTAL CONTRACTS**	**1.10**	**27**
ELEVATOR	.18	26	WATER/SEWER	.07	25	PROF FEES	.08	27	ADV/PROMOTION	.06	20	CLEANING	.83	27
HVAC	.14	27	**RDS/GNDS/SEC**	**.34**	**27**	GEN OFC EXP	.02	24	COMMISSIONS	.09	4	REPAIR/MAINT	.55	27
ELECTRICAL	.04	27	**TOTAL**			OTHER ADM EXP	.03	27	PROF FEES	.19	21	RDS/GROUNDS	.14	18
STRUCT/ROOF	.20	23	RDS/GNDS TOTAL	.17	27				TENANT ALTS	.24	20	SECURITY	.17	27
PLUMBING	.02	24	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.84	27
FIRE/LIFE SFTY	.03	12	RDS/GNDS CONTR	.14	18				OTHER LEASING	1.03	17			
OTHER MAINT/SUP	.21	25	RDS/GNDS OTHER	.08	24									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,512,436 SQ. FT.				3,311,083 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					22.86	22.39	20.46	26.10
RETAIL AREA	7	14.45	16.56	14.37	24.21				
OTHER AREA	6	7.13	11.08	5.20	13.00				
TOTAL RENT	9	22.33	21.00	20.19	25.72				
MISCELLANEOUS									
TOTAL INCOME	9	22.33	21.00	20.19	25.72				
EXPENSE									
CLEANING	9	1.11	1.10	1.08	1.20	1.17	1.20	1.10	1.24
REPAIR-MAINT	9	1.06	.97	.94	1.26	1.12	1.09	.98	1.27
UTILITIES	9	1.46	1.45	1.32	1.59	1.47	1.37	1.33	1.68
RDS/GRNDS/SEC	9	.30	.29	.24	.33	.32	.30	.28	.36
ADMINISTRATIVE	9	1.31	1.42	1.09	1.51	1.39	1.46	1.16	1.61
TOTAL OPER EXP	9	5.25	5.21	5.08	5.61	5.57	5.65	5.37	5.88
FIXED EXPENSES	9	1.88	1.93	1.73	2.00	2.00	2.04	1.77	2.16
TOTAL OPER+FIX	9	7.13	7.14	6.78	7.37	7.56	7.60	7.27	8.03
LEASING EXP	9	1.13	.72	.44	1.63				
TOTAL PAYROLL	9	.57	.56	.49	.66				
TOTAL CONTRACT	9	1.16	1.17	1.06	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11240	8
AVG SQFT/RETAIL TENANT	3867	5
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.0	9
AVG % RETAIL OCCUPANCY	97.8	6
AVG $ RATE YR-END RENT	24.59	9
RENTABLE/GROSS SQFT	1.00	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**9**	**UTILITIES TOTAL**	**1.47**	**9**	SECURITY TOTAL	.14	9	**FIXED EXP TOTAL**	**1.88**	**9**	**TOTAL PAYROLL**	**.57**	**9**
PAYROLL			ELECTRICAL	1.37	9	SEC PAYROLL			REAL ESTATE TAX	1.67	9	CLEANING		
CONTRACT	.95	9	GAS			SEC CONTRACTS	.14	9	BUILDING INS	.14	9	REPAIR/MAINT	.46	9
SUP/MAT/MISC	.06	9	FUEL OIL	.03	8	SEC OTHER			PERS PROP TAX	.01	7	RDS/GROUNDS		
TRASH REMOVAL	.09	9	PURCH STEAM			**ADMIN TOTAL**	**1.31**	**9**	OTHER TAX	.08	8	SECURITY		
REPR/MAINT TOTAL	**1.06**	**9**	PURCH CH WTR			PAYROLL	.11	9				ADMINISTRATIVE	.11	9
PAYROLL	.46	9	COAL			MGMT FEES	1.07	9	**LEASING EXPENSES**	**1.13**	**9**	**TOTAL CONTRACTS**	**1.16**	**9**
ELEVATOR	.20	9	WATER/SEWER	.07	9	PROF FEES	.09	9	ADV/PROMOTION	.07	9	CLEANING	.95	9
HVAC	.10	9	**RDS/GNDS/SEC**	**.30**	**9**	GEN OFC EXP	.02	9	COMMISSIONS			REPAIR/MAINT	.54	9
ELECTRICAL	.03	9	**TOTAL**			OTHER ADM EXP	.01	9	PROF FEES	.14	9	RDS/GROUNDS	.14	4
STRUCT/ROOF	.20	9	RDS/GNDS TOTAL	.16	9				TENANT ALTS	.20	9	SECURITY	.14	9
PLUMBING	.02	7	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	1.17	9
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	4				OTHER LEASING	.83	8			
OTHER MAINT/SUP	.05	9	RDS/GNDS OTHER	.09	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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West Palm Beach, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	192,995 SQ. FT.				192,049 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					11.58	7.40	6.51	9.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	11.56	7.34	6.51	9.06				
MISCELLANEOUS									
TOTAL INCOME	17	11.56	7.34	6.51	9.06				
EXPENSE									
CLEANING	14	.79	.67			.79	.67		
REPAIR-MAINT	17	.53	.54	.29	.80	.53	.54	.29	.80
UTILITIES	15	1.16	.93	.68	1.20	1.16	.93	.68	1.20
RDS/GRNDS/SEC	17	.44	.36	.16	.61	.44	.36	.16	.61
ADMINISTRATIVE	17	.72	.43	.35	.55	.72	.47	.35	.55
TOTAL OPER EXP	14	3.71	2.74			3.71	2.74		
FIXED EXPENSES	17	1.75	1.40	1.29	1.60	1.76	1.48	1.29	1.69
TOTAL OPER + FIX	14	5.53	4.34			5.53	4.34		
LEASING EXP	17	.26	.29	.15	.40				
TOTAL PAYROLL									
TOTAL CONTRACT	17	1.08	.62	.27	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1938	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.8	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.99	16
RENTABLE/GROSS SQFT	.91	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	14	**UTILITIES TOTAL**	1.16	15	SECURITY TOTAL	.13	3	**FIXED EXP TOTAL**	1.75	17	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.64	15	SEC PAYROLL			REAL ESTATE TAX	1.55	17	CLEANING		
CONTRACT	.58	14	GAS			SEC CONTRACTS	.14	3	BUILDING INS	.13	17	REPAIR/MAINT		
SUP/MAT/MISC	.11	14	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	14	PURCH STEAM			**ADMIN TOTAL**	.72	17	OTHER TAX	.09	15	SECURITY		
REPR/MAINT TOTAL	.53	17	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.38	17	**LEASING EXPENSES**	.26	17			
ELEVATOR	.06	14	WATER/SEWER	.31	15	PROF FEES			ADV/PROMOTION	.08	15	**TOTAL CONTRACTS**	1.08	17
HVAC	.12	15	**RDS/GNDS/SEC**	.44	17	GEN OFC EXP			COMMISSIONS			CLEANING	.58	14
ELECTRICAL	.04	17	**TOTAL**			OTHER ADM EXP	.01	15	PROF FEES	.25	15	REPAIR/MAINT	.27	17
STRUCT/ROOF	.07	16	RDS/GNDS TOTAL	.36	17				TENANT ALTS			RDS/GROUNDS	.31	17
PLUMBING	.02	16	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.31	17				OTHER LEASING			ADMINISTRATIVE	.38	17
OTHER MAINT/SUP	.16	17	RDS/GNDS OTHER	.05	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	48,601 SQ. FT.				47,655 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.77	7.27	6.23	8.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.75	7.21	6.23	8.49				
MISCELLANEOUS									
TOTAL INCOME	4	7.75	7.21	6.23	8.49				
EXPENSE									
CLEANING									
REPAIR-MAINT	4	.47	.55	.26	1.01	.47	.55	.26	1.01
UTILITIES	2	.73	.68			.73	.68		
RDS/GRNDS/SEC	4	.38	.36	.20	.55	.39	.36	.20	.61
ADMINISTRATIVE	4	.47	.43	.37	.51	.48	.47	.37	.55
TOTAL OPER EXP									
FIXED EXPENSES	4	1.48	1.40	1.33	1.52	1.49	1.48	1.33	1.64
TOTAL OPER + FIX									
LEASING EXP	4	.29	.28	.14	.47				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.49	.44	.18	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1883	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.94	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.73	2	SECURITY TOTAL			**FIXED EXP TOTAL**	1.48	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.27	2	SEC PAYROLL			REAL ESTATE TAX	1.12	4	CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS	.22	4	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.47	4	OTHER TAX	.12	4	SECURITY		
REPR/MAINT TOTAL	.47	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.45	4	**LEASING EXPENSES**	.29	4			
ELEVATOR			WATER/SEWER	.47	2	PROF FEES			ADV/PROMOTION	.10	2	**TOTAL CONTRACTS**	.49	4
HVAC	.23	2	**RDS/GNDS/SEC**	.38	4	GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES	.25	4	REPAIR/MAINT	.25	4
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.37	4				TENANT ALTS			RDS/GROUNDS	.34	4
PLUMBING	.05	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.34	4				OTHER LEASING			ADMINISTRATIVE	.45	4
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wichita, KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	719,379 SQ. FT.				676,646 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					9.21	8.51	6.18	11.58
RETAIL AREA	3	5.69	6.79						
OTHER AREA									
TOTAL RENT	7	9.00	8.53	6.18	10.92				
MISCELLANEOUS	3	.20	.01						
TOTAL INCOME	7	9.03	8.53	6.18	11.22				
EXPENSE									
CLEANING	7	.78	.73	.63	.76	.83	.75	.64	.79
REPAIR-MAINT	7	.96	.76	.70	1.04	1.02	.76	.71	1.11
UTILITIES	7	2.68	2.18	1.57	2.46	2.71	2.18	1.57	2.63
RDS/GRNDS/SEC	5	.13	.03	.01	.14	.14	.03	.01	.15
ADMINISTRATIVE	7	.25	.24	.17	.54	.27	.24	.19	.58
TOTAL OPER EXP	7	4.65	3.95	3.00	4.73	4.94	3.95	3.02	5.04
FIXED EXPENSES	7	1.65	.98	.94	1.48	1.75	1.11	.94	1.49
TOTAL OPER + FIX	7	6.30	4.54	4.04	6.14	6.69	4.54	4.06	6.51
LEASING EXP	7	.73	.35	.22	.38				
TOTAL PAYROLL	7	.47	.38	.33	.53				
TOTAL CONTRACT	7	.75	.67	.47	.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5135	7
AVG SQFT/RETAIL TENANT	6028	3
AVG SQFT/OFFICE WORKER	289	7
AVG % OFFICE OCCUPANCY	83.5	7
AVG % RETAIL OCCUPANCY	98.7	3
AVG $ RATE YR-END RENT	12.75	7
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**7**	**UTILITIES TOTAL**	**2.68**	**7**	SECURITY TOTAL	.12	4	**FIXED EXP TOTAL**	**1.65**	**7**	**TOTAL PAYROLL**	**.47**	**7**
PAYROLL			ELECTRICAL	2.49	7	SEC PAYROLL			REAL ESTATE TAX	1.54	7	CLEANING		
CONTRACT	.66	7	GAS	.18	5	SEC CONTRACTS	.15	3	BUILDING INS	.09	7	REPAIR/MAINT	.41	6
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX	.06	3	SECURITY		
REPR/MAINT TOTAL	**.96**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.25**	**7**				ADMINISTRATIVE	.14	2
PAYROLL	.41	6	COAL			PAYROLL	.14	2	**LEASING EXPENSES**	**.73**	**7**			
ELEVATOR	.12	7	WATER/SEWER	.05	7	MGMT FEES	.32	5	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**.75**	**7**
HVAC	.16	7	**RDS/GNDS/SEC**	**.13**	**5**	PROF FEES	.00	3	COMMISSIONS	.27	2	CLEANING	.66	7
ELECTRICAL	.11	7	**TOTAL**			GEN OFC EXP	.02	7	PROF FEES	.16	4	REPAIR/MAINT	.44	7
STRUCT/ROOF	.19	3	RDS/GNDS TOTAL	.02	3	OTHER ADM EXP	.03	3	TENANT ALTS	.61	6	RDS/GROUNDS		
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.13	7
OTHER MAINT/SUP	.17	7	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	233,313 SQ. FT.				233,313 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					6.87	4.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.87	4.51						
MISCELLANEOUS									
TOTAL INCOME	3	6.87	4.51						
EXPENSE									
CLEANING	3	.59	.55			.59	.55		
REPAIR-MAINT	3	.69	.74			.69	.74		
UTILITIES	3	1.84	1.47			1.84	1.47		
RDS/GRNDS/SEC	2	.04	.05			.04	.05		
ADMINISTRATIVE	3	.37	.24			.37	.24		
TOTAL OPER EXP	3	3.52	2.98			3.52	2.98		
FIXED EXPENSES	3	1.25	.95			1.25	.95		
TOTAL OPER + FIX	3	4.77	3.93			4.77	3.93		
LEASING EXP	3	.16	.12						
TOTAL PAYROLL	3	.32	.38						
TOTAL CONTRACT	3	.44	.42						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2940	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	358	3
AVG % OFFICE OCCUPANCY	66.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.96	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**3**	**UTILITIES TOTAL**	**1.84**	**3**	SECURITY TOTAL	.01	2	**FIXED EXP TOTAL**	**1.24**	**3**	**TOTAL PAYROLL**	**.32**	**3**
PAYROLL			ELECTRICAL	1.70	3	SEC PAYROLL			REAL ESTATE TAX	1.16	3	CLEANING		
CONTRACT	.41	3	GAS	.15	2	SEC CONTRACTS			BUILDING INS	.08	3	REPAIR/MAINT	.38	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.69**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.37**	**3**				ADMINISTRATIVE		
PAYROLL	.38	2	COAL			PAYROLL			**LEASING EXPENSES**	**.16**	**3**			
ELEVATOR	.12	3	WATER/SEWER	.04	3	MGMT FEES	.29	3	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**.44**	**3**
HVAC	.23	3	**RDS/GNDS/SEC**	**.04**	**2**	PROF FEES			COMMISSIONS			CLEANING	.41	3
ELECTRICAL	.04	3	**TOTAL**			GEN OFC EXP	.04	3	PROF FEES	.15	2	REPAIR/MAINT	.42	3
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS	.03	2	RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.29	3
OTHER MAINT/SUP	.05	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wilmington, DE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	2,814,612 SQ. FT.				2,764,658 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.51	11.86	10.37	14.64
RETAIL AREA	9	9.70	13.29	4.23	20.03				
OTHER AREA									
TOTAL RENT	9	12.46	11.85	10.65	14.27				
MISCELLANEOUS	2	.08	.09						
TOTAL INCOME	9	12.47	11.88	10.73	14.27				
EXPENSE									
CLEANING	9	1.01	.67	.56	.96	1.02	.69	.58	.96
REPAIR-MAINT	9	3.13	.99	.69	2.53	3.16	1.01	.72	2.53
UTILITIES	9	1.61	1.60	1.45	1.82	1.61	1.60	1.45	1.82
RDS/GRNDS/SEC	9	.64	.49	.31	.69	.65	.51	.32	.71
ADMINISTRATIVE	9	1.17	1.18	.84	1.24	1.20	1.21	.88	1.25
TOTAL OPER EXP	9	7.57	5.02	4.05	7.03	7.71	5.15	4.24	7.11
FIXED EXPENSES	9	1.34	1.34	1.08	1.42	1.37	1.36	1.10	1.46
TOTAL OPER + FIX	9	8.92	6.10	5.20	8.37	9.08	6.25	5.44	8.47
LEASING EXP	9	.30	.63	.34	1.05				
TOTAL PAYROLL	9	2.24	.94	.65	1.85				
TOTAL CONTRACT	9	.99	.88	.65	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37039	9
AVG SQFT/RETAIL TENANT	1592	9
AVG SQFT/OFFICE WORKER	376	9
AVG % OFFICE OCCUPANCY	93.8	9
AVG % RETAIL OCCUPANCY	98.8	9
AVG $ RATE YR-END RENT	15.24	9
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**9**
PAYROLL	.04	7
CONTRACT	.86	9
SUP/MAT/MISC	.10	9
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**3.14**	**9**
PAYROLL	1.56	9
ELEVATOR	.23	9
HVAC	.40	9
ELECTRICAL	.14	9
STRUCT/ROOF		
PLUMBING	.11	9
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.68	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**9**
ELECTRICAL	1.35	9
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.64**	**9**
RDS/GNDS TOTAL	.12	8
RDS/GNDS PAYRL	.03	7
RDS/GNDS CONTR	.07	8
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	9
SEC PAYROLL	.50	7
SEC CONTRACTS	.06	9
SEC OTHER		
ADMIN TOTAL	**1.17**	**9**
PAYROLL	.22	9
MGMT FEES	.45	3
PROF FEES	.04	2
GEN OFC EXP	.19	3
OTHER ADM EXP	.86	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.34**	**9**
REAL ESTATE TAX	1.30	9
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	**.30**	**9**
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.15	2
TENANT ALTS	.24	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.24**	**9**
CLEANING	.04	7
REPAIR/MAINT	1.56	9
RDS/GROUNDS	.03	7
SECURITY	.50	7
ADMINISTRATIVE	.22	9
TOTAL CONTRACTS	**.99**	**9**
CLEANING	.86	9
REPAIR/MAINT	.90	9
RDS/GROUNDS	.07	8
SECURITY	.06	9
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winston-Salem, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,039,269 SQ. FT.				1,039,269 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.97	8.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.97	8.73						
MISCELLANEOUS	4	.16	.19						
TOTAL INCOME	4	10.13	8.77						
EXPENSE									
CLEANING	4	.66	.57			.66	.57		
REPAIR-MAINT	4	.61	.50			.61	.50		
UTILITIES	4	1.57	1.42			1.57	1.42		
RDS/GRNDS/SEC	4	.11	.09			.11	.09		
ADMINISTRATIVE	4	.74	1.07			.74	1.07		
TOTAL OPER EXP	4	3.70	3.54			3.70	3.54		
FIXED EXPENSES	4	.95	.82			.95	.82		
TOTAL OPER + FIX	4	4.65	4.37			4.65	4.37		
LEASING EXP	4	.19	.22						
TOTAL PAYROLL	4	.80	.68						
TOTAL CONTRACT	4	.44	.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14971	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	95.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.87	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**4**
PAYROLL	.29	3
CONTRACT	.33	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**.61**	**4**
PAYROLL	.37	3
ELEVATOR	.09	4
HVAC	.08	4
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.05	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**4**
ELECTRICAL	1.47	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	**.11**	**4**
RDS/GNDS TOTAL	.01	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	2
SEC PAYROLL		
SEC CONTRACTS	.31	2
SEC OTHER		
ADMIN TOTAL	**.74**	**4**
PAYROLL	.21	4
MGMT FEES	.43	4
PROF FEES	.05	4
GEN OFC EXP	.05	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.95**	**4**
REAL ESTATE TAX	.79	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.19**	**4**
ADV/PROMOTION	.04	4
COMMISSIONS		
PROF FEES	.07	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**4**
CLEANING	.29	3
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	**.44**	**4**
CLEANING	.33	4
REPAIR/MAINT	.22	4
RDS/GROUNDS	.02	2
SECURITY	.31	2
ADMINISTRATIVE	.48	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector: Special Studies

All Buildings—1989

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

All Buildings—1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	469 BLDS	77,336,609 SQ. FT.				67,540,638 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	52					13.34	12.15	8.13	13.92	
RETAIL AREA	5	18.40	19.68	12.15	24.15					
OTHER AREA	6	14.88	9.51	2.36	23.40					
TOTAL RENT	97	13.00	12.14	8.14	14.08					
MISCELLANEOUS	19	.43	.03	.01	1.93					
TOTAL INCOME	97	13.11	12.51	8.17	14.08					
EXPENSE										
CLEANING	407	1.28	1.25	.95	1.68	1.29	1.26	.95	1.70	
REPAIR-MAINT	449	1.11	1.13	.75	1.62	1.13	1.16	.77	1.63	
UTILITIES	420	1.53	1.23	.85	1.68	1.53	1.23	.85	1.68	
RDS/GRNDS/SEC	191	.51	.36	.13	1.12	.55	.39	.13	1.14	
ADMINISTRATIVE	402	.53	.46	.29	.65	.61	.53	.33	.76	
TOTAL OPER EXP	366	4.56	4.23	3.47	5.52	5.29	5.08	4.15	6.55	
FIXED EXPENSES	46	.68	.08	.03	.48	.70	.09	.03	.48	
TOTAL OPER+FIX	42	5.43	5.10	3.73	6.61	5.59	5.17	3.73	6.82	
LEASING EXP	8	1.22	.59	.12	1.46					
TOTAL PAYROLL	187	2.05	2.15	.87	3.41					
TOTAL CONTRACT	148	.82	.79	.09	1.29					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12881	410
AVG SQFT/RETAIL TENANT	2722	201
AVG SQFT/OFFICE WORKER	220	414
AVG % OFFICE OCCUPANCY	96.7	431
AVG % RETAIL OCCUPANCY	99.9	202
AVG $ RATE YR-END RENT	14.68	140
RENTABLE/GROSS SQFT	.85	240

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**155**
PAYROLL	.77	112
CONTRACT	.69	93
SUP/MAT/MISC	.09	126
TRASH REMOVAL	.04	135
REPR/MAINT TOTAL	**1.26**	**188**
PAYROLL	.78	183
ELEVATOR	.13	125
HVAC	.25	71
ELECTRICAL	.05	62
STRUCT/ROOF	.08	69
PLUMBING	.02	65
FIRE/LIFE SFTY	.12	38
OTHER MAINT/SUP	.29	168

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.53**	**380**
ELECTRICAL	1.26	379
GAS	.11	288
FUEL OIL	.07	49
PURCH STEAM	.40	65
PURCH CH WTR	.76	6
COAL	.05	5
WATER/SEWER	.09	185
RDS/GNDS/SEC TOTAL	**.53**	**177**
RDS/GNDS TOTAL	.13	108
RDS/GNDS PAYRL	.13	86
RDS/GNDS CONTR	.04	78
RDS/GNDS OTHER	.04	95

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	156
SEC PAYROLL	.47	129
SEC CONTRACTS	.22	89
SEC OTHER	.04	85
ADMIN TOTAL	**.61**	**174**
PAYROLL	.55	166
MGMT FEES	.20	15
PROF FEES	.10	7
GEN OFC EXP	.04	56
OTHER ADM EXP	.05	91

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.79**	**36**
REAL ESTATE TAX	1.97	14
BUILDING INS	.11	34
PERS PROP TAX		
OTHER TAX	.08	5
LEASING EXPENSES	**1.22**	**8**
ADV/PROMOTION	.01	2
COMMISSIONS	.32	3
PROF FEES	.05	3
TENANT ALTS	1.77	6
BUY-OUTS		
OTHER LEASING	.15	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.05**	**187**
CLEANING	.77	112
REPAIR/MAINT	.78	183
RDS/GROUNDS	.13	86
SECURITY	.47	129
ADMINISTRATIVE	.55	166
TOTAL CONTRACTS	**.82**	**148**
CLEANING	.69	93
REPAIR/MAINT	.40	141
RDS/GROUNDS	.04	78
SECURITY	.22	89
ADMINISTRATIVE	.18	118

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	381 BLDS	66,763,116 SQ. FT.				57,489,282 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					19.39	11.50	7.48	20.67
RETAIL AREA	3	21.81	22.83						
OTHER AREA									
TOTAL RENT	23	16.69	11.82	8.98	19.83				
MISCELLANEOUS									
TOTAL INCOME	22	17.24	11.86	8.98	19.83				
EXPENSE									
CLEANING	372	1.34	1.26	.95	1.67	1.37	1.27	.96	1.69
REPAIR-MAINT	361	1.12	1.15	.84	1.66	1.14	1.16	.84	1.68
UTILITIES	365	1.42	1.16	.83	1.61	1.43	1.16	.83	1.61
RDS/GRNDS/SEC	114	.44	.25	.08	.97	.47	.25	.08	1.04
ADMINISTRATIVE	343	.52	.42	.30	.60	.61	.52	.34	.72
TOTAL OPER EXP	338	4.46	4.22	3.47	5.25	5.23	5.10	4.13	6.41
FIXED EXPENSES	32	.46	.03	.02	.14	.48	.03	.02	.17
TOTAL OPER+FIX	19	5.87	6.33	5.27	7.83	6.21	6.68	5.71	8.29
LEASING EXP	13	.17	.06	.03	.24				
TOTAL PAYROLL	116	1.74	2.16	.53	3.86				
TOTAL CONTRACT	116	.72	.50	.02	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11748	354
AVG SQFT/RETAIL TENANT	2933	197
AVG SQFT/OFFICE WORKER	217	362
AVG % OFFICE OCCUPANCY	97.1	380
AVG % RETAIL OCCUPANCY	99.7	199
AVG $ RATE YR-END RENT	14.41	92
RENTABLE/GROSS SQFT	.81	358

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**119**	**UTILITIES TOTAL**	**1.44**	**328**	SECURITY TOTAL	.46	73	**FIXED EXP TOTAL**	**.44**	**31**	**TOTAL PAYROLL**	**1.74**	**116**
PAYROLL	.75	102	ELECTRICAL	1.15	323	SEC PAYROLL	.32	59	REAL ESTATE TAX	1.51	4	CLEANING	.75	102
CONTRACT	.59	68	GAS	.08	234	SEC CONTRACTS	.29	64	BUILDING INS	.10	29	REPAIR/MAINT	.81	100
SUP/MAT/MISC	.06	105	FUEL OIL	.09	43	SEC OTHER	.03	65	PERS PROP TAX			RDS/GROUNDS	.13	73
TRASH REMOVAL	.03	103	PURCH STEAM	.42	70				OTHER TAX	.14	3	SECURITY	.32	59
REPR/MAINT TOTAL	**1.38**	**106**	PURCH CH WTR	.66	6	**ADMIN TOTAL**	**.51**	**115**				ADMINISTRATIVE	.40	94
PAYROLL	.81	100	COAL			PAYROLL	.40	94	**LEASING EXPENSES**	**.17**	**13**			
ELEVATOR	.14	98	WATER/SEWER	.07	114	MGMT FEES	.10	2	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**.72**	**116**
HVAC	.30	57	**RDS/GNDS/SEC**	**.39**	**109**	PROF FEES	.04	4	COMMISSIONS			CLEANING	.59	68
ELECTRICAL	.05	50	**TOTAL**			GEN OFC EXP	.04	36	PROF FEES	.02	2	REPAIR/MAINT	.51	104
STRUCT/ROOF	.08	59	RDS/GNDS TOTAL	.15	83	OTHER ADM EXP	.05	63	TENANT ALTS	.18	11	RDS/GROUNDS	.04	60
PLUMBING	.02	47	RDS/GNDS PAYRL	.13	73				BUY-OUTS			SECURITY	.29	64
FIRE/LIFE SFTY	.08	31	RDS/GNDS CONTR	.04	60				OTHER LEASING			ADMINISTRATIVE	.06	6
OTHER MAINT/SUP	.16	97	RDS/GNDS OTHER	.04	75									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	386 BLDS	66,889,759 SQ. FT.				57,586,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					14.64	8.14	7.27	11.79
RETAIL AREA	3	19.43	23.97						
OTHER AREA									
TOTAL RENT	31	13.65	8.47	7.51	12.33				
MISCELLANEOUS	14	.31	.03	.01	.85				
TOTAL INCOME	31	13.77	8.48	8.01	12.53				
EXPENSE									
CLEANING	370	1.30	1.28	.97	1.69	1.32	1.29	.98	1.71
REPAIR-MAINT	371	1.12	1.17	.79	1.70	1.14	1.19	.82	1.70
UTILITIES	369	1.50	1.21	.83	1.67	1.51	1.22	.83	1.67
RDS/GRNDS/SEC	120	.44	.23	.10	.86	.47	.31	.12	.87
ADMINISTRATIVE	326	.49	.44	.29	.59	.57	.52	.33	.74
TOTAL OPER EXP	349	4.54	4.22	3.48	5.36	5.32	5.07	4.15	6.49
FIXED EXPENSES	28	.53	.04	.01	.17	.55	.04	.01	.18
TOTAL OPER+FIX	26	5.39	5.10	3.77	7.06	5.63	5.17	3.77	7.40
LEASING EXP	5	.54	.15	.07	1.46				
TOTAL PAYROLL	113	2.09	2.76	1.36	4.82				
TOTAL CONTRACT	113	.76	.64	.03	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11880	348
AVG SQFT/RETAIL TENANT	2703	199
AVG SQFT/OFFICE WORKER	221	353
AVG % OFFICE OCCUPANCY	97.3	360
AVG % RETAIL OCCUPANCY	100.0	200
AVG $ RATE YR-END RENT	14.92	81
RENTABLE/GROSS SQFT	.85	220

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**118**	**UTILITIES TOTAL**	**1.48**	**328**	SECURITY TOTAL	.49	90	**FIXED EXP TOTAL**	**.68**	**18**	**TOTAL PAYROLL**	**2.09**	**113**
PAYROLL	.85	97	ELECTRICAL	1.21	327	SEC PAYROLL	.26	75	REAL ESTATE TAX	1.61	5	CLEANING	.85	97
CONTRACT	.67	61	GAS	.09	239	SEC CONTRACTS	.27	71	BUILDING INS	.14	16	REPAIR/MAINT	.79	112
SUP/MAT/MISC	.08	106	FUEL OIL	.09	43	SEC OTHER	.03	70	PERS PROP TAX			RDS/GROUNDS	.13	66
TRASH REMOVAL	.04	106	PURCH STEAM	.42	68				OTHER TAX	.10	3	SECURITY	.26	75
REPR/MAINT TOTAL	**1.35**	**113**	PURCH CH WTR	.76	6	**ADMIN TOTAL**	**.47**	**104**				ADMINISTRATIVE	.41	103
PAYROLL	.79	112	COAL	.10	3	PAYROLL	.41	103	**LEASING EXPENSES**	**.54**	**5**			
ELEVATOR	.12	99	WATER/SEWER	.07	120	MGMT FEES	.09	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.78**	**113**
HVAC	.28	47	**RDS/GNDS/SEC**	**.46**	**107**	PROF FEES	.10	3	COMMISSIONS			CLEANING	.67	61
ELECTRICAL	.04	43	**TOTAL**			GEN OFC EXP	.03	39	PROF FEES	.03	2	REPAIR/MAINT	.42	112
STRUCT/ROOF	.09	59	RDS/GNDS TOTAL	.15	96	OTHER ADM EXP	.05	76	TENANT ALTS	1.06	3	RDS/GROUNDS	.03	70
PLUMBING	.02	50	RDS/GNDS PAYRL	.13	86				BUY-OUTS			SECURITY	.27	71
FIRE/LIFE SFTY	.15	27	RDS/GNDS CONTR	.03	70				OTHER LEASING	.05	2	ADMINISTRATIVE	.09	6
OTHER MAINT/SUP	.33	105	RDS/GNDS OTHER	.04	87									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	216 BLDS	45,388,032 SQ. FT.				39,121,737 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					7.20	7.37		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.10	7.26						
MISCELLANEOUS									
TOTAL INCOME	2	7.10	7.26						
EXPENSE									
CLEANING	215	1.27	1.23	.98	1.58	1.30	1.25	1.01	1.59
REPAIR-MAINT	216	.96	.97	.73	1.33	.97	.98	.73	1.37
UTILITIES	205	1.44	1.04	.74	1.47	1.44	1.04	.74	1.47
RDS/GRNDS/SEC	216	.17	.15	.14	.17	.19	.18	.17	.20
ADMINISTRATIVE	216	.30	.33	.24	.44	.35	.39	.28	.51
TOTAL OPER EXP	204	4.12	3.95	3.27	4.81	4.79	4.57	3.84	5.61
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	18	2.54	3.08	1.96	3.71				
TOTAL CONTRACT	4	.74	.92	.34	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10415	201
AVG SQFT/RETAIL TENANT	3168	152
AVG SQFT/OFFICE WORKER	242	200
AVG % OFFICE OCCUPANCY	97.4	201
AVG % RETAIL OCCUPANCY	100.0	152
AVG $ RATE YR-END RENT	7.20	2
RENTABLE/GROSS SQFT	.82	214

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.48**	**18**
PAYROLL	1.27	17
CONTRACT	.53	3
SUP/MAT/MISC	.10	17
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	**1.51**	**18**
PAYROLL	.92	18
ELEVATOR	.12	18
HVAC	.47	17
ELECTRICAL	.03	17
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.44**	**190**
ELECTRICAL	1.11	190
GAS	.09	139
FUEL OIL	.13	30
PURCH STEAM	.51	44
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	**.18**	**18**
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL	.06	15
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	3
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER	.04	2
ADMIN TOTAL	**.35**	**18**
PAYROLL	.33	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.54**	**18**
CLEANING	1.27	17
REPAIR/MAINT	.92	18
RDS/GROUNDS	.06	15
SECURITY		
ADMINISTRATIVE	.33	18
TOTAL CONTRACTS	**.74**	**4**
CLEANING	.53	3
REPAIR/MAINT	.53	18
RDS/GROUNDS	.05	3
SECURITY	.25	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	217 BLDS	45,837,168 SQ. FT.				39,605,630 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.61	8.77	6.45	9.93
RETAIL AREA	5	8.44	12.89	2.29	17.31				
OTHER AREA	3	6.97	6.27						
TOTAL RENT	8	9.21	8.27	6.52	9.45				
MISCELLANEOUS	2	.00	.00						
TOTAL INCOME	8	9.21	8.27	6.52	9.45				
EXPENSE									
CLEANING	213	1.29	1.26	.99	1.68	1.31	1.28	1.01	1.70
REPAIR-MAINT	216	1.02	1.08	.78	1.48	1.04	1.10	.79	1.52
UTILITIES	203	1.42	1.06	.77	1.45	1.42	1.06	.77	1.45
RDS/GRNDS/SEC	217	.17	.15	.14	.17	.20	.18	.17	.20
ADMINISTRATIVE	217	.35	.38	.29	.50	.41	.46	.33	.60
TOTAL OPER EXP	199	4.19	4.15	3.39	4.90	4.86	4.76	4.02	5.81
FIXED EXPENSES	3	.15	.18			.15	.19		
TOTAL OPER+FIX	2	5.80	5.90			6.00	6.09		
LEASING EXP	3	.24	.15						
TOTAL PAYROLL	24	2.54	2.62	1.86	3.71				
TOTAL CONTRACT	24	.49	.13	.08	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10838	201
AVG SQFT/RETAIL TENANT	3207	150
AVG SQFT/OFFICE WORKER	206	201
AVG % OFFICE OCCUPANCY	97.3	209
AVG % RETAIL OCCUPANCY	100.0	151
AVG $ RATE YR-END RENT	9.72	7
RENTABLE/GROSS SQFT	.82	217

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**24**
PAYROLL	1.24	22
CONTRACT	.51	10
SUP/MAT/MISC	.20	18
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	**1.45**	**24**
PAYROLL	.90	22
ELEVATOR	.13	19
HVAC	.51	18
ELECTRICAL	.09	22
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.37	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.35**	**23**
ELECTRICAL	1.14	23
GAS	.05	19
FUEL OIL	.02	7
PURCH STEAM	.19	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	22
RDS/GNDS/SEC TOTAL	**.23**	**25**
RDS/GNDS TOTAL	.08	20
RDS/GNDS PAYRL	.08	15
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.01	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	10
SEC PAYROLL	.14	7
SEC CONTRACTS	.29	7
SEC OTHER	.12	7
ADMIN TOTAL	**.49**	**25**
PAYROLL	.47	24
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.15**	**3**
REAL ESTATE TAX		
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.24**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.24	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.54**	**24**
CLEANING	1.24	22
REPAIR/MAINT	.90	22
RDS/GROUNDS	.06	15
SECURITY	.14	7
ADMINISTRATIVE	.47	24
TOTAL CONTRACTS	**.49**	**24**
CLEANING	.51	10
REPAIR/MAINT	.29	24
RDS/GROUNDS	.02	6
SECURITY	.29	7
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	216 BLDS	45,364,717 SQ. FT.				39,051,911 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	215	1.29	1.20	.98	1.61	1.32	1.23	1.02	1.63
REPAIR-MAINT	216	1.04	1.07	.79	1.45	1.06	1.09	.79	1.49
UTILITIES	204	1.37	1.06	.78	1.47	1.37	1.06	.78	1.48
RDS/GRNDS/SEC	18	.19	.10	.04	.17	.21	.12	.05	.21
ADMINISTRATIVE	215	.36	.38	.27	.50	.42	.43	.32	.60
TOTAL OPER EXP	201	4.09	3.88	3.21	4.72	4.76	4.58	3.75	5.57
FIXED EXPENSES	3	.15	.01			.15	.01		
TOTAL OPER + FIX	3	6.48	7.24			6.68	7.39		
LEASING EXP									
TOTAL PAYROLL	18	2.72	3.32	2.34	4.05				
TOTAL CONTRACT	18	.39	.08	.04	.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10712	199
AVG SQFT/RETAIL TENANT	3099	153
AVG SQFT/OFFICE WORKER	234	198
AVG % OFFICE OCCUPANCY	96.4	201
AVG % RETAIL OCCUPANCY	100.0	154
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	216

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.53**	**18**	**UTILITIES TOTAL**	**1.38**	**176**	SECURITY TOTAL	.44	3	**FIXED EXP TOTAL**	**.15**	**3**	**TOTAL PAYROLL**	**2.72**	**18**
PAYROLL	1.35	16	ELECTRICAL	1.11	176	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.35	16
CONTRACT	.33	7	GAS	.07	130	SEC CONTRACTS	.33	3	BUILDING INS	.01	2	REPAIR/MAINT	.93	18
SUP/MAT/MISC	.10	17	FUEL OIL	.07	30	SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS	.06	16
TRASH REMOVAL	.03	17	PURCH STEAM	.45	41	**ADMIN TOTAL**	**.51**	**17**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.01**	**18**	PURCH CH WTR			PAYROLL	.49	17	**LEASING EXPENSES**			ADMINISTRATIVE	.49	17
PAYROLL	.93	18	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.39**	**18**
ELEVATOR	.11	18	WATER/SEWER	.07	18	PROF FEES			COMMISSIONS			CLEANING	.33	7
HVAC	.46	18	**RDS/GNDS/SEC**	**.19**	**18**	GEN OFC EXP	.05	3	PROF FEES			REPAIR/MAINT	.21	18
ELECTRICAL	.03	18	**TOTAL**			OTHER ADM EXP	.02	3	TENANT ALTS			RDS/GROUNDS	.02	6
STRUCT/ROOF			RDS/GNDS TOTAL	.07	18				BUY-OUTS			SECURITY	.33	3
PLUMBING	.01	17	RDS/GNDS PAYRL	.06	16				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.02	6									
OTHER MAINT/SUP	.07	18	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	45,087,827 SQ. FT.				38,733,561 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					23.50	19.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	16.12	11.82	11.12	15.74				
MISCELLANEOUS									
TOTAL INCOME	6	17.33	11.86	11.53	15.74				
EXPENSE									
CLEANING	218	1.37	1.32	1.00	1.70	1.40	1.33	1.02	1.73
REPAIR-MAINT	218	1.11	1.14	.81	1.66	1.13	1.15	.83	1.68
UTILITIES	199	1.41	1.12	.82	1.47	1.42	1.13	.82	1.47
RDS/GRNDS/SEC	24	.25	.13	.06	.30	.28	.16	.07	.35
ADMINISTRATIVE	202	.51	.47	.30	.59	.59	.51	.36	.69
TOTAL OPER EXP	195	4.40	4.09	3.48	5.02	5.13	4.86	4.04	5.98
FIXED EXPENSES	2	.03	.03			.03	.03		
TOTAL OPER + FIX	2	6.07	6.27			6.26	6.47		
LEASING EXP	6	.19	.05	.04	.37				
TOTAL PAYROLL	31	2.00	2.44	.76	3.86				
TOTAL CONTRACT	26	.84	.65	.00	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10805	205
AVG SQFT/RETAIL TENANT	3035	144
AVG SQFT/OFFICE WORKER	232	203
AVG % OFFICE OCCUPANCY	97.1	220
AVG % RETAIL OCCUPANCY	100.0	144
AVG $ RATE YR-END RENT	11.21	20
RENTABLE/GROSS SQFT	.82	212

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.53**	**30**	**UTILITIES TOTAL**	**1.42**	**176**	SECURITY TOTAL	.35	7	**FIXED EXP TOTAL**	**.03**	**2**	**TOTAL PAYROLL**	**2.00**	**31**
PAYROLL	1.01	28	ELECTRICAL	1.15	175	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.01	28
CONTRACT	.61	25	GAS	.07	129	SEC CONTRACTS	.28	7	BUILDING INS	.01	2	REPAIR/MAINT	.84	29
SUP/MAT/MISC	.08	28	FUEL OIL	.08	27	SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS	.07	15
TRASH REMOVAL	.03	25	PURCH STEAM	.43	42	**ADMIN TOTAL**	**.62**	**31**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.48**	**29**	PURCH CH WTR			PAYROLL	.50	25				ADMINISTRATIVE	.50	25
PAYROLL	.84	29	COAL			MGMT FEES			**LEASING EXPENSES**	**.19**	**6**			
ELEVATOR	.13	28	WATER/SEWER	.07	28	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.84**	**28**
HVAC	.38	28	**RDS/GNDS/SEC**	**.25**	**24**	GEN OFC EXP	.02	10	COMMISSIONS			CLEANING	.61	25
ELECTRICAL	.04	25	**TOTAL**			OTHER ADM EXP	.11	2	PROF FEES			REPAIR/MAINT	.54	29
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.06	18				TENANT ALTS	.19	6	RDS/GROUNDS	.02	4
PLUMBING	.01	24	RDS/GNDS PAYRL	.07	15				BUY-OUTS			SECURITY	.26	7
FIRE/LIFE SFTY	.02	14	RDS/GNDS CONTR	.02	4				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.14	22	RDS/GNDS OTHER	.01	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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As of 1988 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	222 BLDS	45,292,208 SQ. FT.				38,920,254 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.31	12.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.60	11.62	11.07	12.54				
MISCELLANEOUS									
TOTAL INCOME	6	12.61	11.63	11.07	12.54				
EXPENSE									
CLEANING	213	1.34	1.35	1.03	1.76	1.36	1.38	1.05	1.80
REPAIR-MAINT	215	1.12	1.19	.82	1.58	1.14	1.21	.84	1.59
UTILITIES	199	1.45	1.14	.80	1.48	1.46	1.14	.80	1.48
RDS/GRNDS/SEC	30	.25	.16	.07	.33	.28	.16	.08	.35
ADMINISTRATIVE	186	.47	.43	.28	.59	.54	.53	.33	.72
TOTAL OPER EXP	190	4.41	4.19	3.48	5.16	5.14	4.95	4.14	5.98
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	29	2.35	2.79	1.82	4.14				
TOTAL CONTRACT	26	.84	.39	.00	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10971	198
AVG SQFT/RETAIL TENANT	2701	145
AVG SQFT/OFFICE WORKER	221	198
AVG % OFFICE OCCUPANCY	96.9	200
AVG % RETAIL OCCUPANCY	100.0	145
AVG $ RATE YR-END RENT	13.17	5
RENTABLE/GROSS SQFT	.85	148

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.53**	**31**
PAYROLL	1.10	27
CONTRACT	.69	26
SUP/MAT/MISC	.09	27
TRASH REMOVAL	.03	25
REPR/MAINT TOTAL	**1.49**	**29**
PAYROLL	.85	29
ELEVATOR	.11	23
HVAC	.41	18
ELECTRICAL	.02	17
STRUCT/ROOF		
PLUMBING	.01	24
FIRE/LIFE SFTY	.31	7
OTHER MAINT/SUP	.37	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**172**
ELECTRICAL	1.20	172
GAS	.08	129
FUEL OIL	.07	28
PURCH STEAM	.41	38
PURCH CH WTR		
COAL	.09	2
WATER/SEWER	.06	26
RDS/GNDS/SEC	**.24**	**29**
TOTAL		
RDS/GNDS TOTAL	.08	25
RDS/GNDS PAYRL	.07	22
RDS/GNDS CONTR	.04	11
RDS/GNDS OTHER	.01	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	14
SEC PAYROLL	.08	12
SEC CONTRACTS	.29	7
SEC OTHER	.04	7
ADMIN TOTAL	**.54**	**25**
PAYROLL	.51	25
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	10
OTHER ADM EXP	.04	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.35**	**29**
CLEANING	1.10	27
REPAIR/MAINT	.85	29
RDS/GROUNDS	.07	22
SECURITY	.08	12
ADMINISTRATIVE	.51	25
TOTAL CONTRACTS	**.84**	**26**
CLEANING	.69	26
REPAIR/MAINT	.52	30
RDS/GROUNDS	.04	11
SECURITY	.29	7
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	3,698,669 SQ. FT.				3,607,929 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					23.24	18.27	12.14	24.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	21.97	17.57	12.14	21.31				
MISCELLANEOUS	3	.45	.35						
TOTAL INCOME	7	22.16	17.57	12.14	21.53				
EXPENSE									
CLEANING	10	.74	.85	.49	1.23	.74	.85	.51	1.23
REPAIR MAINT	9	1.07	.63	.39	1.54	1.07	.63	.39	1.56
UTILITIES	8	1.64	1.40	1.25	1.84	1.64	1.40	1.25	1.84
RDS/GRNDS/SEC	7	.30	.17	.13	.30	.31	.18	.13	.31
ADMINISTRATIVE	8	.42	.54	.22	.71	.43	.56	.22	.81
TOTAL OPER EXP	6	5.65	4.08	2.95	5.95	5.77	4.34	2.95	6.21
FIXED EXPENSES	6	1.68	1.39	.52	2.99	1.78	1.39	.52	3.44
TOTAL OPER+FIX	5	6.21	5.49	4.05	6.42	6.24	5.68	4.05	6.62
LEASING EXP									
TOTAL PAYROLL	6	.98	.51	.35	.71				
TOTAL CONTRACT	10	.69	.79	.56	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	56672	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	10
AVG % OFFICE OCCUPANCY	99.9	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.51	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**10**	**UTILITIES TOTAL**	**1.74**	**6**	SECURITY TOTAL	.32	5	**FIXED EXP TOTAL**	**1.68**	**6**	**TOTAL PAYROLL**	**.98**	**6**
PAYROLL	.19	4	ELECTRICAL	1.53	6	SEC PAYROLL	.37	2	REAL ESTATE TAX	3.00	5	CLEANING	.19	4
CONTRACT	.56	10	GAS	.02	5	SEC CONTRACTS	.26	4	BUILDING INS	.19	6	REPAIR/MAINT	.62	6
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM	.17	3				OTHER TAX			SECURITY	.37	2
REPR/MAINT TOTAL	**1.07**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.30**	**7**				ADMINISTRATIVE	.09	4
PAYROLL	.62	6	COAL			PAYROLL	.09	4	**LEASING EXPENSES**					
ELEVATOR	.09	7	WATER/SEWER	.05	6	MGMT FEES	.15	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**.69**	**10**
HVAC	.07	8	**RDS/GNDS/SEC**	**.30**	**7**	PROF FEES			COMMISSIONS			CLEANING	.56	10
ELECTRICAL	.06	6	**TOTAL**			GEN OFC EXP	.04	6	PROF FEES			REPAIR/MAINT	.19	9
STRUCT/ROOF	.03	5	RDS/GNDS TOTAL	.08	3	OTHER ADM EXP	.11	3	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.07	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.26	4
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.15	6
OTHER MAINT/SUP	.41	10	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	762,876 SQ. FT.				762,876 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.79	9.67	5.13	13.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.26	10.46	5.16	13.55				
MISCELLANEOUS	3	.71	1.58						
TOTAL INCOME	6	10.80	10.48	5.16	15.12				
EXPENSE									
CLEANING	6	.63	.56	.49	.87	.63	.56	.49	.87
REPAIR-MAINT	6	.71	.62	.54	1.17	.71	.62	.54	1.17
UTILITIES	6	1.73	1.22	.88	2.23	1.73	1.22	.88	2.23
RDS/GRNDS/SEC	6	.21	.14	.01	.55	.21	.14	.01	.65
ADMINISTRATIVE	6	.47	.59	.41	.78	.47	.59	.41	.78
TOTAL OPER EXP	6	3.74	3.15	2.96	5.07	3.74	3.15	2.96	5.07
FIXED EXPENSES	6	1.05	1.25	.16	1.32	1.05	1.25	.16	1.32
TOTAL OPER+FIX	6	4.79	4.27	3.79	5.77	4.79	4.27	3.79	5.77
LEASING EXP	2	4.75	5.64						
TOTAL PAYROLL	6	.77	.41	.35	.88				
TOTAL CONTRACT	6	.45	.60	.26	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21443	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	5
AVG % OFFICE OCCUPANCY	89.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.37	5
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**6**	**UTILITIES TOTAL**	**1.73**	**6**	SECURITY TOTAL	.29	4	**FIXED EXP TOTAL**	**1.05**	**6**	**TOTAL PAYROLL**	**.77**	**6**
PAYROLL			ELECTRICAL	1.66	6	SEC PAYROLL			REAL ESTATE TAX	1.07	4	CLEANING		
CONTRACT	.65	5	GAS			SEC CONTRACTS	.27	4	BUILDING INS	.15	6	REPAIR/MAINT	.36	6
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.71**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.47**	**6**				ADMINISTRATIVE	.23	3
PAYROLL	.36	6	COAL			PAYROLL	.23	3	**LEASING EXPENSES**	**4.75**	**2**			
ELEVATOR	.09	5	WATER/SEWER	.07	6	MGMT FEES	.43	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**.45**	**6**
HVAC	.09	6	**RDS/GNDS/SEC**	**.21**	**6**	PROF FEES	.07	3	COMMISSIONS	.29	2	CLEANING	.65	5
ELECTRICAL	.04	6	**TOTAL**			GEN OFC EXP	.07	4	PROF FEES	.16	2	REPAIR/MAINT	.24	6
STRUCT/ROOF			RDS/GNDS TOTAL	.10	6	OTHER ADM EXP	.10	4	TENANT ALTS	4.23	2	RDS/GROUNDS	.09	5
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.09	5				OTHER LEASING	.08	2	ADMINISTRATIVE	.47	5
OTHER MAINT/SUP	.11	6	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS	16,979,678 SQ. FT.				14,616,961 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.30	8.47	8.13	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	12.86	8.47	8.13	12.96				
MISCELLANEOUS	6	.10	.01	.00	.03				
TOTAL INCOME	15	12.93	8.48	8.15	12.96				
EXPENSE									
CLEANING	73	1.24	1.10	.86	1.49	1.27	1.11	.87	1.52
REPAIR-MAINT	73	1.07	1.05	.69	1.43	1.10	1.06	.70	1.44
UTILITIES	69	1.44	1.28	1.04	1.73	1.45	1.28	1.04	1.73
RDS/GRNDS/SEC	20	.73	.49	.06	1.13	.75	.49	.07	1.17
ADMINISTRATIVE	71	.42	.47	.31	.57	.49	.53	.35	.69
TOTAL OPER EXP	66	4.16	3.99	3.51	5.03	4.90	4.69	4.10	5.87
FIXED EXPENSES	12	1.17	.04	.03	.23	1.23	.04	.03	.23
TOTAL OPER+FIX	11	5.26	4.72	3.44	6.14	5.28	4.72	3.44	6.23
LEASING EXP									
TOTAL PAYROLL	10	1.57	1.94	1.23	2.79				
TOTAL CONTRACT	10	1.06	.81	.56	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11560	72
AVG SQFT/RETAIL TENANT	3394	56
AVG SQFT/OFFICE WORKER	225	73
AVG % OFFICE OCCUPANCY	96.8	75
AVG % RETAIL OCCUPANCY	100.0	56
AVG $ RATE YR-END RENT	14.39	16
RENTABLE/GROSS SQFT	.85	52

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	10
PAYROLL		
CONTRACT	.74	10
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.18	10
PAYROLL	.72	8
ELEVATOR	.17	6
HVAC	.24	7
ELECTRICAL	.06	6
STRUCT/ROOF	.02	2
PLUMBING	.06	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.18	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	68
ELECTRICAL	1.37	66
GAS	.06	38
FUEL OIL	.08	9
PURCH STEAM	.05	10
PURCH CH WTR	.25	5
COAL		
WATER/SEWER	.14	14
RDS/GRNDS/SEC TOTAL	.99	11
RDS/GNDS TOTAL	.12	7
RDS/GNDS PAYRL	.51	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.17	9
SEC PAYROLL	1.04	4
SEC CONTRACTS	1.00	4
SEC OTHER	.06	4
ADMIN TOTAL	.78	11
PAYROLL	.53	10
MGMT FEES	.38	3
PROF FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	6
REAL ESTATE TAX	2.99	3
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	10
CLEANING		
REPAIR/MAINT	.72	8
RDS/GROUNDS	.51	3
SECURITY	1.04	4
ADMINISTRATIVE	.53	10
TOTAL CONTRACTS	1.06	10
CLEANING	.74	10
REPAIR/MAINT	.49	7
RDS/GROUNDS	.07	3
SECURITY	1.00	4
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	332,629 SQ. FT.				297,433 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.43	12.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.43	12.87						
MISCELLANEOUS									
TOTAL INCOME	2	12.43	12.87						
EXPENSE									
CLEANING	9	1.80	1.50	.96	2.62	1.81	1.51	.96	2.64
REPAIR-MAINT	9	1.66	1.68	1.19	2.67	1.67	1.69	1.20	2.68
UTILITIES	8	1.37	1.22	1.12	1.75	1.37	1.22	1.12	1.75
RDS/GRNDS/SEC	3	.91	.75			.91	.75		
ADMINISTRATIVE	9	.49	.51	.27	.69	.54	.62	.27	.74
TOTAL OPER EXP	8	5.61	5.34	4.64	7.07	6.23	6.31	5.07	8.74
FIXED EXPENSES	2	.62	.70			.62	.70		
TOTAL OPER+FIX	2	6.99	6.75			6.99	6.75		
LEASING EXP									
TOTAL PAYROLL	2	4.17	3.94						
TOTAL CONTRACT	3	.83	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4048	6
AVG SQFT/RETAIL TENANT	395	4
AVG SQFT/OFFICE WORKER	222	8
AVG % OFFICE OCCUPANCY	95.4	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	13.66	2
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.79	3
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	1.34	3
PAYROLL	1.28	2
ELEVATOR	.06	2
HVAC	.11	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.00	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	7
ELECTRICAL	1.33	7
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	.91	3
RDS/GNDS TOTAL	.60	3
RDS/GNDS PAYRL	.71	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.11	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.38	3
PAYROLL	.22	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.62	2
REAL ESTATE TAX		
BUILDING INS	.19	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.17	2
CLEANING		
REPAIR/MAINT	1.28	2
RDS/GROUNDS	.71	2
SECURITY		
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	.83	3
CLEANING	.49	3
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,912,343 SQ. FT.				1,676,583 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.91	8.47	8.11	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.80	8.47	8.11	12.81				
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	5	9.80	8.47	8.11	12.81				
EXPENSE									
CLEANING	21	1.16	1.07	.87	1.45	1.17	1.07	.87	1.47
REPAIR-MAINT	21	1.16	.98	.62	1.31	1.19	.98	.62	1.32
UTILITIES	20	1.47	1.34	1.01	2.01	1.47	1.34	1.01	2.01
RDS/GRNDS/SEC	8	.56	.49	.17	1.13	.56	.49	.17	1.17
ADMINISTRATIVE	18	.56	.52	.46	.69	.64	.59	.50	.80
TOTAL OPER EXP	18	4.31	4.03	3.51	5.10	5.04	4.64	3.91	6.07
FIXED EXPENSES	3	.03	.04			.03	.04		
TOTAL OPER + FIX	3	4.03	3.77			4.03	3.77		
LEASING EXP									
TOTAL PAYROLL	4	2.20	2.53	1.75	2.95				
TOTAL CONTRACT	4	.82	.67	.48	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6581	19
AVG SQFT/RETAIL TENANT	774	14
AVG SQFT/OFFICE WORKER	245	21
AVG % OFFICE OCCUPANCY	98.2	21
AVG % RETAIL OCCUPANCY	100.0	14
AVG $ RATE YR-END RENT	11.54	6
RENTABLE/GROSS SQFT	.82	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**4**
PAYROLL		
CONTRACT	.64	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.24**	**4**
PAYROLL	1.10	3
ELEVATOR	.30	2
HVAC	.29	2
ELECTRICAL	.11	2
STRUCT/ROOF		
PLUMBING	.14	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**20**
ELECTRICAL	1.34	20
GAS	.05	10
FUEL OIL	.11	3
PURCH STEAM	.08	3
PURCH CH WTR	.25	2
COAL		
WATER/SEWER	.21	6
RDS/GNDS/SEC TOTAL	**1.19**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.10	3
SEC PAYROLL	1.13	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.98**	**4**
PAYROLL	.92	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.20**	**4**
CLEANING		
REPAIR/MAINT	1.10	3
RDS/GROUNDS		
SECURITY	1.13	2
ADMINISTRATIVE	.92	4
TOTAL CONTRACTS	**.82**	**4**
CLEANING	.64	4
REPAIR/MAINT	.87	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,843,719 SQ. FT.				5,082,536 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.21	8.14	8.12	10.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.13	8.14	8.12	10.73				
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	7	10.14	8.16	8.12	10.73				
EXPENSE									
CLEANING	28	1.16	1.17	.78	1.31	1.18	1.17	.79	1.40
REPAIR-MAINT	28	1.13	1.05	.68	1.43	1.15	1.06	.68	1.44
UTILITIES	27	1.36	1.24	.99	1.63	1.36	1.24	.99	1.63
RDS/GRNDS/SEC	7	.58	.20	.04	1.05	.59	.20	.04	1.07
ADMINISTRATIVE	28	.43	.48	.38	.55	.49	.53	.43	.62
TOTAL OPER EXP	26	4.22	3.96	3.50	4.71	4.87	4.58	4.01	5.31
FIXED EXPENSES	6	.08	.03	.03	.05	.09	.03	.03	.05
TOTAL OPER + FIX	6	5.44	4.22	3.26	7.22	5.47	4.22	3.26	7.40
LEASING EXP									
TOTAL PAYROLL	3	1.71	1.88						
TOTAL CONTRACT	2	2.06	2.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9255	29
AVG SQFT/RETAIL TENANT	2444	24
AVG SQFT/OFFICE WORKER	232	28
AVG % OFFICE OCCUPANCY	97.5	29
AVG % RETAIL OCCUPANCY	100.0	24
AVG $ RATE YR-END RENT	10.54	7
RENTABLE/GROSS SQFT	.85	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**2**
PAYROLL		
CONTRACT	.93	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	**1.66**	**2**
PAYROLL	.87	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.30**	**27**
ELECTRICAL	1.28	27
GAS	.04	16
FUEL OIL	.06	4
PURCH STEAM	.11	4
PURCH CH WTR	.25	3
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	**1.17**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.14	3
SEC PAYROLL		
SEC CONTRACTS	1.08	2
SEC OTHER	.07	2
ADMIN TOTAL	**.76**	**3**
PAYROLL	.66	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.18**	**2**
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.71**	**3**
CLEANING		
REPAIR/MAINT	.87	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.66	3
TOTAL CONTRACTS	**2.06**	**2**
CLEANING	.93	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	1.08	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,308,989 SQ. FT.				4,442,136 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	12	1.31	1.13	.90	1.62	1.33	1.18	.91	1.64
REPAIR-MAINT	12	.86	.80	.67	1.09	.88	.83	.68	1.12
UTILITIES	11	1.50	1.42	1.05	1.76	1.50	1.43	1.05	1.76
RDS/GRNDS/SEC									
ADMINISTRATIVE	12	.26	.18	.00	.44	.30	.20	.00	.51
TOTAL OPER EXP	11	3.94	3.75	2.96	4.53	4.71	4.87	3.48	5.27
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14678	12
AVG SQFT/RETAIL TENANT	4854	11
AVG SQFT/OFFICE WORKER	217	12
AVG % OFFICE OCCUPANCY	97.8	12
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	11
ELECTRICAL	1.44	11
GAS	.06	7
FUEL OIL	.09	2
PURCH STEAM	.04	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,581,997 SQ. FT.				3,118,273 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.27	.99			1.32	1.10		
REPAIR-MAINT	3	1.24	1.18			1.30	1.24		
UTILITIES	3	1.50	1.51			1.50	1.52		
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.60	.33	.14	1.18	.69	.39	.16	1.21
TOTAL OPER EXP	3	4.23	3.89			5.07	4.69		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28946	4
AVG SQFT/RETAIL TENANT	11098	3
AVG SQFT/OFFICE WORKER	216	4
AVG % OFFICE OCCUPANCY	93.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	3
ELECTRICAL	1.43	3
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,636,432 SQ. FT.				1,538,357 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.77	9.67	5.13	15.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.25	10.46	5.16	15.31				
MISCELLANEOUS	3	.71	1.58						
TOTAL INCOME	6	10.81	10.48	5.16	16.88				
EXPENSE									
CLEANING	13	1.04	.95	.53	1.69	1.05	.95	.53	1.72
REPAIR MAINT	12	1.18	.98	.66	1.45	1.20	1.02	.66	1.47
UTILITIES	14	1.65	1.67	.91	1.96	1.65	1.67	.91	1.96
RDS/GRNDS/SEC	8	.24	.37	.15	.47	.24	.37	.15	.47
ADMINISTRATIVE	11	.41	.47	.36	.82	.44	.60	.36	.84
TOTAL OPER EXP	11	4.49	3.96	3.15	6.91	4.76	5.39	3.22	6.91
FIXED EXPENSES	6	1.03	.53	.16	1.32	1.03	.53	.16	1.32
TOTAL OPER + FIX	6	4.83	4.52	3.79	6.63	4.83	4.52	3.79	6.63
LEASING EXP	3	4.57	1.39						
TOTAL PAYROLL	8	1.55	.86	.52	2.73				
TOTAL CONTRACT	10	.49	.51	.05	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13119	11
AVG SQFT/RETAIL TENANT	4657	3
AVG SQFT/OFFICE WORKER	177	11
AVG % OFFICE OCCUPANCY	93.6	11
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	24.64	5
RENTABLE/GROSS SQFT	.87	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**10**	**UTILITIES TOTAL**	**1.65**	**14**	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	**1.03**	**6**	**TOTAL PAYROLL**	**1.55**	**8**
PAYROLL	.80	3	ELECTRICAL	1.59	14	SEC PAYROLL			REAL ESTATE TAX	1.06	4	CLEANING	.80	3
CONTRACT	.49	9	GAS	.04	3	SEC CONTRACTS	.33	5	BUILDING INS	.16	6	REPAIR/MAINT	.67	8
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	10	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.25**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.51**	**8**				ADMINISTRATIVE	.33	5
PAYROLL	.67	6	COAL			PAYROLL	.33	5	**LEASING EXPENSES**	**4.57**	**3**			
ELEVATOR	.10	8	WATER/SEWER	.08	10	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.49**	**10**
HVAC	.32	8				PROF FEES	.45	5	COMMISSIONS	.29	2	CLEANING	.49	9
ELECTRICAL	.04	7	**RDS/GNDS/SEC**	**.24**	**8**	GEN OFC EXP			PROF FEES	.16	2	REPAIR/MAINT	.48	8
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.07	4	TENANT ALTS	4.07	3	RDS/GROUNDS	.10	7
PLUMBING	.01	7	RDS/GNDS TOTAL	.11	7		.09	5	BUY-OUTS			SECURITY	.33	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING	.08	2	ADMINISTRATIVE	.48	5
OTHER MAINT/SUP	.11	8	RDS/GNDS CONTR	.10	7									
			RDS/GNDS OTHER	.04	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	94,307 SQ. FT.				80,827 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.84	1.35	.56	2.77	1.84	1.35	.56	2.77
REPAIR/MAINT	3	1.74	1.33			1.74	1.33		
UTILITIES	4	1.80	1.96	1.22	2.57	1.80	1.96	1.22	2.57
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.47	.40			.58	.67		
TOTAL OPER EXP	3	6.86	5.70			8.58	5.83		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	6.76	4.51						
TOTAL CONTRACT	3	.17	.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8978	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.82**	**3**	**UTILITIES TOTAL**	**1.80**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**6.76**	**2**
PAYROLL			ELECTRICAL	1.63	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.12	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	2.25	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.82**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**.53**	**2**				ADMINISTRATIVE		
PAYROLL	2.25	2	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.07	2	WATER/SEWER	.24	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.17**	**3**
HVAC	.24	2				PROF FEES			COMMISSIONS			CLEANING	.12	3
ELECTRICAL			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.34	2
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.24	2	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	209,976 SQ. FT.				195,654 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					4.90	5.13		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	4.93	5.16						
MISCELLANEOUS									
TOTAL INCOME	2	4.93	5.16						
EXPENSE									
CLEANING	3	.76	.51			.77	.51		
REPAIR-MAINT	3	.69	.62			.69	.62		
UTILITIES	3	.81	.68			.81	.68		
RDS/GRNDS/SEC	2	.23	.26			.23	.26		
ADMINISTRATIVE	2	.63	.62			.63	.62		
TOTAL OPER EXP	3	2.90	2.89			3.11	3.22		
FIXED EXPENSES	2	.84	.73			.84	.73		
TOTAL OPER + FIX	2	3.87	3.79			3.87	3.79		
LEASING EXP	2	4.75	5.64						
TOTAL PAYROLL	2	.40	.39						
TOTAL CONTRACT	2	.58	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7912	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	194	3
AVG % OFFICE OCCUPANCY	80.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	2	**UTILITIES TOTAL**	.81	3	SECURITY TOTAL	.10	2	**FIXED EXP TOTAL**	.84	2	**TOTAL PAYROLL**	.40	2
PAYROLL			ELECTRICAL	.77	3	SEC PAYROLL			REAL ESTATE TAX	.72	2	CLEANING		
CONTRACT	.42	2	GAS			SEC CONTRACTS	.07	2	BUILDING INS	.12	2	REPAIR/MAINT	.14	2
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.77	2	PURCH CH WTR			**ADMIN TOTAL**	.63	2				ADMINISTRATIVE	.25	2
PAYROLL	.14	2	COAL			PAYROLL	.25	2	**LEASING EXPENSES**	4.75	2			
ELEVATOR	.13	2	WATER/SEWER	.06	2	MGMT FEES	.27	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.58	2
HVAC	.19	2	**RDS/GNDS/SEC**	.23	2	PROF FEES			COMMISSIONS	.29	2	CLEANING	.42	2
ELECTRICAL	.06	2	**TOTAL**			GEN OFC EXP	.08	2	PROF FEES	.16	2	REPAIR/MAINT	.46	2
STRUCT/ROOF			RDS/GNDS TOTAL	.13	2	OTHER ADM EXP	.03	2	TENANT ALTS	4.23	2	RDS/GROUNDS	.09	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	2
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.09	2				OTHER LEASING	.06	2	ADMINISTRATIVE	.27	2
OTHER MAINT/SUP	.16	2	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	759,503 SQ. FT.				689,230 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.39	1.35			1.43	1.40		
REPAIR-MAINT	3	1.71	1.45			1.77	1.48		
UTILITIES	4	1.60	1.56	1.29	1.76	1.61	1.57	1.31	1.76
RDS/GRNDS/SEC	2	.31	.32			.31	.32		
ADMINISTRATIVE	3	.36	.40			.40	.46		
TOTAL OPER EXP	2	5.52	6.39			6.15	6.82		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.69	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8460	2
AVG SQFT/RETAIL TENANT	5551	2
AVG SQFT/OFFICE WORKER	185	2
AVG % OFFICE OCCUPANCY	98.8	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.46	2	**UTILITIES TOTAL**	1.60	4	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.57	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.38	2	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			**ADMIN TOTAL**						ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.06	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.89	2
HVAC			**RDS/GNDS/SEC**	.31	2	PROF FEES			COMMISSIONS			CLEANING	.38	2
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	738,601 SQ. FT.				734,114 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.85	13.24	8.79	15.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.75	12.85	8.79	15.21				
MISCELLANEOUS									
TOTAL INCOME	5	11.75	12.85	8.79	15.21				
EXPENSE									
CLEANING	14	1.02	1.03	.84	1.22	1.02	1.03	.84	1.22
REPAIR-MAINT	15	1.39	1.28	.60	2.40	1.39	1.28	.60	2.40
UTILITIES	14	1.56	1.52	1.12	2.02	1.56	1.52	1.12	2.02
RDS/GRNDS/SEC	10	.92	.82	.30	1.79	.93	.84	.30	1.79
ADMINISTRATIVE	12	1.16	1.47	.57	1.86	1.17	1.47	.57	1.86
TOTAL OPER EXP	14	7.22	8.56	3.36	9.88	7.25	8.56	3.36	9.88
FIXED EXPENSES	4	.48	.73	.14	1.32	.48	.73	.14	1.32
TOTAL OPER + FIX	4	3.67	3.85	3.35	4.51	3.67	3.85	3.35	4.51
LEASING EXP	2	5.31	4.97						
TOTAL PAYROLL	12	2.64	3.41	1.34	4.90				
TOTAL CONTRACT	14	1.93	2.78	.80	2.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6926	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	11
AVG % OFFICE OCCUPANCY	99.3	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.71	5
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**14**	**UTILITIES TOTAL**	**1.58**	**13**	SECURITY TOTAL	.87	7	**FIXED EXP TOTAL**	**.48**	**4**	**TOTAL PAYROLL**	**2.64**	**12**
PAYROLL	.27	4	ELECTRICAL	1.37	13	SEC PAYROLL			REAL ESTATE TAX	.64	3	CLEANING	.27	4
CONTRACT	.55	14	GAS	.15	7	SEC CONTRACTS	.82	6	BUILDING INS	.13	4	REPAIR/MAINT	1.11	12
SUP/MAT/MISC	.04	13	FUEL OIL	.18	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.41	2
TRASH REMOVAL	.04	13	PURCH STEAM			**ADMIN TOTAL**	**1.18**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.50**	**14**	PURCH CH WTR			PAYROLL	1.16	8				ADMINISTRATIVE	1.16	8
PAYROLL	1.11	12	COAL			MGMT FEES	.39	3	**LEASING EXPENSES**	**5.31**	**2**			
ELEVATOR	.12	11	WATER/SEWER	.07	12	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.93**	**14**
HVAC	.23	12	**RDS/GNDS/SEC TOTAL**	**.89**	**9**	GEN OFC EXP	.07	9	COMMISSIONS			CLEANING	.86	14
ELECTRICAL	.07	9	RDS/GNDS TOTAL	.21	7	OTHER ADM EXP	.02	4	PROF FEES			REPAIR/MAINT	.43	13
STRUCT/ROOF	.09	6	RDS/GNDS PAYRL	.41	2				TENANT ALTS	4.81	2	RDS/GROUNDS	.07	4
PLUMBING	.02	9	RDS/GNDS CONTR	.07	4				BUY-OUTS			SECURITY	.82	6
FIRE/LIFE SFTY	.04	12	RDS/GNDS OTHER	.04	7				OTHER LEASING			ADMINISTRATIVE	.42	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	490,227 SQ. FT.				474,262 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					14.28	12.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.70	11.35						
MISCELLANEOUS									
TOTAL INCOME	2	13.70	11.35						
EXPENSE									
CLEANING	3	.79	.61			.79	.61		
REPAIR-MAINT	3	1.24	.87			1.24	.87		
UTILITIES	3	1.28	1.24			1.28	1.24		
RDS/GRNDS/SEC	3	.12	.14			.12	.14		
ADMINISTRATIVE	3	.50	.69			.52	.69		
TOTAL OPER EXP	3	3.93	3.01			4.06	3.01		
FIXED EXPENSES	2	.46	.69			.46	.69		
TOTAL OPER + FIX	2	3.44	3.64			3.44	3.64		
LEASING EXP									
TOTAL PAYROLL	3	.37	.41						
TOTAL CONTRACT	3	.75	.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9066	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	181	2
AVG % OFFICE OCCUPANCY	91.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**3**	**UTILITIES TOTAL**	**1.28**	**3**	SECURITY TOTAL	.09	3	**FIXED EXP TOTAL**	**.46**	**2**	**TOTAL PAYROLL**	**.37**	**3**
PAYROLL			ELECTRICAL	1.16	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.70	3	GAS	.08	2	SEC CONTRACTS	.04	3	BUILDING INS	.12	2	REPAIR/MAINT	.15	3
SUP/MAT/MISC	.07	2	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	**.50**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.24**	**3**	PURCH CH WTR			PAYROLL	.25	2				ADMINISTRATIVE	.25	2
PAYROLL	.15	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.14	2	WATER/SEWER	.06	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.75**	**3**
HVAC			**RDS/GNDS/SEC TOTAL**	**.12**	**3**	GEN OFC EXP	.04	3	COMMISSIONS			CLEANING	.70	3
ELECTRICAL			RDS/GNDS TOTAL	.04	2	OTHER ADM EXP	.44	2	PROF FEES			REPAIR/MAINT	.25	2
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS CONTR						BUY-OUTS			SECURITY	.04	3
FIRE/LIFE SFTY			RDS/GNDS OTHER	.03	2				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.93	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS	3,405,131 SQ. FT.				2,841,631 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.61	9.51	8.18	14.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.47	9.51	8.18	13.75				
MISCELLANEOUS	2	2.73	1.92						
TOTAL INCOME	5	11.70	12.51	8.61	13.75				
EXPENSE									
CLEANING	37	1.30	1.26	.99	1.95	1.36	1.31	1.02	2.00
REPAIR-MAINT	40	1.12	1.43	.89	1.85	1.17	1.45	.92	1.95
UTILITIES	37	1.54	1.60	1.02	1.89	1.54	1.60	1.03	1.90
RDS/GRNDS/SEC	7	.72	.75	.39	1.17	.79	.75	.48	1.19
ADMINISTRATIVE	31	.42	.51	.32	.67	.50	.60	.36	.75
TOTAL OPER EXP	35	4.29	4.84	3.81	5.97	5.17	5.73	4.43	7.79
FIXED EXPENSES	5	.09	.06	.01	.33	.10	.10	.01	.33
TOTAL OPER+FIX	5	6.96	7.06	5.70	8.89	7.83	8.23	6.64	8.89
LEASING EXP									
TOTAL PAYROLL	7	3.31	2.27	1.75	6.12				
TOTAL CONTRACT	6	.48	.31	.07	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6939	39
AVG SQFT/RETAIL TENANT	3889	24
AVG SQFT/OFFICE WORKER	268	39
AVG % OFFICE OCCUPANCY	97.2	39
AVG % RETAIL OCCUPANCY	100.0	24
AVG $ RATE YR-END RENT	10.86	5
RENTABLE/GROSS SQFT	.87	26

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.91**	**6**	**UTILITIES TOTAL**	**1.55**	**33**	SECURITY TOTAL	.60	6	**FIXED EXP TOTAL**	**.06**	**4**	**TOTAL PAYROLL**	**3.31**	**7**
PAYROLL	1.82	4	ELECTRICAL	1.15	33	SEC PAYROLL	.65	4	REAL ESTATE TAX			CLEANING	1.82	4
CONTRACT	.38	6	GAS	.52	20	SEC CONTRACTS			BUILDING INS	.04	4	REPAIR/MAINT	.97	7
SUP/MAT/MISC	.09	5	FUEL OIL	.22	2	SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS	.67	3
TRASH REMOVAL	.07	5	PURCH STEAM	.67	3	**ADMIN TOTAL**	**.48**	**7**	OTHER TAX			SECURITY	.65	4
REPR/MAINT TOTAL	**1.37**	**7**	PURCH CH WTR			PAYROLL	.40	6	**LEASING EXPENSES**			ADMINISTRATIVE	.40	6
PAYROLL	.97	7	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.48**	**8**
ELEVATOR	.29	4	WATER/SEWER	.15	6	PROF FEES			COMMISSIONS			CLEANING	.38	6
HVAC	.14	6	**RDS/GNDS/SEC**	**.94**	**6**	GEN OFC EXP	.07	5	PROF FEES			REPAIR/MAINT	.42	6
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP	.02	4	TENANT ALTS			RDS/GROUNDS	.14	2
STRUCT/ROOF			RDS/GNDS TOTAL	.75	4				BUY-OUTS			SECURITY		
PLUMBING	.03	5	RDS/GNDS PAYRL	.67	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	2									
OTHER MAINT/SUP	.12	6	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	5,484,285 SQ. FT.				4,804,588 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					10.75	8.47	8.12	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	10.66	8.47	8.12	12.96				
MISCELLANEOUS	5	.68	.01	.00	2.12				
TOTAL INCOME	13	10.91	9.22	8.15	12.96				
EXPENSE									
CLEANING	25	1.38	1.07	.91	1.87	1.41	1.07	.91	1.88
REPAIR-MAINT	31	1.00	.79	.55	1.22	1.02	.83	.56	1.23
UTILITIES	27	1.52	1.42	.91	1.81	1.53	1.42	.91	1.81
RDS/GRNDS/SEC	15	.52	.29	.11	1.13	.53	.29	.11	1.15
ADMINISTRATIVE	29	.41	.47	.33	.57	.46	.47	.37	.71
TOTAL OPER EXP	24	4.37	4.43	3.31	5.23	5.01	5.05	3.40	6.17
FIXED EXPENSES	8	.05	.03	.03	.04	.05	.03	.03	.04
TOTAL OPER+FIX	8	4.57	4.10	3.32	5.12	4.57	4.10	3.32	5.12
LEASING EXP									
TOTAL PAYROLL	8	2.71	2.74	2.10	2.99				
TOTAL CONTRACT	3	.36	.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9538	25
AVG SQFT/RETAIL TENANT	2264	16
AVG SQFT/OFFICE WORKER	237	24
AVG % OFFICE OCCUPANCY	97.4	25
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	10.44	12
RENTABLE/GROSS SQFT	.85	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.80**	**3**	**UTILITIES TOTAL**	**1.44**	**25**	SECURITY TOTAL	.93	7	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.71**	**8**
PAYROLL	1.57	2	ELECTRICAL	1.38	25	SEC PAYROLL	.89	6	REAL ESTATE TAX			CLEANING	1.57	2
CONTRACT	.30	2	GAS	.06	7	SEC CONTRACTS	.25	2	BUILDING INS			REPAIR/MAINT	.80	8
SUP/MAT/MISC	.27	3	FUEL OIL	.13	2	SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM	.14	7	**ADMIN TOTAL**	**.55**	**8**	OTHER TAX			SECURITY	.89	6
REPR/MAINT TOTAL	**1.25**	**8**	PURCH CH WTR	.25	4	PAYROLL	.53	8	**LEASING EXPENSES**			ADMINISTRATIVE	.53	8
PAYROLL	.80	8	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.38**	**3**
ELEVATOR	.17	3	WATER/SEWER	.10	10	PROF FEES			COMMISSIONS			CLEANING	.30	2
HVAC	.60	3	**RDS/GNDS/SEC**	**.85**	**8**	GEN OFC EXP	.02	2	PROF FEES			REPAIR/MAINT	.91	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.13	2
STRUCT/ROOF			RDS/GNDS TOTAL	.20	2				BUY-OUTS			SECURITY	.25	2
PLUMBING	.05	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.13	2									
OTHER MAINT/SUP	.02	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	4,187,614 SQ. FT.				3,797,345 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.20	9.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.55	10.46						
MISCELLANEOUS									
TOTAL INCOME	3	11.56	10.48						
EXPENSE									
CLEANING	11	1.13	1.20	.84	1.56	1.14	1.25	.85	1.59
REPAIR-MAINT	11	1.01	1.13	.84	1.39	1.02	1.18	.04	1.40
UTILITIES	12	1.45	1.41	1.14	1.94	1.45	1.41	1.14	1.94
RDS/GRNDS/SEC	4	.14	.11	.02	.21	.15	.12	.02	.24
ADMINISTRATIVE	12	.28	.30	.11	.47	.32	.34	.13	.50
TOTAL OPER EXP	9	3.71	3.99	2.95	4.94	4.18	4.86	3.24	5.38
FIXED EXPENSES	2	1.99	2.05			2.02	2.11		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	1.08	1.05	.70	1.94				
TOTAL CONTRACT	2	.52	.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11346	11
AVG SQFT/RETAIL TENANT	3640	9
AVG SQFT/OFFICE WORKER	185	11
AVG % OFFICE OCCUPANCY	98.0	11
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	21.51	2
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	3	**UTILITIES TOTAL**	1.45	12	SECURITY TOTAL	.22	2	**FIXED EXP TOTAL**	1.99	2	**TOTAL PAYROLL**	1.08	4
PAYROLL	.56	3	ELECTRICAL	1.30	12	SEC PAYROLL	.13	2	REAL ESTATE TAX	1.85	2	CLEANING	.56	3
CONTRACT			GAS	.04	7	SEC CONTRACTS			BUILDING INS	.14	2	REPAIR/MAINT	.35	4
SUP/MAT/MISC	.07	3	FUEL OIL	.08	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM	.28	4	**ADMIN TOTAL**	.36	3	OTHER TAX			SECURITY	.13	2
REPR/MAINT TOTAL	.87	4	PURCH CH WTR			PAYROLL	.33	3				ADMINISTRATIVE	.33	3
PAYROLL	.35	4	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.17	3	WATER/SEWER	.06	5	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.52	2
HVAC	.45	2	**RDS/GNDS/SEC**	.14	4	GEN OFC EXP	.04	2	COMMISSIONS			CLEANING		
ELECTRICAL	.02	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.50	3
STRUCT/ROOF			RDS/GNDS TOTAL	.01	3				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	2,323,364 SQ. FT.				1,985,094 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	20	1.25	1.36	1.03	1.94	1.27	1.36	1.05	1.99
REPAIR-MAINT	18	1.10	1.44	.98	1.99	1.11	1.44	.98	2.00
UTILITIES	20	1.66	1.31	.91	1.73	1.66	1.31	.91	1.74
RDS/GRNDS/SEC	2	.13	.13			.14	.14		
ADMINISTRATIVE	17	1.08	.37	.31	.73	1.27	.43	.34	.84
TOTAL OPER EXP	18	5.23	4.81	3.87	6.04	6.18	5.50	4.71	6.87
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	3.00	2.86						
TOTAL CONTRACT	2	.01	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13392	18
AVG SQFT/RETAIL TENANT	1566	13
AVG SQFT/OFFICE WORKER	199	19
AVG % OFFICE OCCUPANCY	99.0	19
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	3	**UTILITIES TOTAL**	1.64	16	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	3.00	2
PAYROLL	1.17	2	ELECTRICAL	1.34	16	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.17	2
CONTRACT	.01	2	GAS	.04	12	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.10	2
SUP/MAT/MISC	.13	2	FUEL OIL	.19	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.11	2
TRASH REMOVAL	.03	3	PURCH STEAM	.37	2	**ADMIN TOTAL**	.61	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.40	2	PURCH CH WTR			PAYROLL	.61	2				ADMINISTRATIVE	.61	2
PAYROLL	1.10	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.05	2	WATER/SEWER	.11	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.01	2
HVAC	.09	2	**RDS/GNDS/SEC**	.13	2	GEN OFC EXP			COMMISSIONS			CLEANING	.01	2
ELECTRICAL	.07	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.25	2
STRUCT/ROOF			RDS/GNDS TOTAL	.13	2				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL	.11	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.05	2	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	8,609,933 SQ. FT.				7,217,196 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	37	1.33	1.44	1.07	1.69	1.34	1.46	1.10	1.72
REPAIR-MAINT	37	1.12	1.17	.81	1.49	1.14	1.18	.81	1.52
UTILITIES	33	1.27	1.06	.87	1.31	1.28	1.06	.87	1.32
RDS/GRNDS/SEC	7	.26	.12	.05	.28	.33	.13	.06	.33
ADMINISTRATIVE	32	.53	.53	.25	.67	.63	.61	.30	.83
TOTAL OPER EXP	31	4.27	3.98	3.54	5.16	5.14	5.05	4.32	6.16
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	8	2.89	3.33	2.01	4.46				
TOTAL CONTRACT	6	.47	.01	.00	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10431	32
AVG SQFT/RETAIL TENANT	2330	29
AVG SQFT/OFFICE WORKER	227	32
AVG % OFFICE OCCUPANCY	95.9	32
AVG % RETAIL OCCUPANCY	100.0	29
AVG $ RATE YR-END RENT	14.44	2
RENTABLE/GROSS SQFT	.86	34

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.51	8	**UTILITIES TOTAL**	1.27	33	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.89	8
PAYROLL	1.29	7	ELECTRICAL	1.13	33	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.29	7
CONTRACT	.24	6	GAS	.08	29	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.10	7
SUP/MAT/MISC	.09	7	FUEL OIL	.04	7	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.07	6
TRASH REMOVAL	.03	6	PURCH STEAM	.28	4	**ADMIN TOTAL**	.69	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.36	7	PURCH CH WTR			PAYROLL	.69	7	**LEASING EXPENSES**			ADMINISTRATIVE	.69	7
PAYROLL	1.10	7	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.47	8
ELEVATOR	.09	4	WATER/SEWER	.04	7	PROF FEES			COMMISSIONS			CLEANING	.24	6
HVAC	.03	6	**RDS/GNDS/SEC**	.28	7	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.22	7
ELECTRICAL	.02	6	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.08	6				BUY-OUTS			SECURITY		
PLUMBING	.01	6	RDS/GNDS PAYRL	.07	6				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.04	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	11,725,497 SQ. FT.				10,359,715 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.89	15.57		
RETAIL AREA	2	19.78	21.83						
OTHER AREA									
TOTAL RENT	6	12.13	11.62	11.07	15.80				
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	6	12.13	11.63	11.07	15.80				
EXPENSE									
CLEANING	31	1.19	1.19	.88	1.37	1.21	1.21	.90	1.40
REPAIR-MAINT	31	1.16	1.09	.75	1.68	1.18	1.13	.77	1.68
UTILITIES	28	1.49	1.42	1.17	2.00	1.49	1.42	1.17	2.00
RDS/GRNDS/SEC	13	.42	.23	.13	.47	.47	.27	.13	.56
ADMINISTRATIVE	27	.51	.40	.30	.57	.57	.45	.35	.67
TOTAL OPER EXP	28	4.44	4.26	3.71	4.99	5.11	4.90	4.16	6.08
FIXED EXPENSES	4	.46	.23	.04	.85	.47	.23	.04	.89
TOTAL OPER + FIX	3	8.29	8.42			8.29	8.42		
LEASING EXP	2	.99	1.07						
TOTAL PAYROLL	11	1.38	.76	.37	1.51				
TOTAL CONTRACT	10	.78	.91	.27	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13918	29
AVG SQFT/RETAIL TENANT	3500	22
AVG SQFT/OFFICE WORKER	203	30
AVG % OFFICE OCCUPANCY	98.5	30
AVG % RETAIL OCCUPANCY	99.4	22
AVG $ RATE YR-END RENT	15.13	6
RENTABLE/GROSS SQFT	.85	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	11	**UTILITIES TOTAL**	1.54	27	SECURITY TOTAL	.56	9	**FIXED EXP TOTAL**	.57	3	**TOTAL PAYROLL**	1.38	11
PAYROLL	.59	8	ELECTRICAL	1.29	27	SEC PAYROLL	.09	4	REAL ESTATE TAX	.85	2	CLEANING	.59	8
CONTRACT	.61	9	GAS	.07	20	SEC CONTRACTS	.23	9	BUILDING INS	.08	2	REPAIR/MAINT	.69	9
SUP/MAT/MISC	.07	7	FUEL OIL	.07	4	SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS	.10	2
TRASH REMOVAL	.03	7	PURCH STEAM	.59	7	**ADMIN TOTAL**	.49	7	OTHER TAX			SECURITY	.09	4
REPR/MAINT TOTAL	1.37	9	PURCH CH WTR			PAYROLL	.43	7	**LEASING EXPENSES**	.99	2	ADMINISTRATIVE	.43	7
PAYROLL	.69	9	COAL	.09	2	MGMT FEES	.15	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.78	10
ELEVATOR	.06	5	WATER/SEWER	.06	7	PROF FEES			COMMISSIONS			CLEANING	.61	9
HVAC	.38	6	**RDS/GNDS/SEC**	.43	12	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.63	8
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.05	2	TENANT ALTS	.63	2	RDS/GROUNDS	.02	2
STRUCT/ROOF			RDS/GNDS TOTAL	.08	5				BUY-OUTS			SECURITY	.23	9
PLUMBING	.01	3	RDS/GNDS PAYRL	.10	2				OTHER LEASING			ADMINISTRATIVE	.17	2
FIRE/LIFE SFTY	.81	4	RDS/GNDS CONTR	.02	2									
OTHER MAINT/SUP	.18	7	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,244,897 SQ. FT.				2,023,958 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.42	1.24			1.45	1.29		
REPAIR-MAINT	3	1.43	1.18			1.45	1.20		
UTILITIES	3	1.75	1.97			1.75	1.97		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.35	.35			.39	.35		
TOTAL OPER EXP	3	5.10	4.87			5.65	5.78		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25532	3
AVG SQFT/RETAIL TENANT	7947	2
AVG SQFT/OFFICE WORKER	234	3
AVG % OFFICE OCCUPANCY	98.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.75	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.48	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.06	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.33	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	130,754 SQ. FT.				117,025 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					6.54	7.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.62	7.01						
MISCELLANEOUS									
TOTAL INCOME	3	9.61	7.01						
EXPENSE									
CLEANING	2	1.48	1.41			1.48	1.41		
REPAIR-MAINT	4	.92	.88	.56	1.49	.92	.88	.56	1.49
UTILITIES	3	.95	.82			.95	.82		
RDS/GRNDS/SEC	2	.77	.63			.77	.64		
ADMINISTRATIVE	3	.68	.40			.78	.67		
TOTAL OPER EXP	2	3.29	3.25			4.25	4.40		
FIXED EXPENSES	2	.36	.37			.36	.37		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.55	2.67						
TOTAL CONTRACT	2	.51	.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9046	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.31	3
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.95	3	SECURITY TOTAL	.77	2	**FIXED EXP TOTAL**	.36	2	**TOTAL PAYROLL**	3.55	3
PAYROLL			ELECTRICAL	.69	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.21	3	SEC CONTRACTS			BUILDING INS	.07	2	REPAIR/MAINT	.77	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.81	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.00	3	PURCH CH WTR			PAYROLL	.79	2	**LEASING EXPENSES**			ADMINISTRATIVE	.79	2
PAYROLL	.77	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.51	2
ELEVATOR	.08	2	WATER/SEWER	.08	2	PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**	.77	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.16	2
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.28	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	2,717,497 SQ. FT.				2,332,808 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	5	.93	1.68	.41	2.09	.96	1.68	.42	2.11	
REPAIR-MAINT	4	1.20	.90	.61	1.36	1.21	.91	.62	1.36	
UTILITIES	4	1.33	1.11	.99	1.77	1.34	1.11	.99	1.77	
RDS/GRNDS/SEC	2	.35	.49			.36	.49			
ADMINISTRATIVE	5	.37	.21	.14	.90	.44	.21	.15	1.18	
TOTAL OPER EXP	4	5.25	5.20	3.50	6.03	5.94	5.85	3.73	7.03	
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	2	2.72	2.85							
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	116001	4
AVG SQFT/RETAIL TENANT	13394	3
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	98.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.83**	**2**	**UTILITIES TOTAL**	**1.33**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.72**	**2**
PAYROLL	1.53	2	ELECTRICAL	1.11	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.53	2
CONTRACT			GAS	.07	4	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.56	2
SUP/MAT/MISC	.28	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	**.32**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.49**	**2**	PURCH CH WTR			PAYROLL	.32	2				ADMINISTRATIVE	.32	2
PAYROLL	.56	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.11	2	WATER/SEWER	.12	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC	.72	2	**RDS/GNDS/SEC**	**.35**	**2**	GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.91	2
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.03	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	95,645 SQ. FT.				91,331 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.89	2.10			1.89	2.10			
REPAIR-MAINT	3	2.20	2.36			2.20	2.36			
UTILITIES	3	1.63	1.61			1.63	1.61			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	.40	.38			.42	.38			
TOTAL OPER EXP	3	7.43	6.36			7.78	6.36			
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	2	4.79	5.50							
TOTAL CONTRACT	2	1.09	.88							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4774	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	162	2
AVG % OFFICE OCCUPANCY	98.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.81**	**2**	**UTILITIES TOTAL**	**1.63**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**4.79**	**2**
PAYROLL			ELECTRICAL	1.37	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.33	2	GAS	.25	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	2.24	2
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**.37**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.68**	**2**	PURCH CH WTR			PAYROLL	.33	2				ADMINISTRATIVE	.33	2
PAYROLL	2.24	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.04	2	WATER/SEWER	.11	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.09**	**2**
HVAC	.13	2	**RDS/GNDS/SEC**			GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.33	2
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.26	2
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.18	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

40-49 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,270,366 SQ. FT.				1,049,455 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.14	1.50	.64	2.04	1.15	1.51	.65	2.04
REPAIR-MAINT	4	.76	.61	.48	.90	.77	.61	.48	.92
UTILITIES	4	.96	.94	.62	1.24	.97	.95	.62	1.25
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.74	.57			.88	.73		
TOTAL OPER EXP	4	3.52	3.80	2.48	4.42	4.27	4.70	3.30	5.26
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21398	4
AVG SQFT/RETAIL TENANT	1452	4
AVG SQFT/OFFICE WORKER	278	4
AVG % OFFICE OCCUPANCY	91.8	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.96	4	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.67	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.11	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.36	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS	4,718,361 SQ. FT.				3,725,150 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.13	9.62	5.53	11.88
RETAIL AREA									
OTHER AREA	2	21.18	16.16						
TOTAL RENT	4	12.15	9.59	5.53	13.14				
MISCELLANEOUS									
TOTAL INCOME	4	12.15	9.59	5.53	13.14				
EXPENSE									
CLEANING	74	1.31	1.35	.92	1.70	1.32	1.35	.92	1.70
REPAIR-MAINT	76	1.19	1.33	.96	1.69	1.20	1.34	.97	1.69
UTILITIES	66	1.11	.84	.71	1.23	1.11	.84	.71	1.23
RDS/GRNDS/SEC	7	.79	1.07	.72	1.34	.84	1.07	.72	1.35
ADMINISTRATIVE	59	.46	.45	.31	.58	.59	.56	.36	.75
TOTAL OPER EXP	64	4.13	4.02	3.22	4.78	5.23	4.89	4.17	5.90
FIXED EXPENSES	4	.01	.01	.01	.01	.01	.01	.01	.01
TOTAL OPER + FIX	4	7.46	6.50	5.03	7.97	7.46	6.50	5.03	7.97
LEASING EXP									
TOTAL PAYROLL	6	2.31	2.77	1.39	5.58				
TOTAL CONTRACT	7	.71	.06	.03	.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5723	77
AVG SQFT/RETAIL TENANT	846	35
AVG SQFT/OFFICE WORKER	266	76
AVG % OFFICE OCCUPANCY	95.3	79
AVG % RETAIL OCCUPANCY	100.0	35
AVG $ RATE YR-END RENT	12.14	6
RENTABLE/GROSS SQFT	.84	40

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	7	**UTILITIES TOTAL**	1.16	43	SECURITY TOTAL	.67	6	**FIXED EXP TOTAL**	.01	4	**TOTAL PAYROLL**	2.31	6
PAYROLL	2.30	4	ELECTRICAL	.86	42	SEC PAYROLL	.50	4	REAL ESTATE TAX			CLEANING	2.30	4
CONTRACT	.67	7	GAS	.20	36	SEC CONTRACTS			BUILDING INS	.01	4	REPAIR/MAINT	.75	6
SUP/MAT/MISC	.14	5	FUEL OIL	.15	5	SEC OTHER	.05	4	PERS PROP TAX			RDS/GROUNDS	.73	4
TRASH REMOVAL	.04	4	PURCH STEAM	.94	5	**ADMIN TOTAL**	.96	5	OTHER TAX			SECURITY	.50	4
REPR/MAINT TOTAL	1.24	6	PURCH CH WTR			PAYROLL	.83	5	**LEASING EXPENSES**			ADMINISTRATIVE	.83	5
PAYROLL	.75	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.71	7
ELEVATOR	.07	4	WATER/SEWER	.15	7	PROF FEES			COMMISSIONS			CLEANING	.67	7
HVAC	.30	5	**RDS/GNDS/SEC**	.89	6	GEN OFC EXP	.05	4	PROF FEES			REPAIR/MAINT	.31	6
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.01	4	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.81	4				BUY-OUTS			SECURITY		
PLUMBING	.01	4	RDS/GNDS PAYRL	.73	4				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.31	5	RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	7,482,333 SQ. FT.				6,299,427 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	39	1.36	1.28	1.03	1.65	1.37	1.28	1.04	1.65
REPAIR-MAINT	40	1.38	1.02	.72	1.43	1.39	1.03	.73	1.43
UTILITIES	35	1.16	.90	.68	1.35	1.16	.90	.68	1.35
RDS/GRNDS/SEC	7	.32	.07	.06	.40	.37	.09	.07	.47
ADMINISTRATIVE	34	.51	.47	.29	.57	.60	.57	.35	.76
TOTAL OPER EXP	33	4.42	3.93	3.23	5.01	5.22	4.78	3.82	6.20
FIXED EXPENSES	2	.04	.04			.04	.04		
TOTAL OPER + FIX	2	4.48	4.23			4.48	4.23		
LEASING EXP									
TOTAL PAYROLL	6	2.88	3.42	1.94	4.00				
TOTAL CONTRACT	5	.41	.00	.00	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11906	37
AVG SQFT/RETAIL TENANT	969	28
AVG SQFT/OFFICE WORKER	276	37
AVG % OFFICE OCCUPANCY	95.9	39
AVG % RETAIL OCCUPANCY	100.0	28
AVG $ RATE YR-END RENT	10.48	3
RENTABLE/GROSS SQFT	.85	22

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	6	**UTILITIES TOTAL**	1.16	33	SECURITY TOTAL	.44	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.88	6
PAYROLL	.98	6	ELECTRICAL	.77	33	SEC PAYROLL	.34	3	REAL ESTATE TAX			CLEANING	.98	6
CONTRACT	.34	5	GAS	.20	21	SEC CONTRACTS	.09	2	BUILDING INS			REPAIR/MAINT	1.60	5
SUP/MAT/MISC	.11	6	FUEL OIL	.07	4	SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.03	5	PURCH STEAM	.46	12	**ADMIN TOTAL**	.47	6	OTHER TAX			SECURITY	.34	3
REPR/MAINT TOTAL	2.51	5	PURCH CH WTR			PAYROLL	.42	6	**LEASING EXPENSES**			ADMINISTRATIVE	.42	6
PAYROLL	1.80	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.41	5
ELEVATOR	.11	5	WATER/SEWER	.14	7	PROF FEES			COMMISSIONS			CLEANING	.34	5
HVAC	.49	4	**RDS/GNDS/SEC**	.34	6	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT	.48	5
ELECTRICAL	.03	4	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.04	4				BUY-OUTS			SECURITY	.09	2
PLUMBING	.02	4	RDS/GNDS PAYRL	.06	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.43	5	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,129,239 SQ. FT.				2,491,949 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.55	1.36	1.00	1.72	1.55	1.37	1.00	1.73
REPAIR-MAINT	7	.85	.85	.74	.92	.86	.85	.75	.92
UTILITIES	7	1.33	1.30	1.06	1.60	1.33	1.30	1.06	1.60
RDS/GRNDS/SEC									
ADMINISTRATIVE	7	.17	.26	.10	.30	.22	.32	.14	.35
TOTAL OPER EXP	7	3.90	3.87	3.68	4.11	4.98	5.07	4.49	5.26
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18015	8
AVG SQFT/RETAIL TENANT	812	7
AVG SQFT/OFFICE WORKER	302	8
AVG % OFFICE OCCUPANCY	97.6	8
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.33	7	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.02	7	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.01	6	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.39	5	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	681,837 SQ. FT.				535,016 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	2	.64	.58			.64	.58			
REPAIR-MAINT	2	.90	.81			.90	.81			
UTILITIES	2	1.26	1.23			1.26	1.23			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	.30	.21			.38	.24			
TOTAL OPER EXP	2	3.31	3.10			4.24	4.12			
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9580	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	203	2
AVG % OFFICE OCCUPANCY	97.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	84	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	2
ELECTRICAL	.94	2
GAS		
FUEL OIL		
PURCH STEAM	.30	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	3,156,550 SQ. FT.				3,049,294 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					19.11	13.58	11.32	20.04
RETAIL AREA									
OTHER AREA	2	4.59	2.36						
TOTAL RENT	10	18.21	13.42	11.32	18.64				
MISCELLANEOUS	3	.15	.22						
TOTAL INCOME	10	18.28	13.42	11.32	18.64				
EXPENSE									
CLEANING	21	.72	.85	.67	1.18	.72	.85	.67	1.18
REPAIR-MAINT	23	.94	.77	.56	2.25	.95	.77	.56	2.25
UTILITIES	19	1.85	1.59	1.17	2.06	1.87	1.59	1.17	2.06
RDS/GRNDS/SEC	18	.43	.44	.14	1.14	.44	.44	.14	1.17
ADMINISTRATIVE	19	.56	.69	.48	1.63	.58	.69	.50	1.63
TOTAL OPER EXP	19	5.68	8.02	3.29	9.13	5.79	8.02	3.29	9.13
FIXED EXPENSES	8	1.35	.73	.16	1.33	1.43	.73	.16	1.33
TOTAL OPER + FIX	7	4.61	4.16	3.35	4.51	4.68	4.16	3.35	4.51
LEASING EXP	3	3.54	1.39						
TOTAL PAYROLL	19	1.09	1.98	.54	3.55				
TOTAL CONTRACT	21	.97	.98	.58	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16420	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	17
AVG % OFFICE OCCUPANCY	98.2	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.38	9
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	21	**UTILITIES TOTAL**	1.86	18	SECURITY TOTAL	.42	13	**FIXED EXP TOTAL**	1.35	8	**TOTAL PAYROLL**	1.09	19
PAYROLL	.28	6	ELECTRICAL	1.33	18	SEC PAYROLL	.45	3	REAL ESTATE TAX	2.76	5	CLEANING	.28	6
CONTRACT	.54	21	GAS	.11	9	SEC CONTRACTS	.38	11	BUILDING INS	.10	7	REPAIR/MAINT	.49	19
SUP/MAT/MISC	.03	17	FUEL OIL	.18	4	SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS	.41	2
TRASH REMOVAL	.04	18	PURCH STEAM			**ADMIN TOTAL**	.54	17	OTHER TAX	.15	2	SECURITY	.45	3
REPR/MAINT TOTAL	.96	22	PURCH CH WTR			PAYROLL	.38	14	**LEASING EXPENSES**	3.54	3	ADMINISTRATIVE	.38	14
PAYROLL	.49	19	COAL			MGMT FEES	.19	6	ADV/PROMOTION			**TOTAL CONTRACTS**	.97	21
ELEVATOR	.13	17	WATER/SEWER	.08	17	PROF FEES			COMMISSIONS	.29	2	CLEANING	.54	21
HVAC	.07	17	**RDS/GNDS/SEC**	.40	16	GEN OFC EXP	.04	15	PROF FEES	.16	2	REPAIR/MAINT	.27	19
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.10	7	TENANT ALTS	3.15	3	RDS/GROUNDS	.08	6
STRUCT/ROOF	.08	8	RDS/GNDS TOTAL	.10	11				BUY-OUTS			SECURITY	.38	11
PLUMBING	.01	12	RDS/GNDS PAYRL	.41	2				OTHER LEASING	.08	2	ADMINISTRATIVE	.20	6
FIRE/LIFE SFTY	.03	16	RDS/GNDS CONTR	.08	6									
OTHER MAINT/SUP	.26	19	RDS/GNDS OTHER	.05	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	266,592 SQ. FT.				264,192 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.81	13.91		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.81	13.91						
MISCELLANEOUS									
TOTAL INCOME	2	13.81	13.91						
EXPENSE									
CLEANING	5	1.03	1.03	.84	1.18	1.03	1.03	.84	1.18
REPAIR-MAINT	5	1.89	2.28	.56	3.15	1.89	2.28	.56	3.15
UTILITIES	5	1.47	1.52	1.18	1.79	1.47	1.52	1.18	1.79
RDS/GRNDS/SEC	5	1.19	1.77	.05	1.87	1.19	1.77	.05	1.87
ADMINISTRATIVE	5	1.61	1.69	.62	1.92	1.61	1.69	.62	1.92
TOTAL OPER EXP	5	8.05	8.32	5.69	10.91	8.12	8.32	5.69	11.43
FIXED EXPENSES	2	1.32	1.32			1.32	1.32		
TOTAL OPER + FIX	2	4.50	4.51			4.50	4.51		
LEASING EXP									
TOTAL PAYROLL	5	3.91	4.90	3.70	5.02				
TOTAL CONTRACT	5	2.22	2.85	.83	3.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4996	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	6
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.99	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	8	**UTILITIES TOTAL**	1.50	7	SECURITY TOTAL	1.61	3	**FIXED EXP TOTAL**	1.32	2	**TOTAL PAYROLL**	3.91	6
PAYROLL			ELECTRICAL	1.33	7	SEC PAYROLL			REAL ESTATE TAX	1.07	2	CLEANING		
CONTRACT	.95	8	GAS	.11	3	SEC CONTRACTS	1.76	2	BUILDING INS	.25	2	REPAIR/MAINT	1.73	6
SUP/MAT/MISC	.04	7	FUEL OIL	.18	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	7	PURCH STEAM			**ADMIN TOTAL**	1.32	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.89	8	PURCH CH WTR			PAYROLL	1.71	3	**LEASING EXPENSES**			ADMINISTRATIVE	1.71	3
PAYROLL	1.73	6	COAL			MGMT FEES	.54	2	ADV/PROMOTION			**TOTAL CONTRACTS**	2.22	8
ELEVATOR	.13	6	WATER/SEWER	.04	6	PROF FEES			COMMISSIONS			CLEANING	.95	8
HVAC	.20	8	**RDS/GNDS/SEC**	1.19	5	GEN OFC EXP	.05	4	PROF FEES			REPAIR/MAINT	.48	8
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.26	3	RDS/GNDS TOTAL	.21	4				BUY-OUTS			SECURITY	1.76	2
PLUMBING	.03	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.80	2
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR											
OTHER MAINT/SUP	.19	7	RDS/GNDS OTHER	.06	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	595,505 SQ. FT.				592,018 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.47	13.24	5.13	13.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.38	12.85	5.16	13.42				
MISCELLANEOUS									
TOTAL INCOME	5	9.38	12.85	5.16	13.42				
EXPENSE									
CLEANING	7	.90	.88	.53	1.33	.90	.88	.53	1.33
REPAIR-MAINT	9	1.02	.77	.51	1.76	1.02	.77	.51	1.76
UTILITIES	7	1.74	2.09	1.11	2.35	1.74	2.09	1.11	2.35
RDS/GRNDS/SEC	7	.77	.57	.44	1.13	.78	.57	.44	1.17
ADMINISTRATIVE	7	.94	.69	.49	1.50	.94	.69	.50	1.50
TOTAL OPER EXP	7	6.34	8.49	3.84	9.13	6.34	8.49	3.84	9.13
FIXED EXPENSES	2	.84	.73			.84	.73		
TOTAL OPER+FIX	2	3.87	3.79			3.87	3.79		
LEASING EXP	3	3.54	1.39						
TOTAL PAYROLL	7	2.01	2.01	1.19	3.39				
TOTAL CONTRACT	7	1.46	.68	.53	2.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6177	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	7
AVG % OFFICE OCCUPANCY	91.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.14	4
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**7**	**UTILITIES TOTAL**	**1.74**	**7**	SECURITY TOTAL	.60	5	**FIXED EXP TOTAL**	**.84**	**2**	**TOTAL PAYROLL**	**2.01**	**7**
PAYROLL	.27	4	ELECTRICAL	1.49	7	SEC PAYROLL			REAL ESTATE TAX	.72	2	CLEANING	.27	4
CONTRACT	.71	7	GAS	.21	3	SEC CONTRACTS	.46	4	BUILDING INS	.12	2	REPAIR/MAINT	.75	7
SUP/MAT/MISC	.04	6	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM			**ADMIN TOTAL**	**1.10**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.12**	**8**	PURCH CH WTR			PAYROLL	.89	6				ADMINISTRATIVE	.89	6
PAYROLL	.75	7	COAL			MGMT FEES	.27	2	**LEASING EXPENSES**	**3.54**	**3**			
ELEVATOR	.18	6	WATER/SEWER	.15	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.48**	**7**
HVAC	.20	6	**RDS/GNDS/SEC**	**.74**	**5**	GEN OFC EXP	.11	5	COMMISSIONS	.29	2	CLEANING	.71	7
ELECTRICAL	.06	6	**TOTAL** ←			OTHER ADM EXP	.03	4	PROF FEES	.16	2	REPAIR/MAINT	.52	6
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.17	4				TENANT ALTS	3.15	3	RDS/GROUNDS	.06	4
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.46	4
FIRE/LIFE SFTY	.06	6	RDS/GNDS CONTR	.06	4				OTHER LEASING	.08	2	ADMINISTRATIVE	.27	2
OTHER MAINT/SUP	.09	6	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	87 BLDS	14,654,697 SQ. FT.				12,774,626 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					11.45	9.59	8.13	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	11.12	9.98	8.13	12.94				
MISCELLANEOUS	8	.58	.03	.00	1.92				
TOTAL INCOME	22	11.30	11.50	8.16	12.94				
EXPENSE									
CLEANING	75	1.27	1.20	.95	1.75	1.31	1.24	.97	1.85
REPAIR-MAINT	85	1.05	1.07	.68	1.64	1.08	1.11	.69	1.64
UTILITIES	79	1.48	1.42	1.03	1.83	1.48	1.43	1.03	1.83
RDS/GRNDS/SEC	27	.37	.32	.14	.13	.39	.46	.15	1.16
ADMINISTRATIVE	75	.35	.46	.29	.57	.40	.48	.32	.71
TOTAL OPER EXP	70	4.12	4.47	3.49	5.62	4.78	5.07	4.01	6.89
FIXED EXPENSES	15	.84	.03	.03	.13	.86	.03	.03	.13
TOTAL OPER+FIX	14	4.86	5.11	3.49	6.39	4.93	5.12	3.49	7.06
LEASING EXP	2	.16	.36						
TOTAL PAYROLL	20	1.77	2.30	1.67	2.99				
TOTAL CONTRACT	11	.47	.18	.07	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9404	77
AVG SQFT/RETAIL TENANT	3854	51
AVG SQFT/OFFICE WORKER	221	76
AVG % OFFICE OCCUPANCY	97.6	77
AVG % RETAIL OCCUPANCY	100.0	51
AVG $ RATE YR-END RENT	15.23	20
RENTABLE/GROSS SQFT	.85	61

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**12**	**UTILITIES TOTAL**	**1.45**	**73**	SECURITY TOTAL	.54	16	**FIXED EXP TOTAL**	**1.38**	**7**	**TOTAL PAYROLL**	**1.77**	**20**
PAYROLL	.84	9	ELECTRICAL	1.28	73	SEC PAYROLL	.48	13	REAL ESTATE TAX	1.83	3	CLEANING	.84	9
CONTRACT	.59	9	GAS	.17	36	SEC CONTRACTS	.15	4	BUILDING INS	.12	7	REPAIR/MAINT	.53	20
SUP/MAT/MISC	.11	11	FUEL OIL	.10	6	SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS	.19	5
TRASH REMOVAL	.04	10	PURCH STEAM	.21	16				OTHER TAX			SECURITY	.48	13
REPR/MAINT TOTAL	**1.01**	**20**	PURCH CH WTR	.25	4	**ADMIN TOTAL**	**.46**	**19**				ADMINISTRATIVE	.43	18
PAYROLL	.53	20	COAL			PAYROLL	.43	18	**LEASING EXPENSES**	**.16**	**2**			
ELEVATOR	.18	10	WATER/SEWER	.08	22	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.47**	**11**
HVAC	.46	11	**RDS/GNDS/SEC**	**.43**	**19**	PROF FEES	.04	2	COMMISSIONS			CLEANING	.59	9
ELECTRICAL	.04	10	**TOTAL**			GEN OFC EXP	.04	9	PROF FEES			REPAIR/MAINT	.60	12
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.09	9	OTHER ADM EXP	.01	6	TENANT ALTS			RDS/GROUNDS	.05	5
PLUMBING	.03	10	RDS/GNDS PAYRL	.19	5				BUY-OUTS			SECURITY	.15	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	5				OTHER LEASING			ADMINISTRATIVE	.06	3
OTHER MAINT/SUP	.17	15	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	656,414 SQ. FT.				570,954 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.48	9.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.48	9.24						
MISCELLANEOUS									
TOTAL INCOME	3	9.64	9.24					—	
EXPENSE									
CLEANING	22	1.65	1.34	.96	2.26	1.68	1.36	.96	2.26
REPAIR-MAINT	24	1.82	1.64	1.20	2.21	1.85	1.64	1.22	2.25
UTILITIES	22	1.40	1.43	1.16	1.89	1.40	1.43	1.16	1.89
RDS/GRNDS/SEC	4	1.20	.98	.61	1.44	1.20	.98	.61	1.44
ADMINISTRATIVE	19	.51	.53	.29	.70	.59	.62	.32	.86
TOTAL OPER EXP	20	5.59	5.35	4.17	7.19	6.44	6.22	4.38	8.69
FIXED EXPENSES	3	.06	.01			.06	.01		
TOTAL OPER + FIX	3	8.54	8.74			8.54	8.74		
LEASING EXP									
TOTAL PAYROLL	5	4.65	5.92	1.10	7.44				
TOTAL CONTRACT	5	.46	.06	.05	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2854	23
AVG SQFT/RETAIL TENANT	793	11
AVG SQFT/OFFICE WORKER	211	23
AVG % OFFICE OCCUPANCY	94.7	23
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	10.61	3
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.42	5	**UTILITIES TOTAL**	1.45	18	SECURITY TOTAL	.45	4	**FIXED EXP TOTAL**	.06	3	**TOTAL PAYROLL**	4.65	5
PAYROLL	3.12	3	ELECTRICAL	1.23	18	SEC PAYROLL	.50	2	REAL ESTATE TAX			CLEANING	3.12	3
CONTRACT	.30	5	GAS	.29	13	SEC CONTRACTS			BUILDING INS	.02	3	REPAIR/MAINT	1.33	5
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS	.67	3
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	.35	5	OTHER TAX			SECURITY	.50	2
REPR/MAINT TOTAL	1.76	5	PURCH CH WTR			PAYROLL	.23	4	**LEASING EXPENSES**			ADMINISTRATIVE	.23	4
PAYROLL	1.33	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.48	5
ELEVATOR	.07	3	WATER/SEWER	.08	5	PROF FEES			COMMISSIONS			CLEANING	.30	5
HVAC	.13	5	**RDS/GNDS/SEC**	1.20	4	GEN OFC EXP	.06	4	PROF FEES			REPAIR/MAINT	.25	5
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.01	3	TENANT ALTS			RDS/GROUNDS	.14	2
STRUCT/ROOF			RDS/GNDS TOTAL	.75	4				BUY-OUTS			SECURITY		
PLUMBING	.02	4	RDS/GNDS PAYRL	.67	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	2									
OTHER MAINT/SUP	.18	5	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,463,868 SQ. FT.				1,277,554 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.12	11.38	8.26	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	9.94	11.01	8.26	12.69				
MISCELLANEOUS	3	2.66	3.00						
TOTAL INCOME	8	11.02	12.51	8.85	12.69				
EXPENSE									
CLEANING	16	1.20	1.09	1.01	1.36	1.21	1.10	1.01	1.38
REPAIR-MAINT	20	1.20	.88	.57	1.49	1.21	.93	.57	1.51
UTILITIES	18	1.71	1.68	.94	2.04	1.72	1.68	.94	2.04
RDS/GRNDS/SEC	10	.64	.72	.21	1.13	.97	.83	.21	1.18
ADMINISTRATIVE	16	.58	.50	.46	.75	.60	.59	.48	.83
TOTAL OPER EXP	16	4.86	4.98	3.69	5.76	5.68	5.78	4.43	7.13
FIXED EXPENSES	5	.06	.04	.03	.10	.06	.04	.03	.12
TOTAL OPER + FIX	5	5.22	5.17	4.10	6.12	5.58	5.18	4.10	7.65
LEASING EXP									
TOTAL PAYROLL	6	2.52	2.56	2.27	2.87				
TOTAL CONTRACT	2	1.23	1.27						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6993	16
AVG SQFT/RETAIL TENANT	966	10
AVG SQFT/OFFICE WORKER	249	16
AVG % OFFICE OCCUPANCY	96.2	16
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	10.39	8
RENTABLE/GROSS SQFT	.83	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	2	**UTILITIES TOTAL**	1.67	16	SECURITY TOTAL	.98	6	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.52	6
PAYROLL			ELECTRICAL	1.42	16	SEC PAYROLL	.97	5	REAL ESTATE TAX			CLEANING		
CONTRACT	.72	2	GAS	.29	8	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.83	6
SUP/MAT/MISC	.05	2	FUEL OIL	.20	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM	.13	3	**ADMIN TOTAL**	.84	6	OTHER TAX			SECURITY	.97	5
REPR/MAINT TOTAL	1.17	6	PURCH CH WTR			PAYROLL	.78	6	**LEASING EXPENSES**			ADMINISTRATIVE	.78	6
PAYROLL	.83	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.23	2
ELEVATOR	.00	2	WATER/SEWER	.13	5	PROF FEES			COMMISSIONS			CLEANING	.72	2
HVAC	.39	2	**RDS/GNDS/SEC**	1.02	6	GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.99	2
ELECTRICAL	.12	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.17	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.05	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	4,721,842 SQ. FT.				4,214,331 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.25	10.86	8.13	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	11.17	10.70	8.13	13.00				
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	8	11.18	10.71	8.15	13.00				
EXPENSE									
CLEANING	23	1.43	1.30	.89	1.87	1.46	1.40	.89	1.88
REPAIR-MAINT	26	1.16	.98	.82	1.49	1.19	1.00	.82	1.51
UTILITIES	24	1.50	1.25	.99	1.91	1.50	1.25	.99	1.91
RDS/GRNDS/SEC	10	.40	.18	.04	1.13	.41	.18	.04	1.15
ADMINISTRATIVE	27	.39	.43	.28	.55	.44	.46	.31	.59
TOTAL OPER EXP	21	4.61	4.07	3.42	5.31	5.21	5.03	4.01	5.84
FIXED EXPENSES	5	.06	.03	.03	.08	.06	.03	.03	.08
TOTAL OPER + FIX	5	4.58	3.38	3.07	5.72	4.58	3.38	3.07	5.72
LEASING EXP									
TOTAL PAYROLL	6	2.67	2.44	2.00	2.70				
TOTAL CONTRACT	2	.12	.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8422	23
AVG SQFT/RETAIL TENANT	2915	17
AVG SQFT/OFFICE WORKER	244	22
AVG % OFFICE OCCUPANCY	97.8	23
AVG % RETAIL OCCUPANCY	100.0	17
AVG $ RATE YR-END RENT	10.79	7
RENTABLE/GROSS SQFT	.85	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.87	3
PAYROLL	1.60	3
CONTRACT		
SUP/MAT/MISC	.24	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.37	6
PAYROLL	.69	6
ELEVATOR	.16	3
HVAC	.78	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	24
ELECTRICAL	1.37	24
GAS	.07	8
FUEL OIL		
PURCH STEAM	.27	6
PURCH CH WTR	.25	3
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.56	6
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.89	4
SEC PAYROLL	.84	4
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.43	6
PAYROLL	.43	6
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.67	6
CLEANING	1.60	3
REPAIR/MAINT	.69	6
RDS/GROUNDS		
SECURITY	.84	4
ADMINISTRATIVE	.43	6
TOTAL CONTRACTS	.12	2
CLEANING		
REPAIR/MAINT	1.01	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	6,193,818 SQ. FT.				5,367,288 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.35	8.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.07	8.92						
MISCELLANEOUS									
TOTAL INCOME	2	9.08	8.93						
EXPENSE									
CLEANING	12	1.21	1.00	.95	1.37	1.25	1.11	.96	1.40
REPAIR-MAINT	13	.87	.89	.62	1.13	.90	.89	.63	1.17
UTILITIES	13	1.51	1.51	1.03	1.79	1.51	1.52	1.04	1.80
RDS/GRNDS/SEC	2	.09	.10			.09	.11		
ADMINISTRATIVE	11	.27	.31	.02	.41	.31	.37	.02	.44
TOTAL OPER EXP	11	3.63	3.74	2.90	4.07	4.26	4.41	3.10	4.93
FIXED EXPENSES	2	1.99	2.05			2.02	2.11		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.04	1.05						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14109	13
AVG SQFT/RETAIL TENANT	5529	12
AVG SQFT/OFFICE WORKER	210	13
AVG % OFFICE OCCUPANCY	97.8	13
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.71	2
PAYROLL	.42	2
ELEVATOR	.18	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	13
ELECTRICAL	1.25	13
GAS	.23	6
FUEL OIL	.08	2
PURCH STEAM	.25	6
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.09	2
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.36	2
PAYROLL	.32	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.99	2
REAL ESTATE TAX	1.85	2
BUILDING INS	.14	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	2
CLEANING		
REPAIR/MAINT	.42	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT	.25	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS	29,186,441 SQ. FT.				25,512,118 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					14.89	15.57		
RETAIL AREA	2	19.78	21.83						
OTHER AREA									
TOTAL RENT	7	12.17	12.11	11.10	14.17				
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	7	12.18	12.11	11.11	14.17				
EXPENSE									
CLEANING	94	1.36	1.34	1.02	1.71	1.38	1.35	1.03	1.72
REPAIR-MAINT	92	1.12	1.17	.77	1.60	1.14	1.18	.78	1.61
UTILITIES	87	1.58	1.26	.96	1.68	1.58	1.26	.97	1.68
RDS/GRNDS/SEC	24	.38	.21	.10	.37	.42	.25	.12	.40
ADMINISTRATIVE	82	.52	.43	.29	.64	.59	.49	.34	.76
TOTAL OPER EXP	83	4.65	4.32	3.68	5.32	5.37	5.18	4.32	6.19
FIXED EXPENSES	6	.32	.17	.05	.42	.32	.17	.05	.42
TOTAL OPER + FIX	5	6.77	6.62	4.24	9.78	6.78	6.62	4.24	9.79
LEASING EXP	2	.99	1.07						
TOTAL PAYROLL	23	1.88	2.04	.60	3.73				
TOTAL CONTRACT	20	.88	.67	.01	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14108	85
AVG SQFT/RETAIL TENANT	3120	68
AVG SQFT/OFFICE WORKER	205	87
AVG % OFFICE OCCUPANCY	97.9	87
AVG % RETAIL OCCUPANCY	99.8	68
AVG $ RATE YR-END RENT	15.01	8
RENTABLE/GROSS SQFT	.84	75

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**24**
PAYROLL	.77	19
CONTRACT	.52	19
SUP/MAT/MISC	.06	18
TRASH REMOVAL	.03	18
REPR/MAINT TOTAL	**1.40**	**20**
PAYROLL	.85	20
ELEVATOR	.12	13
HVAC	.20	16
ELECTRICAL	.05	14
STRUCT/ROOF	.02	2
PLUMBING	.02	13
FIRE/LIFE SFTY	.31	8
OTHER MAINT/SUP	.15	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**82**
ELECTRICAL	1.34	82
GAS	.05	67
FUEL OIL	.07	15
PURCH STEAM	.43	18
PURCH CH WTR		
COAL	.09	2
WATER/SEWER	.07	19
RDS/GNDS/SEC	**.39**	**23**
TOTAL		
RDS/GNDS TOTAL	.08	15
RDS/GNDS PAYRL	.07	12
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.01	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	12
SEC PAYROLL	.15	7
SEC CONTRACTS	.25	11
SEC OTHER	.02	10
ADMIN TOTAL	**.50**	**18**
PAYROLL	.44	18
MGMT FEES	.15	2
PROF FEES	.14	2
GEN OFC EXP	.01	7
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.34**	**5**
REAL ESTATE TAX	.85	2
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.99**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.88**	**23**
CLEANING	.77	19
REPAIR/MAINT	.85	20
RDS/GROUNDS	.07	12
SECURITY	.15	7
ADMINISTRATIVE	.44	18
TOTAL CONTRACTS	**.88**	**20**
CLEANING	.52	19
REPAIR/MAINT	.46	19
RDS/GROUNDS	.02	3
SECURITY	.25	11
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	456,875 SQ. FT.				383,595 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	15	1.50	1.46	1.09	2.03	1.52	1.46	1.10	2.07
REPAIR-MAINT	13	1.63	1.54	1.25	2.13	1.65	1.55	1.26	2.14
UTILITIES	14	1.40	.98	.78	1.48	1.40	.98	.78	1.48
RDS/GRNDS/SEC									
ADMINISTRATIVE	10	.44	.43	.28	.69	.52	.53	.33	.73
TOTAL OPER EXP	12	4.79	4.81	4.06	5.43	5.73	5.50	4.82	6.01
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4252	14
AVG SQFT/RETAIL TENANT	293	9
AVG SQFT/OFFICE WORKER	187	14
AVG % OFFICE OCCUPANCY	96.6	14
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.15**	**10**
ELECTRICAL	.95	10
GAS	.20	7
FUEL OIL	.09	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,125,530 SQ. FT.				890,860 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.79	1.71	1.31	2.00	1.80	1.72	1.32	2.01
REPAIR-MAINT	12	1.45	1.34	.99	2.03	1.46	1.35	1.00	2.04
UTILITIES	12	1.30	1.12	.92	1.57	1.31	1.12	.92	1.58
RDS/GRNDS/SEC									
ADMINISTRATIVE	12	.53	.54	.33	.69	.67	.80	.38	.86
TOTAL OPER EXP	11	5.10	5.33	3.89	5.89	6.68	5.92	5.22	8.66
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.98	3.41						
TOTAL CONTRACT	2	.47	.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4500	12
AVG SQFT/RETAIL TENANT	619	10
AVG SQFT/OFFICE WORKER	219	12
AVG % OFFICE OCCUPANCY	97.4	12
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	2
PAYROLL		
CONTRACT	.47	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	12
ELECTRICAL	1.08	12
GAS	.10	8
FUEL OIL	.15	5
PURCH STEAM	.54	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.15	2
PAYROLL	1.15	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.98	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.15	2
TOTAL CONTRACTS	.47	2
CLEANING	.47	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	7,686,426 SQ. FT.				6,639,935 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.89	15.57		
RETAIL AREA	2	19.78	21.83						
OTHER AREA									
TOTAL RENT	3	15.01	15.80						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	3	15.02	15.80						
EXPENSE									
CLEANING	35	1.32	1.34	.98	1.61	1.34	1.35	1.02	1.63
REPAIR-MAINT	36	1.24	1.16	.85	1.56	1.26	1.17	.86	1.57
UTILITIES	32	1.25	1.24	.96	1.49	1.26	1.24	.96	1.49
RDS/GRNDS/SEC	10	.22	.12	.08	.19	.24	.13	.08	.22
ADMINISTRATIVE	29	.46	.54	.37	.65	.52	.59	.37	.76
TOTAL OPER EXP	31	4.41	4.17	3.48	5.03	5.14	4.62	4.16	5.84
FIXED EXPENSES	5	.39	.10	.04	.85	.39	.10	.04	.89
TOTAL OPER + FIX	4	6.97	6.78	4.24	9.78	6.97	6.78	4.24	9.79
LEASING EXP	2	.99	1.07						
TOTAL PAYROLL	9	3.05	3.51	1.21	4.12				
TOTAL CONTRACT	6	.49	.14	.00	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8876	30
AVG SQFT/RETAIL TENANT	2266	29
AVG SQFT/OFFICE WORKER	222	32
AVG % OFFICE OCCUPANCY	97.7	32
AVG % RETAIL OCCUPANCY	99.2	29
AVG $ RATE YR-END RENT	17.62	3
RENTABLE/GROSS SQFT	.87	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	9
PAYROLL	1.47	7
CONTRACT	.32	5
SUP/MAT/MISC	.14	8
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	1.75	8
PAYROLL	1.31	8
ELEVATOR	.08	6
HVAC	.19	8
ELECTRICAL	.06	7
STRUCT/ROOF		
PLUMBING	.02	7
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.25	32
ELECTRICAL	1.09	32
GAS	.10	28
FUEL OIL	.05	5
PURCH STEAM	.60	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.23	9
RDS/GNDS TOTAL	.09	7
RDS/GNDS PAYRL	.10	6
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL		
SEC CONTRACTS	.49	3
SEC OTHER		
ADMIN TOTAL	.65	9
PAYROLL	.57	9
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.45	4
REAL ESTATE TAX	.85	2
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.99	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.05	9
CLEANING	1.47	7
REPAIR/MAINT	1.31	8
RDS/GROUNDS	.10	6
SECURITY		
ADMINISTRATIVE	.57	9
TOTAL CONTRACTS	.49	6
CLEANING	.32	5
REPAIR/MAINT	.31	8
RDS/GROUNDS		
SECURITY	.49	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	7,033,509 SQ. FT.				6,259,969 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	16	1.24	1.21	1.01	1.50	1.26	1.24	1.03	1.51
REPAIR-MAINT	16	.98	.77	.58	1.29	.99	.78	.59	1.32
UTILITIES	15	1.62	1.55	1.17	1.87	1.62	1.57	1.17	1.88
RDS/GRNDS/SEC	4	.18	.18	.09	.28	.20	.19	.09	.30
ADMINISTRATIVE	15	.46	.35	.26	.46	.52	.42	.29	.53
TOTAL OPER EXP	15	4.45	3.97	3.53	5.35	5.04	4.70	3.73	5.99
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.39	1.83	.66	3.92				
TOTAL CONTRACT	4	.26	.10	.00	.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18063	14
AVG SQFT/RETAIL TENANT	4478	13
AVG SQFT/OFFICE WORKER	223	14
AVG % OFFICE OCCUPANCY	98.9	14
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**4**
PAYROLL	1.12	3
CONTRACT	.14	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.11**	**4**
PAYROLL	.94	4
ELEVATOR	.10	3
HVAC	.04	4
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**15**
ELECTRICAL	1.35	15
GAS	.04	13
FUEL OIL	.05	3
PURCH STEAM	.48	6
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC	**.18**	**4**
TOTAL		
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	2
SEC PAYROLL		
SEC CONTRACTS	.24	2
SEC OTHER	.01	2
ADMIN TOTAL	**.52**	**4**
PAYROLL	.51	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.39**	**4**
CLEANING	1.12	3
REPAIR/MAINT	.94	4
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE	.51	4
TOTAL CONTRACTS	**.26**	**4**
CLEANING	.14	4
REPAIR/MAINT	.13	4
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	11,434,381 SQ. FT.				10,254,137 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	11	1.45	1.20	.98	1.69	1.47	1.23	1.00	1.72
REPAIR-MAINT	11	1.07	1.03	.76	1.31	1.08	1.04	.78	1.33
UTILITIES	11	1.81	1.68	1.46	1.92	1.82	1.68	1.46	1.92
RDS/GRNDS/SEC	5	.50	.31	.13	.95	.52	.31	.15	.95
ADMINISTRATIVE	12	.60	.34	.26	.78	.66	.37	.28	.97
TOTAL OPER EXP	11	4.91	4.87	4.15	5.57	5.53	5.18	4.68	6.27
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	1.70	2.05	1.09	2.22				
TOTAL CONTRACT	3	.70	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31624	11
AVG SQFT/RETAIL TENANT	6108	7
AVG SQFT/OFFICE WORKER	190	11
AVG % OFFICE OCCUPANCY	97.7	11
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**4**
PAYROLL	.69	4
CONTRACT	.59	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.52**	**3**
PAYROLL	.82	3
ELEVATOR	.14	3
HVAC	.33	3
ELECTRICAL	.05	3
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**10**
ELECTRICAL	1.55	10
GAS	.02	8
FUEL OIL		
PURCH STEAM	.40	7
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC	**.50**	**5**
TOTAL		
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	3
SEC PAYROLL	.17	3
SEC CONTRACTS	.15	2
SEC OTHER	.01	3
ADMIN TOTAL	**.34**	**5**
PAYROLL	.26	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.70**	**4**
CLEANING	.69	4
REPAIR/MAINT	.82	3
RDS/GROUNDS	.03	3
SECURITY	.17	3
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	**.70**	**3**
CLEANING	.59	3
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY	.15	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,848,252 SQ. FT.				2,449,833 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.66	10.12	4.71	13.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.65	10.09	4.71	13.72				
MISCELLANEOUS									
TOTAL INCOME	4	12.94	10.09	6.54	13.72				
EXPENSE									
CLEANING	7	.95	1.65	.77	1.96	.97	1.68	.78	1.98
REPAIR-MAINT	8	1.17	.90	.56	1.41	1.18	.91	.56	1.41
UTILITIES	7	1.31	1.00	.90	1.39	1.31	1.00	.90	1.40
RDS/GRNDS/SEC	4	.39	.52	.11	1.02	.40	.52	.11	1.02
ADMINISTRATIVE	6	.39	.34	.18	.76	.45	.35	.19	.69
TOTAL OPER EXP	6	5.16	4.21	2.97	5.51	5.87	5.49	2.97	6.54
FIXED EXPENSES	3	.11	.05			.11	.05		
TOTAL OPER + FIX	2	6.32	5.15			6.32	5.15		
LEASING EXP									
TOTAL PAYROLL	5	2.82	2.67	1.51	5.60				
TOTAL CONTRACT	3	.17	.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	80349	7
AVG SQFT/RETAIL TENANT	13394	3
AVG SQFT/OFFICE WORKER	245	5
AVG % OFFICE OCCUPANCY	98.8	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.31	3
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.80	3	**UTILITIES TOTAL**	1.31	7	SECURITY TOTAL	.67	3	**FIXED EXP TOTAL**	.11	3	**TOTAL PAYROLL**	2.82	5
PAYROLL	1.53	2	ELECTRICAL	1.08	7	SEC PAYROLL	.64	2	REAL ESTATE TAX			CLEANING	1.53	2
CONTRACT			GAS	.08	7	SEC CONTRACTS	.10	2	BUILDING INS	.06	3	REPAIR/MAINT	.59	5
SUP/MAT/MISC	.28	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.37	4	OTHER TAX			SECURITY	.84	2
REPR/MAINT TOTAL	1.44	5	PURCH CH WTR			PAYROLL	.36	4	**LEASING EXPENSES**			ADMINISTRATIVE	.36	4
PAYROLL	.59	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.17	3
ELEVATOR	.11	4	WATER/SEWER	.11	4	PROF FEES			COMMISSIONS			CLEANING		
HVAC	.70	3	**RDS/GNDS/SEC**	.39	4	GEN OFC EXP	.02	2	PROF FEES			REPAIR/MAINT	.86	4
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.01	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.10	2
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.04	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	130,754 SQ. FT.				117,025 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.64	7.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.62	7.01						
MISCELLANEOUS									
TOTAL INCOME	3	9.61	7.01						
EXPENSE									
CLEANING	2	1.48	1.41			1.48	1.41		
REPAIR-MAINT	4	.92	.88	.56	1.49	.92	.88	.56	1.49
UTILITIES	3	.95	.82			.95	.82		
RDS/GRNDS/SEC	2	.77	.63			.77	.64		
ADMINISTRATIVE	3	.68	.40			.78	.67		
TOTAL OPER EXP	2	3.29	3.25			4.25	4.40		
FIXED EXPENSES	2	.36	.37			.36	.37		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.55	2.67						
TOTAL CONTRACT	2	.51	.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9046	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.31	3
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.65	3	SECURITY TOTAL	.77	2	**FIXED EXP TOTAL**	.36	2	**TOTAL PAYROLL**	3.55	3
PAYROLL			ELECTRICAL	.69	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.21	3	SEC CONTRACTS			BUILDING INS	.07	2	REPAIR/MAINT	.77	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.81	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.00	3	PURCH CH WTR			PAYROLL	.79	2	**LEASING EXPENSES**			ADMINISTRATIVE	.79	2
PAYROLL	.77	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.51	2
ELEVATOR	.08	2	WATER/SEWER	.08	2	PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**	.77	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.16	2
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.28	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,722,115 SQ. FT.				2,289,930 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	1.12	1.14	.68	2.10	1.13	1.16	.68	2.10
REPAIR-MAINT	10	.92	.86	.64	1.41	.94	.88	.65	1.42
UTILITIES	10	1.47	1.51	1.15	1.95	1.47	1.51	1.15	1.95
RDS/GRNDS/SEC	2	.69	.89			.72	.90		
ADMINISTRATIVE	9	1.05	.47	.37	1.04	1.25	.56	.37	1.20
TOTAL OPER EXP	10	4.57	4.71	4.08	6.36	5.43	5.80	4.44	6.36
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.41	2.60						
TOTAL CONTRACT	3	.93	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30577	9
AVG SQFT/RETAIL TENANT	1851	7
AVG SQFT/OFFICE WORKER	203	9
AVG % OFFICE OCCUPANCY	95.3	9
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	12.66	2
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**3**	**UTILITIES TOTAL**	**1.47**	**10**	SECURITY TOTAL	.58	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.41**	**3**
PAYROLL			ELECTRICAL	1.05	10	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.44	3	GAS	.13	4	SEC CONTRACTS	.58	2	BUILDING INS			REPAIR/MAINT	1.23	3
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM	.47	6	**ADMIN TOTAL**	**.42**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.67**	**3**	PURCH CH WTR			PAYROLL	.33	2				ADMINISTRATIVE	.33	2
PAYROLL	1.23	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.09	3	WATER/SEWER	.10	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.93**	**3**
HVAC	.15	3	**RDS/GNDS/SEC**	**.69**	**2**	GEN OFC EXP	.03	3	COMMISSIONS			CLEANING	.44	3
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP	.03	2	PROF FEES			REPAIR/MAINT	.28	3
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.58	2
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	95,645 SQ. FT.				91,331 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.89	2.10			1.89	2.10		
REPAIR-MAINT	3	2.20	2.36			2.20	2.36		
UTILITIES	3	1.63	1.61			1.63	1.61		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.40	.38			.42	.38		
TOTAL OPER EXP	3	7.43	6.36			7.78	6.36		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	4.79	5.50						
TOTAL CONTRACT	2	1.09	.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4774	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	162	2
AVG % OFFICE OCCUPANCY	98.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.81**	**2**	**UTILITIES TOTAL**	**1.63**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**4.79**	**2**
PAYROLL			ELECTRICAL	1.37	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.33	2	GAS	.25	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	2.24	2
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**.37**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.68**	**2**	PURCH CH WTR			PAYROLL	.33	2				ADMINISTRATIVE	.33	2
PAYROLL	2.24	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.04	2	WATER/SEWER	.11	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.09**	**2**
HVAC	.13	2	**RDS/GNDS/SEC**			GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.33	2
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.26	2
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.18	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,284,337 SQ. FT.				1,116,533 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.71	.74			.72	.75		
REPAIR-MAINT	3	1.02	1.16			1.03	1.19		
UTILITIES	3	1.20	1.15			1.20	1.15		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.41	1.16			1.62	1.27		
TOTAL OPER EXP	3	4.34	4.51			4.99	4.96		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44916	3
AVG SQFT/RETAIL TENANT	1550	3
AVG SQFT/OFFICE WORKER	245	3
AVG % OFFICE OCCUPANCY	92.5	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.20	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.85	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.44	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	133 BLDS	16,192,364 SQ. FT.				13,227,727 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					9.42	7.90	7.41	11.60
RETAIL AREA									
OTHER AREA	2	21.18	16.16						
TOTAL RENT	6	9.98	7.90	7.23	11.55				
MISCELLANEOUS									
TOTAL INCOME	6	9.98	7.91	7.23	11.55				
EXPENSE									
CLEANING	123	1.34	1.30	.96	1.68	1.35	1.31	.97	1.69
REPAIR-MAINT	126	1.22	1.22	.85	1.64	1.23	1.22	.85	1.64
UTILITIES	111	1.19	.90	.72	1.27	1.19	.90	.72	1.27
RDS/GRNDS/SEC	16	.46	.46	.09	1.06	.53	.52	.10	1.06
ADMINISTRATIVE	104	.42	.43	.28	.57	.51	.53	.32	.73
TOTAL OPER EXP	107	4.21	4.00	3.28	4.67	5.16	4.93	4.08	5.96
FIXED EXPENSES	8	.06	.02	.01	.05	.07	.02	.01	.05
TOTAL OPER + FIX	8	5.26	5.03	4.61	7.51	5.92	5.78	4.77	7.60
LEASING EXP									
TOTAL PAYROLL	14	2.54	2.77	1.75	4.00				
TOTAL CONTRACT	14	.63	.19	.02	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9493	125
AVG SQFT/RETAIL TENANT	891	72
AVG SQFT/OFFICE WORKER	274	123
AVG % OFFICE OCCUPANCY	96.1	130
AVG % RETAIL OCCUPANCY	100.0	72
AVG $ RATE YR-END RENT	10.46	10
RENTABLE/GROSS SQFT	.84	73

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	15	**UTILITIES TOTAL**	1.21	86	SECURITY TOTAL	.50	11	**FIXED EXP TOTAL**	.06	7	**TOTAL PAYROLL**	2.54	14
PAYROLL	.88	11	ELECTRICAL	.86	85	SEC PAYROLL	.34	8	REAL ESTATE TAX			CLEANING	.88	11
CONTRACT	.52	14	GAS	.15	64	SEC CONTRACTS	.21	4	BUILDING INS	.06	7	REPAIR/MAINT	1.31	13
SUP/MAT/MISC	.10	13	FUEL OIL	.08	10	SEC OTHER	.04	8	PERS PROP TAX			RDS/GROUNDS	.13	8
TRASH REMOVAL	.04	12	PURCH STEAM	.45	24	**ADMIN TOTAL**	.52	13	OTHER TAX			SECURITY	.34	8
REPR/MAINT TOTAL	2.09	13	PURCH CH WTR			PAYROLL	.45	13	**LEASING EXPENSES**			ADMINISTRATIVE	.45	13
PAYROLL	1.31	13	COAL			MGMT FEES	.16	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.63	14
ELEVATOR	.16	11	WATER/SEWER	.13	16	PROF FEES			COMMISSIONS			CLEANING	.52	14
HVAC	.38	11	**RDS/GNDS/SEC TOTAL**	.47	14	GEN OFC EXP	.06	8	PROF FEES			REPAIR/MAINT	.50	13
ELECTRICAL	.03	11	RDS/GNDS TOTAL	.10	10	OTHER ADM EXP	.02	6	TENANT ALTS			RDS/GROUNDS	.04	2
STRUCT/ROOF			RDS/GNDS PAYRL	.13	8				BUY-OUTS			SECURITY	.21	4
PLUMBING	.02	10	RDS/GNDS CONTR	.04	2				OTHER LEASING			ADMINISTRATIVE	.16	2
FIRE/LIFE SFTY	.03	3	RDS/GNDS OTHER	.01	8									
OTHER MAINT/SUP	.31	12												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	59 BLDS	1,712,483 SQ. FT.				1,400,036 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					6.72	5.53		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	6.72	5.53						
MISCELLANEOUS									
TOTAL INCOME	2	6.72	5.53						
EXPENSE									
CLEANING	55	1.37	1.36	.95	1.80	1.37	1.36	.95	1.81
REPAIR-MAINT	57	1.30	1.39	1.06	1.72	1.31	1.39	1.06	1.72
UTILITIES	50	.90	.83	.67	1.16	.90	.83	.67	1.16
RDS/GRNDS/SEC	3	1.10	1.07			1.10	1.07		
ADMINISTRATIVE	42	.41	.42	.30	.58	.51	.51	.36	.71
TOTAL OPER EXP	49	3.97	4.01	3.30	4.76	4.83	4.84	4.03	5.79
FIXED EXPENSES	3	.01	.01			.01	.01		
TOTAL OPER+FIX	3	6.67	5.21			6.67	5.21		
LEASING EXP									
TOTAL PAYROLL	3	4.45	2.82						
TOTAL CONTRACT	3	.05	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3324	57
AVG SQFT/RETAIL TENANT	277	19
AVG SQFT/OFFICE WORKER	275	58
AVG % OFFICE OCCUPANCY	94.2	59
AVG % RETAIL OCCUPANCY	100.0	19
AVG $ RATE YR-END RENT	7.37	3
RENTABLE/GROSS SQFT	.83	28

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.16**	**3**	**UTILITIES TOTAL**	**.99**	**25**	SECURITY TOTAL	.48	3	**FIXED EXP TOTAL**	**.01**	**3**	**TOTAL PAYROLL**	**4.45**	**3**
PAYROLL	1.94	3	ELECTRICAL	.77	25	SEC PAYROLL	.44	3	REAL ESTATE TAX			CLEANING	1.94	3
CONTRACT	.05	3	GAS	.21	23	SEC CONTRACTS			BUILDING INS	.01	3	REPAIR/MAINT	1.36	3
SUP/MAT/MISC	.10	3	FUEL OIL	.10	3	SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS	.51	3
TRASH REMOVAL	.06	3	PURCH STEAM	.20	2	**ADMIN TOTAL**	**.25**	**3**	OTHER TAX			SECURITY	.44	3
REPR/MAINT TOTAL	**1.82**	**3**	PURCH CH WTR			PAYROLL	.20	3	**LEASING EXPENSES**			ADMINISTRATIVE	.20	3
PAYROLL	1.36	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.05**	**3**
ELEVATOR			WATER/SEWER	.05	3	PROF FEES			COMMISSIONS			CLEANING	.05	3
HVAC	.14	3	**RDS/GNDS/SEC**	**1.10**	**3**	GEN OFC EXP	.03	3	PROF FEES			REPAIR/MAINT	.25	3
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.01	3	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.61	3				BUY-OUTS			SECURITY		
PLUMBING	.01	3	RDS/GNDS PAYRL	.51	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.21	3	RDS/GNDS OTHER	.10	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,206,645 SQ. FT.				1,762,517 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	25	1.35	1.29	1.06	1.56	1.36	1.30	1.06	1.59
REPAIR-MAINT	26	1.14	1.07	.75	1.56	1.15	1.07	.76	1.57
UTILITIES	21	1.21	1.09	.77	1.36	1.21	1.09	.77	1.36
RDS/GRNDS/SEC	3	.55	.41			.55	.41		
ADMINISTRATIVE	22	.44	.46	.33	.56	.56	.57	.35	.71
TOTAL OPER EXP	19	3.93	3.74	3.26	4.52	4.84	4.85	4.03	5.79
FIXED EXPENSES	2	.02	.02			.02	.02		
TOTAL OPER+FIX	2	5.49	5.95			5.49	5.95		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.27	.21						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6732	27
AVG SQFT/RETAIL TENANT	727	21
AVG SQFT/OFFICE WORKER	332	26
AVG % OFFICE OCCUPANCY	96.1	26
AVG % RETAIL OCCUPANCY	100.0	21
AVG $ RATE YR-END RENT	8.56	2
RENTABLE/GROSS SQFT	.81	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**2**	**UTILITIES TOTAL**	**1.21**	**21**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.86	20	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.27	2	GAS	.20	13	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.22	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	1.16	4	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.27**	**2**
ELEVATOR			WATER/SEWER	.18	3	PROF FEES			COMMISSIONS			CLEANING	.27	2
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	5,832,296 SQ. FT.				4,823,022 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.91	11.60		
RETAIL AREA									
OTHER AREA	2	21.18	16.16						
TOTAL RENT	3	10.59	11.55						
MISCELLANEOUS									
TOTAL INCOME	3	10.59	11.55						
EXPENSE									
CLEANING	31	1.26	1.11	.85	1.66	1.26	1.11	.86	1.67
REPAIR-MAINT	30	1.14	1.02	.69	1.36	1.14	1.03	.69	1.37
UTILITIES	27	1.00	.86	.70	1.24	1.00	.86	.70	1.24
RDS/GRNDS/SEC	7	.47	.10	.07	.75	.52	.11	.08	.76
ADMINISTRATIVE	28	.45	.47	.23	.66	.55	.56	.29	.78
TOTAL OPER EXP	27	4.14	3.93	3.15	5.03	5.05	4.68	3.96	6.86
FIXED EXPENSES	2	.04	.05			.05	.05		
TOTAL OPER+FIX	2	5.66	5.96			5.71	6.05		
LEASING EXP									
TOTAL PAYROLL	7	2.69	1.94	1.63	3.55				
TOTAL CONTRACT	6	.71	.48	.00	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11145	29
AVG SQFT/RETAIL TENANT	946	23
AVG SQFT/OFFICE WORKER	250	29
AVG % OFFICE OCCUPANCY	96.2	30
AVG % RETAIL OCCUPANCY	100.0	23
AVG $ RATE YR-END RENT	11.70	4
RENTABLE/GROSS SQFT	.87	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**7**	**UTILITIES TOTAL**	**1.00**	**27**	SECURITY TOTAL	.69	4	**FIXED EXP TOTAL**	**.04**	**2**	**TOTAL PAYROLL**	**2.00**	**7**
PAYROLL	1.56	4	ELECTRICAL	.77	27	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.56	4
CONTRACT	.50	6	GAS	.10	20	SEC CONTRACTS	.48	2	BUILDING INS	.03	2	REPAIR/MAINT	1.00	7
SUP/MAT/MISC	.09	6	FUEL OIL	.07	3	SEC OTHER	.09	2	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.05	5	PURCH STEAM	.37	9	**ADMIN TOTAL**	**.76**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.82**	**7**	PURCH CH WTR			PAYROLL	.66	6	**LEASING EXPENSES**			ADMINISTRATIVE	.66	6
PAYROLL	1.00	7	COAL			MGMT FEES	.16	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.71**	**6**
ELEVATOR	.16	7	WATER/SEWER	.10	7	PROF FEES			COMMISSIONS			CLEANING	.50	6
HVAC	.54	6	**RDS/GNDS/SEC**	**.47**	**7**	GEN OFC EXP	.07	2	PROF FEES			REPAIR/MAINT	.69	7
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.07	4				BUY-OUTS			SECURITY	.48	2
PLUMBING	.02	4	RDS/GNDS PAYRL	.06	3				OTHER LEASING			ADMINISTRATIVE	.16	2
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.15	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,717,658 SQ. FT.				4,589,906 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	11	1.42	1.34	1.11	1.52	1.43	1.36	1.11	1.54
REPAIR-MAINT	12	1.29	.95	.82	1.17	1.30	.95	.84	1.17
UTILITIES	12	1.29	1.34	1.02	1.50	1.29	1.34	1.02	1.50
RDS/GRNDS/SEC	3	.40	.37			.50	.52		
ADMINISTRATIVE	11	.26	.29	.23	.38	.33	.32	.28	.53
TOTAL OPER EXP	11	4.16	4.02	3.69	4.29	5.19	5.40	4.69	5.99
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.15	1.75						
TOTAL CONTRACT	3	.65	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18026	11
AVG SQFT/RETAIL TENANT	1464	9
AVG SQFT/OFFICE WORKER	290	11
AVG % OFFICE OCCUPANCY	96.3	12
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**3**	**UTILITIES TOTAL**	**1.29**	**12**	SECURITY TOTAL	.37	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.15**	**3**
PAYROLL	.35	3	ELECTRICAL	.91	12	SEC PAYROLL	.30	3	REAL ESTATE TAX			CLEANING	.35	3
CONTRACT	.58	3	GAS	.17	8	SEC CONTRACTS	.09	2	BUILDING INS			REPAIR/MAINT	1.71	2
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM	.34	8	**ADMIN TOTAL**	**.33**	**3**	OTHER TAX			SECURITY	.30	3
REPR/MAINT TOTAL	**2.47**	**2**	PURCH CH WTR			PAYROLL	.28	3	**LEASING EXPENSES**			ADMINISTRATIVE	.28	3
PAYROLL	1.71	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.65**	**3**
ELEVATOR	.16	2	WATER/SEWER	.16	3	PROF FEES			COMMISSIONS			CLEANING	.58	3
HVAC			**RDS/GNDS/SEC**	**.40**	**3**	GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.26	2
ELECTRICAL			**TOTAL**			OTHER ADM EXP	.02	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.04	2				BUY-OUTS			SECURITY	.09	2
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.51	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	433 BLDS	74,169,613 SQ. FT.				64,550,947 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	75					14.17	12.70	8.14	13.24
RETAIL AREA	4	18.09	19.36	12.15	24.15				
OTHER AREA	6	14.88	9.51	2.36	23.40				
TOTAL RENT	80	13.59	12.54	8.32	13.99				
MISCELLANEOUS	13	.31	.03	.01	1.14				
TOTAL INCOME	80	13.65	12.54	8.48	13.99				
EXPENSE									
CLEANING	373	1.28	1.25	.95	1.68	1.30	1.26	.96	1.69
REPAIR-MAINT	416	1.10	1.12	.75	1.57	1.11	1.14	.77	1.58
UTILITIES	386	1.51	1.21	.83	1.61	1.52	1.22	.83	1.61
RDS/GRNDS/SEC	175	.53	.36	.13	1.13	.57	.41	.14	1.15
ADMINISTRATIVE	373	.53	.46	.29	.64	.61	.52	.33	.76
TOTAL OPER EXP	335	4.48	4.20	3.45	5.32	5.22	5.03	4.14	6.24
FIXED EXPENSES	35	.62	.05	.03	.20	.65	.05	.03	.21
TOTAL OPER + FIX	32	5.49	5.15	3.59	6.49	5.68	5.18	3.59	6.62
LEASING EXP	4	.39	.12	.07	.84				
TOTAL PAYROLL	164	2.04	2.08	.95	3.32				
TOTAL CONTRACT	123	.73	.80	.10	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12761	381
AVG SQFT/RETAIL TENANT	2697	195
AVG SQFT/OFFICE WORKER	223	384
AVG % OFFICE OCCUPANCY	96.7	399
AVG % RETAIL OCCUPANCY	100.0	196
AVG $ RATE YR-END RENT	14.04	128
RENTABLE/GROSS SQFT	.84	214

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**129**	**UTILITIES TOTAL**	**1.52**	**346**	SECURITY TOTAL	.59	145	**FIXED EXP TOTAL**	**.74**	**26**	**TOTAL PAYROLL**	**2.04**	**164**
PAYROLL	.78	98	ELECTRICAL	1.24	345	SEC PAYROLL	.47	127	REAL ESTATE TAX	2.59	8	CLEANING	.76	98
CONTRACT	.67	69	GAS	.10	268	SEC CONTRACTS	.22	81	BUILDING INS	.11	24	REPAIR/MAINT	.75	160
SUP/MAT/MISC	.09	111	FUEL OIL	.07	40	SEC OTHER	.04	80	PERS PROP TAX			RDS/GROUNDS	.12	83
TRASH REMOVAL	.03	110	PURCH STEAM	.40	65	**ADMIN TOTAL**	**.61**	**154**	OTHER TAX	.12	3	SECURITY	.47	127
REPR/MAINT TOTAL	**1.22**	**164**	PURCH CH WTR	.76	6	PAYROLL	.56	150	**LEASING EXPENSES**	**.39**	**4**	ADMINISTRATIVE	.56	150
PAYROLL	.75	160	COAL	.05	5	MGMT FEES	.15	8	ADV/PROMOTION			**TOTAL CONTRACTS**	**.73**	**123**
ELEVATOR	.13	110	WATER/SEWER	.09	160	PROF FEES	.10	3	COMMISSIONS			CLEANING	.67	69
HVAC	.24	53	**RDS/GNDS/SEC TOTAL**	**.54**	**162**	GEN OFC EXP	.03	41	PROF FEES			REPAIR/MAINT	.39	123
ELECTRICAL	.05	46	RDS/GNDS TOTAL	.13	95	OTHER ADM EXP	.05	76	TENANT ALTS	1.01	2	RDS/GROUNDS	.03	69
STRUCT/ROOF	.08	66	RDS/GNDS PAYRL	.12	83				BUY-OUTS			SECURITY	.22	81
PLUMBING	.02	49	RDS/GNDS CONTR	.03	69				OTHER LEASING			ADMINISTRATIVE	.14	11
FIRE/LIFE SFTY	.14	29	RDS/GNDS OTHER	.05	85									
OTHER MAINT/SUP	.29	145												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	93 BLDS	2,964,905 SQ. FT.				2,502,493 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.00	8.12	3.41	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.99	8.12	3.41	13.17				
MISCELLANEOUS									
TOTAL INCOME	6	10.53	8.12	6.07	13.17				
EXPENSE									
CLEANING	90	1.40	1.32	.96	1.86	1.41	1.33	.97	1.96
REPAIR-MAINT	95	1.49	1.47	1.08	1.97	1.50	1.48	1.10	1.99
UTILITIES	85	1.11	.99	.77	1.31	1.11	.99	.77	1.31
RDS/GRNDS/SEC	10	1.19	1.17	.75	1.68	1.19	1.17	.75	1.68
ADMINISTRATIVE	72	.52	.48	.30	.66	.61	.57	.35	.76
TOTAL OPER EXP	80	4.60	4.28	3.45	5.58	5.44	5.13	4.10	6.69
FIXED EXPENSES	6	.43	.01	.01	.73	.43	.01	.01	.73
TOTAL OPER + FIX	5	6.46	5.21	4.22	8.89	6.46	5.21	4.22	8.89
LEASING EXP									
TOTAL PAYROLL	11	3.92	3.70	2.64	5.45				
TOTAL CONTRACT	11	1.21	.85	.07	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3340	92
AVG SQFT/RETAIL TENANT	450	38
AVG SQFT/OFFICE WORKER	242	91
AVG % OFFICE OCCUPANCY	95.0	95
AVG % RETAIL OCCUPANCY	100.0	38
AVG $ RATE YR-END RENT	11.84	7
RENTABLE/GROSS SQFT	.84	48

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.37**	**10**	**UTILITIES TOTAL**	**1.16**	**51**	SECURITY TOTAL	.92	9	**FIXED EXP TOTAL**	**.43**	**6**	**TOTAL PAYROLL**	**3.92**	**11**
PAYROLL	2.72	3	ELECTRICAL	.95	51	SEC PAYROLL	.87	5	REAL ESTATE TAX	.80	2	CLEANING	2.72	3
CONTRACT	.68	10	GAS	.22	40	SEC CONTRACTS	.94	4	BUILDING INS	.12	6	REPAIR/MAINT	1.41	11
SUP/MAT/MISC	.07	8	FUEL OIL	.17	7	SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS	.54	6
TRASH REMOVAL	.06	9	PURCH STEAM	.20	2				OTHER TAX			SECURITY	.87	5
REPR/MAINT TOTAL	**1.72**	**12**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**11**				ADMINISTRATIVE	.86	10
PAYROLL	1.41	11	COAL			PAYROLL	.86	10	**LEASING EXPENSES**					
ELEVATOR	.12	8	WATER/SEWER	.08	10	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.21**	**11**
HVAC	.14	10				PROF FEES			COMMISSIONS			CLEANING	.68	10
ELECTRICAL	.05	8	**RDS/GNDS/SEC TOTAL**	**1.19**	**10**	GEN OFC EXP	.05	9	PROF FEES			REPAIR/MAINT	.00	11
STRUCT/ROOF			RDS/GNDS TOTAL	.47	8	OTHER ADM EXP	.02	5	TENANT ALTS			RDS/GROUNDS	.05	3
PLUMBING	.02	8	RDS/GNDS PAYRL	.54	6				BUY-OUTS			SECURITY	.94	4
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.05	3				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.19	11	RDS/GNDS OTHER	.08	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS	5,145,303 SQ. FT.				4,279,771 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					10.45	13.24	8.32	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	10.26	12.52	8.32	12.78				
MISCELLANEOUS	4	1.65	.97	.01	3.07				
TOTAL INCOME	11	10.93	12.52	8.85	12.78				
EXPENSE									
CLEANING	57	1.39	1.28	1.02	1.63	1.40	1.28	1.02	1.63
REPAIR-MAINT	63	1.21	1.06	.72	1.58	1.22	1.06	.73	1.59
UTILITIES	54	1.40	1.25	.86	1.71	1.40	1.26	.86	1.71
RDS/GRNDS/SEC	18	.72	.85	.29	1.13	.76	.86	.29	1.18
ADMINISTRATIVE	55	.53	.49	.37	.69	.63	.58	.45	.83
TOTAL OPER EXP	49	4.60	4.38	3.55	5.36	5.57	5.39	4.30	6.92
FIXED EXPENSES	7	.37	.04	.03	.05	.39	.04	.03	.07
TOTAL OPER + FIX	7	5.16	5.17	4.24	5.71	5.46	5.18	4.24	7.38
LEASING EXP									
TOTAL PAYROLL	13	2.72	2.79	1.97	3.39				
TOTAL CONTRACT	10	.99	.67	.41	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5981	57
AVG SQFT/RETAIL TENANT	843	42
AVG SQFT/OFFICE WORKER	264	57
AVG % OFFICE OCCUPANCY	97.1	59
AVG % RETAIL OCCUPANCY	100.0	42
AVG $ RATE YR-END RENT	11.27	13
RENTABLE/GROSS SQFT	.82	43

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**10**
PAYROLL	.97	5
CONTRACT	.61	10
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	**1.29**	**13**
PAYROLL	1.01	12
ELEVATOR	.20	8
HVAC	.20	8
ELECTRICAL	.06	7
STRUCT/ROOF	.01	2
PLUMBING	.05	8
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.09	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**52**
ELECTRICAL	1.12	51
GAS	.15	30
FUEL OIL	.18	10
PURCH STEAM	.62	10
PURCH CH WTR	.25	2
COAL		
WATER/SEWER	.14	13
RDS/GNDS/SEC TOTAL	**1.00**	**11**
RDS/GNDS TOTAL	.49	4
RDS/GNDS PAYRL	.44	4
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.91	10
SEC PAYROLL	.93	7
SEC CONTRACTS	.84	3
SEC OTHER	.04	2
ADMIN TOTAL	**.93**	**13**
PAYROLL	.93	12
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.90**	**3**
REAL ESTATE TAX		
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.72**	**13**
CLEANING	.97	5
REPAIR/MAINT	1.01	12
RDS/GROUNDS	.44	4
SECURITY	.93	7
ADMINISTRATIVE	.93	12
TOTAL CONTRACTS	**.99**	**10**
CLEANING	.61	10
REPAIR/MAINT	.53	8
RDS/GROUNDS	.04	2
SECURITY	.84	3
ADMINISTRATIVE	.35	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	99 BLDS	18,428,426 SQ. FT.				15,903,599 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					11.67	11.88	8.14	13.24
RETAIL AREA									
OTHER AREA	2	21.18	16.16						
TOTAL RENT	15	12.30	12.93	8.14	14.27				
MISCELLANEOUS	4	.01	.01	.00	.02				
TOTAL INCOME	15	12.31	12.93	8.16	14.27				
EXPENSE									
CLEANING	93	1.34	1.28	.85	1.70	1.35	1.31	.86	1.71
REPAIR-MAINT	94	1.14	1.02	.68	1.45	1.15	1.03	.69	1.47
UTILITIES	87	1.28	1.17	.82	1.52	1.28	1.17	.82	1.52
RDS/GRNDS/SEC	29	.42	.14	.07	.85	.44	.16	.07	.85
ADMINISTRATIVE	83	.43	.46	.26	.57	.50	.52	.30	.73
TOTAL OPER EXP	82	4.34	4.02	3.24	5.12	5.07	4.67	4.01	5.87
FIXED EXPENSES	15	.08	.05	.03	.09	.08	.05	.03	.09
TOTAL OPER + FIX	15	5.38	5.05	3.31	6.49	5.39	5.05	3.31	6.49
LEASING EXP									
TOTAL PAYROLL	24	2.51	2.10	1.34	3.38				
TOTAL CONTRACT	17	.56	.27	.00	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9484	83
AVG SQFT/RETAIL TENANT	1836	67
AVG SQFT/OFFICE WORKER	243	83
AVG % OFFICE OCCUPANCY	97.1	89
AVG % RETAIL OCCUPANCY	100.0	67
AVG $ RATE YR-END RENT	11.67	14
RENTABLE/GROSS SQFT	.86	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.49**	**22**
PAYROLL	1.38	15
CONTRACT	.52	14
SUP/MAT/MISC	.17	20
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	**1.44**	**23**
PAYROLL	.86	23
ELEVATOR	.15	18
HVAC	.39	17
ELECTRICAL	.04	16
STRUCT/ROOF	.06	3
PLUMBING	.02	13
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.13	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.25**	**86**
ELECTRICAL	1.07	86
GAS	.11	61
FUEL OIL	.06	8
PURCH STEAM	.38	20
PURCH CH WTR	.25	3
COAL		
WATER/SEWER	.09	27
RDS/GNDS/SEC TOTAL	**.47**	**24**
RDS/GNDS TOTAL	.07	11
RDS/GNDS PAYRL	.07	9
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.70	15
SEC PAYROLL	.64	8
SEC CONTRACTS	.32	8
SEC OTHER	.13	7
ADMIN TOTAL	**.53**	**22**
PAYROLL	.51	21
MGMT FEES	.14	3
PROF FEES		
GEN OFC EXP	.03	8
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.09**	**10**
REAL ESTATE TAX		
BUILDING INS	.07	9
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.51**	**24**
CLEANING	1.38	15
REPAIR/MAINT	.86	23
RDS/GROUNDS	.07	9
SECURITY	.64	8
ADMINISTRATIVE	.51	21
TOTAL CONTRACTS	**.56**	**17**
CLEANING	.52	14
REPAIR/MAINT	.53	21
RDS/GROUNDS		
SECURITY	.32	8
ADMINISTRATIVE	.14	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS	23,157,697 SQ. FT.				20,042,357 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.49	21.04	12.59	25.98
RETAIL AREA	2	19.40	19.54						
OTHER AREA									
TOTAL RENT	5	19.98	21.31	12.94	24.61				
MISCELLANEOUS	2	.11	.12						
TOTAL INCOME	5	20.03	21.53	12.94	24.63				
EXPENSE									
CLEANING	48	1.29	1.22	.97	1.59	1.31	1.26	.98	1.59
REPAIR-MAINT	47	1.06	.93	.73	1.14	1.08	.94	.74	1.18
UTILITIES	47	1.48	1.40	1.14	1.78	1.48	1.40	1.14	1.78
RDS/GRNDS/SEC	12	.27	.24	.12	.43	.30	.30	.13	.50
ADMINISTRATIVE	46	.52	.38	.26	.54	.60	.45	.29	.63
TOTAL OPER EXP	42	4.24	4.01	3.37	4.87	5.00	4.93	3.78	5.88
FIXED EXPENSES	4	1.65	1.47	.15	3.29	1.88	1.53	.18	3.72
TOTAL OPER + FIX	2	5.22	5.14			6.07	6.14		
LEASING EXP									
TOTAL PAYROLL	11	1.92	1.19	.75	2.63				
TOTAL CONTRACT	12	.86	.87	.26	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17564	42
AVG SQFT/RETAIL TENANT	3748	38
AVG SQFT/OFFICE WORKER	226	46
AVG % OFFICE OCCUPANCY	97.5	47
AVG % RETAIL OCCUPANCY	99.9	39
AVG $ RATE YR-END RENT	21.48	3
RENTABLE/GROSS SQFT	.86	34

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**13**	**UTILITIES TOTAL**	**1.46**	**45**	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	**1.65**	**4**	**TOTAL PAYROLL**	**1.92**	**11**
PAYROLL	.87	7	ELECTRICAL	1.14	45	SEC PAYROLL	.28	4	REAL ESTATE TAX	3.25	2	CLEANING	.87	7
CONTRACT	.76	12	GAS	.11	30	SEC CONTRACTS	.23	5	BUILDING INS	.09	3	REPAIR/MAINT	.89	10
SUP/MAT/MISC	.09	8	FUEL OIL	.05	6	SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS	.09	4
TRASH REMOVAL	.04	10	PURCH STEAM	.36	23	**ADMIN TOTAL**	**.47**	**11**	OTHER TAX			SECURITY	.28	4
REPR/MAINT TOTAL	**1.39**	**10**	PURCH CH WTR			PAYROLL	.41	11	**LEASING EXPENSES**			ADMINISTRATIVE	.41	11
PAYROLL	.69	10	COAL			MGMT FEES	.23	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.86**	**12**
ELEVATOR	.16	9	WATER/SEWER	.09	10	PROF FEES			COMMISSIONS			CLEANING	.76	12
HVAC	.17	8	**RDS/GNDS/SEC**	**.25**	**11**	GEN OFC EXP	.03	7	PROF FEES			REPAIR/MAINT	.26	13
ELECTRICAL	.03	5	**TOTAL**			OTHER ADM EXP	.01	3	TENANT ALTS			RDS/GROUNDS	.05	3
STRUCT/ROOF	.06	4	RDS/GNDS TOTAL	.07	9				BUY-OUTS			SECURITY	.23	5
PLUMBING	.01	6	RDS/GNDS PAYRL	.09	4				OTHER LEASING			ADMINISTRATIVE	.16	3
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.05	3									
OTHER MAINT/SUP	.54	13	RDS/GNDS OTHER	.01	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	16,237,745 SQ. FT.				14,434,910 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	16	1.23	1.20	.92	1.53	1.26	1.23	.93	1.53
REPAIR-MAINT	15	1.04	1.03	.76	1.28	1.05	1.04	.78	1.30
UTILITIES	14	1.82	1.77	1.48	1.95	1.83	1.78	1.48	1.95
RDS/GRNDS/SEC	6	.47	.33	.24	.53	.49	.33	.27	.53
ADMINISTRATIVE	17	.55	.33	.23	1.05	.62	.36	.26	1.25
TOTAL OPER EXP	14	4.91	4.89	4.04	5.95	5.58	5.48	4.69	6.37
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	1.48	2.04	.43	2.22				
TOTAL CONTRACT	4	.62	.67	.49	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36591	16
AVG SQFT/RETAIL TENANT	8813	10
AVG SQFT/OFFICE WORKER	202	16
AVG % OFFICE OCCUPANCY	97.9	16
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**5**	**UTILITIES TOTAL**	**1.88**	**13**	SECURITY TOTAL	.55	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.48**	**5**
PAYROLL	.61	5	ELECTRICAL	1.51	13	SEC PAYROLL	.17	3	REAL ESTATE TAX			CLEANING	.61	5
CONTRACT	.44	4	GAS	.02	8	SEC CONTRACTS	.22	3	BUILDING INS			REPAIR/MAINT	.70	4
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS	.03	3
TRASH REMOVAL	.03	4	PURCH STEAM	.42	10	**ADMIN TOTAL**	**.27**	**4**	OTHER TAX			SECURITY	.17	3
REPR/MAINT TOTAL	**1.24**	**4**	PURCH CH WTR			PAYROLL	.20	4	**LEASING EXPENSES**			ADMINISTRATIVE	.20	4
PAYROLL	.70	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.62**	**4**
ELEVATOR	.11	4	WATER/SEWER	.07	3	PF-OF FEES			COMMISSIONS			CLEANING	.44	4
HVAC	.25	4	**RDS/GNDS/SEC**	**.47**	**6**	GEN OFC EXP	.02	3	PROF FEES			REPAIR/MAINT	.43	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.07	4				BUY-OUTS			SECURITY	.22	3
PLUMBING	.02	3	RDS/GNDS PAYRL	.03	3				OTHER LEASING			ADMINISTRATIVE	.08	2
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.12	4	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS	3,140,453 SQ. FT.				2,975,139 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					8.69	9.59	6.69	14.38
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	8.97	9.98	6.69	14.38				
MISCELLANEOUS	6	.82	.85	.01	3.07				
TOTAL INCOME	17	9.39	10.90	6.95	14.38				
EXPENSE									
CLEANING	33	1.26	1.18	.79	1.92	1.27	1.18	.79	1.94
REPAIR-MAINT	32	1.53	1.45	.75	2.06	1.54	1.46	.75	2.07
UTILITIES	33	1.97	1.57	1.16	2.02	1.98	1.57	1.16	2.02
RDS/GRNDS/SEC	16	.28	.37	.13	.72	.29	.37	.13	.72
ADMINISTRATIVE	28	.53	.48	.34	.79	.56	.59	.36	.82
TOTAL OPER EXP	30	6.52	6.84	3.76	9.19	6.82	6.91	4.96	9.22
FIXED EXPENSES	11	.97	.37	.11	1.26	.97	.37	.11	1.26
TOTAL OPER + FIX	10	5.10	4.85	4.21	7.04	5.10	4.85	4.21	7.04
LEASING EXP	4	2.70	1.00	.59	5.64				
TOTAL PAYROLL	23	2.12	2.57	.63	5.02				
TOTAL CONTRACT	25	1.67	.64	.07	2.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16444	26
AVG SQFT/RETAIL TENANT	3598	6
AVG SQFT/OFFICE WORKER	161	29
AVG % OFFICE OCCUPANCY	96.7	31
AVG % RETAIL OCCUPANCY	97.7	6
AVG $ RATE YR-END RENT	21.20	12
RENTABLE/GROSS SQFT	.91	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**26**
PAYROLL	.65	14
CONTRACT	.94	24
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.05	25
REPR/MAINT TOTAL	**1.71**	**24**
PAYROLL	1.03	23
ELEVATOR	.10	15
HVAC	.30	18
ELECTRICAL	.06	16
STRUCT/ROOF	.20	3
PLUMBING	.02	16
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.36	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**33**
ELECTRICAL	1.80	30
GAS	.25	19
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	25
RDS/GNDS/SEC TOTAL	**.29**	**15**
RDS/GNDS TOTAL	.12	13
RDS/GNDS PAYRL	.27	3
RDS/GNDS CONTR	.08	9
RDS/GNDS OTHER	.03	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	11
SEC PAYROLL	.43	2
SEC CONTRACTS	.37	8
SEC OTHER	.04	5
ADMIN TOTAL	**.66**	**20**
PAYROLL	.45	16
MGMT FEES	.46	7
PROF FEES	.09	4
GEN OFC EXP	.09	15
OTHER ADM EXP	.06	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.04**	**10**
REAL ESTATE TAX	1.08	6
BUILDING INS	.14	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.70**	**4**
ADV/PROMOTION		
COMMISSIONS	.32	3
PROF FEES	.16	2
TENANT ALTS	2.15	4
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.12**	**23**
CLEANING	.65	14
REPAIR/MAINT	1.03	23
RDS/GROUNDS	.27	3
SECURITY	.43	2
ADMINISTRATIVE	.45	16
TOTAL CONTRACTS	**1.67**	**25**
CLEANING	.94	24
REPAIR/MAINT	.50	18
RDS/GROUNDS	.08	9
SECURITY	.37	8
ADMINISTRATIVE	.52	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	336,315 SQ. FT.				310,085 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.78	9.48	7.38	13.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.78	9.48	7.38	13.07				
MISCELLANEOUS									
TOTAL INCOME	4	9.90	9.64	7.80	13.07				
EXPENSE									
CLEANING	14	1.72	1.53	.83	2.02	1.72	1.53	.83	2.05
REPAIR-MAINT	13	1.64	1.55	.71	2.50	1.64	1.55	.72	2.60
UTILITIES	14	1.50	1.59	1.18	2.02	1.50	1.59	1.18	2.02
RDS/GRNDS/SEC	5	1.03	1.07	.24	1.53	1.03	1.07	.24	1.53
ADMINISTRATIVE	10	.83	.38	.33	.59	.91	.48	.35	.67
TOTAL OPER EXP	13	7.29	6.04	4.37	11.41	7.96	6.63	5.25	11.51
FIXED EXPENSES	4	.60	.27	.01	.89	.60	.27	.01	.89
TOTAL OPER + FIX	4	5.72	5.54	4.56	7.01	5.72	5.54	4.56	7.01
LEASING EXP									
TOTAL PAYROLL	8	4.68	5.30	1.72	7.16				
TOTAL CONTRACT	10	1.44	.34	.06	2.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5853	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	11
AVG % OFFICE OCCUPANCY	100.0	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.33	5
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.60**	**10**
PAYROLL	2.87	4
CONTRACT	.53	10
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.09	9
REPR/MAINT TOTAL	**1.97**	**9**
PAYROLL	1.68	8
ELEVATOR	.06	6
HVAC	.21	9
ELECTRICAL	.08	7
STRUCT/ROOF	.41	2
PLUMBING	.03	7
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.21	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**14**
ELECTRICAL	1.26	14
GAS	.26	10
FUEL OIL	.05	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	**1.03**	**5**
RDS/GNDS TOTAL	.35	4
RDS/GNDS PAYRL	.53	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.13	4
SEC PAYROLL	.43	2
SEC CONTRACTS		
SEC OTHER	.04	3
ADMIN TOTAL	**.44**	**6**
PAYROLL	.23	4
MGMT FEES	.57	2
PROF FEES		
GEN OFC EXP	.04	5
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.60**	**4**
REAL ESTATE TAX	1.05	2
BUILDING INS	.05	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**4.68**	**8**
CLEANING	2.87	4
REPAIR/MAINT	1.68	8
RDS/GROUNDS	.53	2
SECURITY	.43	2
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	**1.44**	**10**
CLEANING	.53	10
REPAIR/MAINT	.45	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.68	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	405,385 SQ. FT.				391,063 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.84	7.89	5.13	11.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.86	7.89	5.16	11.72				
MISCELLANEOUS									
TOTAL INCOME	4	8.70	9.39	5.16	13.22				
EXPENSE									
CLEANING	6	.86	.72	.51	1.51	.86	.72	.51	1.53
REPAIR-MAINT	6	.97	.81	.62	.87	.98	.81	.62	.87
UTILITIES	6	1.85	1.11	.68	2.16	1.85	1.11	.68	2.16
RDS/GRNDS/SEC	4	.25	.26	.13	.44	.25	.26	.13	.44
ADMINISTRATIVE	4	.91	.62	.51	1.18	.81	.62	.51	1.18
TOTAL OPER EXP	6	5.50	5.07	2.89	8.49	5.70	5.19	3.22	8.49
FIXED EXPENSES	3	.60	.20			.60	.20		
TOTAL OPER + FIX	3	4.96	4.16			4.96	4.16		
LEASING EXP	2	4.75	5.64						
TOTAL PAYROLL	4	1.40	1.19	.39	2.70				
TOTAL CONTRACT	4	1.15	.59	.49	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10273	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	6
AVG % OFFICE OCCUPANCY	89.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.14	3
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**4**
PAYROLL	.43	2
CONTRACT	.55	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.11**	**4**
PAYROLL	.60	4
ELEVATOR	.12	3
HVAC	.21	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**6**
ELECTRICAL	1.38	6
GAS	.69	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	**.30**	**3**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER	.04	2
ADMIN TOTAL	**.93**	**3**
PAYROLL	.56	3
MGMT FEES	.27	2
PROF FEES		
GEN OFC EXP	.14	3
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.84**	**2**
REAL ESTATE TAX	.72	2
BUILDING INS	.12	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**4.75**	**2**
ADV/PROMOTION		
COMMISSIONS	.29	2
PROF FEES	.16	2
TENANT ALTS	4.23	2
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.40**	**4**
CLEANING	.43	2
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	3
TOTAL CONTRACTS	**1.15**	**4**
CLEANING	.55	4
REPAIR/MAINT	.49	3
RDS/GROUNDS	.08	3
SECURITY	.16	3
ADMINISTRATIVE	.27	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,327,279 SQ. FT.				1,193,516 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.42	1.35	.97	2.04	1.46	1.40	1.00	2.06
REPAIR-MAINT	5	1.79	1.88	1.21	3.07	1.85	2.00	1.25	3.11
UTILITIES	5	1.58	1.46	1.29	1.76	1.59	1.48	1.30	1.76
RDS/GRNDS/SEC	4	.20	.17	.09	.33	.21	.19	.09	.35
ADMINISTRATIVE	6	.36	.58	.01	.82	.41	.64	.01	.84
TOTAL OPER EXP	3	5.77	6.84			6.50	8.16		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.07	4.56						
TOTAL CONTRACT	3	.80	.98						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12559	4
AVG SQFT/RETAIL TENANT	4221	4
AVG SQFT/OFFICE WORKER	186	4
AVG % OFFICE OCCUPANCY	99.3	4
AVG % RETAIL OCCUPANCY	97.6	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**4**
PAYROLL	1.82	2
CONTRACT	.60	3
SUP/MAT/MISC	.16	2
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**2.67**	**3**
PAYROLL	1.36	3
ELEVATOR	.13	3
HVAC	.77	3
ELECTRICAL	.10	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**5**
ELECTRICAL	1.54	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.20**	**4**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	2
SEC PAYROLL		
SEC CONTRACTS	.21	2
SEC OTHER		
ADMIN TOTAL	**.83**	**3**
PAYROLL	.55	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.07**	**3**
CLEANING	1.82	2
REPAIR/MAINT	1.36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	3
TOTAL CONTRACTS	**.80**	**3**
CLEANING	.60	3
REPAIR/MAINT	1.02	3
RDS/GROUNDS	.08	2
SECURITY	.21	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector: City Analyses

Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,363,516 SQ. FT.				1,204,319 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.13	.98	.85	1.36	1.15	.98	.85	1.37
REPAIR-MAINT	9	1.33	1.50	.94	2.38	1.35	1.52	.94	2.38
UTILITIES	9	2.02	1.99	1.41	2.29	2.02	2.02	1.41	2.31
RDS/GRNDS/SEC	4	1.23	1.78	1.01	1.80	1.26	1.78	1.02	1.80
ADMINISTRATIVE	9	.62	1.34	.40	1.86	.71	1.34	.45	1.86
TOTAL OPER EXP	9	5.45	8.02	4.01	9.13	6.17	8.02	4.59	9.13
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	6	2.94	3.55	3.39	4.82				
TOTAL CONTRACT	6	2.05	2.78	.80	2.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11257	8
AVG SQFT/RETAIL TENANT	2294	4
AVG SQFT/OFFICE WORKER	265	9
AVG % OFFICE OCCUPANCY	99.0	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	6	**UTILITIES TOTAL**	2.02	9	SECURITY TOTAL	1.01	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.94	6
PAYROLL	.11	2	ELECTRICAL	1.23	9	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.11	2
CONTRACT	.97	6	GAS	.05	3	SEC CONTRACTS	.97	3	BUILDING INS			REPAIR/MAINT	1.21	6
SUP/MAT/MISC	.02	5	FUEL OIL	.23	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.41	2
TRASH REMOVAL	.04	6	PURCH STEAM	.88	4	**ADMIN TOTAL**	1.42	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.75	6	PURCH CH WTR			PAYROLL	1.70	5	**LEASING EXPENSES**			ADMINISTRATIVE	1.70	5
PAYROLL	1.21	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.05	6
ELEVATOR	.15	6	WATER/SEWER	.08	6	PROF FEES			COMMISSIONS			CLEANING	.97	6
HVAC	.21	6	**RDS/GNDS/SEC**	1.23	4	GEN OFC EXP	.04	6	PROF FEES			REPAIR/MAINT	.44	6
ELECTRICAL	.06	3	**TOTAL**			OTHER ADM EXP	.03	3	TENANT ALTS			RDS/GROUNDS	.04	2
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.35	3				BUY-OUTS			SECURITY	.97	3
PLUMBING	.01	4	RDS/GNDS PAYRL	.41	2				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.04	2									
OTHER MAINT/SUP	.10	6	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	105,617 SQ. FT.				105,617 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.09	.98			1.09	.98		
REPAIR-MAINT	3	2.42	2.53			2.42	2.53		
UTILITIES	3	1.53	1.76			1.53	1.76		
RDS/GRNDS/SEC	2	1.78	1.79			1.78	1.79		
ADMINISTRATIVE	3	1.78	1.79			1.78	1.79		
TOTAL OPER EXP	3	8.91	8.62			8.91	8.62		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	4.40	4.82						
TOTAL CONTRACT	3	2.20	2.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2554	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	287	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	3	**UTILITIES TOTAL**	1.53	3	SECURITY TOTAL	1.44	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	4.40	3
PAYROLL			ELECTRICAL	1.30	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.03	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.82	3
SUP/MAT/MISC	.02	3	FUEL OIL	.23	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	1.78	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.42	3	PURCH CH WTR			PAYROLL	1.71	3	**LEASING EXPENSES**			ADMINISTRATIVE	1.71	3
PAYROLL	1.82	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.20	3
ELEVATOR	.22	3	WATER/SEWER	.06	3	PROF FEES			COMMISSIONS			CLEANING	1.03	3
HVAC	.18	3	**RDS/GNDS/SEC**	1.78	2	GEN OFC EXP	.06	3	PROF FEES			REPAIR/MAINT	.44	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.35	2				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	197,967 SQ. FT.				193,252 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.04	1.22			1.07	1.22		
REPAIR-MAINT	3	1.40	1.28			1.43	1.28		
UTILITIES	3	2.17	2.09			2.22	2.11		
RDS/GRNDS/SEC	2	.94	1.02			.97	1.03		
ADMINISTRATIVE	3	1.22	1.34			1.25	1.34		
TOTAL OPER EXP	3	7.08	8.91			7.25	8.91		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.16	3.39						
TOTAL CONTRACT	3	1.97	2.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6442	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**3**
PAYROLL	.11	2
CONTRACT	.93	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.40**	**3**
PAYROLL	.89	3
ELEVATOR	.11	3
HVAC	.23	3
ELECTRICAL	.07	2
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.17**	**3**
ELECTRICAL	1.82	3
GAS	.25	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC	**.94**	**2**
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.77	2
SEC PAYROLL		
SEC CONTRACTS	.77	2
SEC OTHER		
ADMIN TOTAL	**1.22**	**3**
PAYROLL	1.69	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.16**	**3**
CLEANING	.11	2
REPAIR/MAINT	.89	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.69	2
TOTAL CONTRACTS	**1.97**	**3**
CLEANING	.93	3
REPAIR/MAINT	.43	3
RDS/GROUNDS		
SECURITY	.77	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	154,429 SQ. FT.				152,029 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.31	1.18	1.13	1.36	1.31	1.18	1.13	1.36
REPAIR-MAINT	4	2.27	2.92	1.28	3.93	2.27	2.92	1.28	3.93
UTILITIES	4	1.84	1.79	1.53	1.98	1.84	1.79	1.53	1.98
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	2.14	2.25			2.14	2.25		
TOTAL OPER EXP	4	10.36	10.60	8.95	13.08	10.52	11.12	8.95	13.60
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	4.31	5.02						
TOTAL CONTRACT	4	3.27	3.17	3.05	3.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	3
AVG % OFFICE OCCUPANCY	97.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.31**	**4**
PAYROLL		
CONTRACT	1.14	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**2.27**	**4**
PAYROLL	2.06	3
ELEVATOR	.07	3
HVAC	.30	4
ELECTRICAL	.14	3
STRUCT/ROOF	.20	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.84**	**4**
ELECTRICAL	1.59	4
GAS	.15	3
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**4.31**	**3**
CLEANING		
REPAIR/MAINT	2.06	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**3.27**	**4**
CLEANING	1.14	4
REPAIR/MAINT	.65	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	92,380 SQ. FT.				89,940 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.15	1.18			1.15	1.18		
REPAIR-MAINT	3	2.27	3.57			2.27	3.57		
UTILITIES	3	1.63	1.78			1.63	1.78		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	10.68	11.33			10.97	12.36		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	5.41	5.47						
TOTAL CONTRACT	3	3.34	3.17						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	314	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**3**
PAYROLL		
CONTRACT	1.02	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**2.27**	**3**
PAYROLL	2.54	2
ELEVATOR	.04	2
HVAC	.32	3
ELECTRICAL	.19	2
STRUCT/ROOF	.41	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.28	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**3**
ELECTRICAL	1.50	3
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**5.41**	**2**
CLEANING		
REPAIR/MAINT	2.54	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**3.34**	**3**
CLEANING	1.02	3
REPAIR/MAINT	.72	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,680,239 SQ. FT.				1,677,544 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					23.29	22.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	23.28	23.23						
MISCELLANEOUS									
TOTAL INCOME	3	23.28	23.23						
EXPENSE									
CLEANING	5	1.64	1.68	1.45	1.98	1.64	1.68	1.45	2.02
REPAIR-MAINT									
UTILITIES	4	1.91	1.97	1.52	2.58	1.91	1.97	1.52	2.58
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	1.39	1.05	.45	1.55	1.39	1.05	.51	1.55
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.63	1.64	1.45	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	173	5
AVG % OFFICE OCCUPANCY	98.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.63**	**4**
PAYROLL		
CONTRACT	1.63	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	1.60	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.63**	**4**
CLEANING	1.63	4
REPAIR/MAINT	.00	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,542,209 SQ. FT.				1,542,209 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					23.29	22.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	23.29	22.95						
MISCELLANEOUS									
TOTAL INCOME	2	23.29	22.95						
EXPENSE									
CLEANING	3	1.63	1.60			1.63	1.60		
REPAIR-MAINT									
UTILITIES	2	1.82	1.85			1.82	1.85		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.41	1.30			1.41	1.30		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.63	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	171	3
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.63	3
PAYROLL		
CONTRACT	1.63	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	1.61	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.63	3
CLEANING	1.63	3
REPAIR/MAINT	.03	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	589,968 SQ. FT.				525,998 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					6.62	5.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	6.62	5.82						
MISCELLANEOUS									
TOTAL INCOME	2	8.02	7.65						
EXPENSE									
CLEANING	3	1.57	1.68			1.59	1.68		
REPAIR-MAINT	4	1.35	1.56	1.31	1.85	1.37	1.56	1.32	1.85
UTILITIES	4	1.30	1.48	1.15	1.64	1.30	1.49	1.15	1.64
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.48	.40	.30	.51	.54	.42	.30	.61
TOTAL OPER EXP	3	4.80	4.50			5.42	5.73		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	6.95	7.14						
TOTAL CONTRACT	2	.03	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9228	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	4
AVG % OFFICE OCCUPANCY	98.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.95	2
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.83	2
PAYROLL	1.53	2
ELEVATOR	.07	2
HVAC	.06	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	4
ELECTRICAL	1.10	4
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.30	2
PAYROLL	.23	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.01	2
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	6.95	2
CLEANING		
REPAIR/MAINT	1.53	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.03	2
CLEANING		
REPAIR/MAINT	.18	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,101,789 SQ. FT.				1,900,351 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.80	1.04	.53	1.55	.86	1.04	.53	1.55
REPAIR-MAINT	6	1.48	1.27	.74	2.48	1.48	1.27	.74	2.48
UTILITIES	6	1.46	1.53	1.09	2.32	1.46	1.53	1.09	2.32
RDS/GRNDS/SEC	6	.32	.28	.20	.66	.36	.43	.22	.66
ADMINISTRATIVE	5	.28	.31	.22	.33	.31	.33	.22	.44
TOTAL OPER EXP	5	4.22	3.62	3.12	5.79	4.71	4.86	3.30	6.84
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	6	1.20	.87	.39	2.33				
TOTAL CONTRACT	6	.62	.84	.25	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21389	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	2
AVG % OFFICE OCCUPANCY	98.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	6
PAYROLL	.27	4
CONTRACT	.54	6
SUP/MAT/MISC	.14	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	2.26	4
PAYROLL	1.43	4
ELEVATOR	.10	4
HVAC	.05	3
ELECTRICAL	.22	3
STRUCT/ROOF	.06	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.50	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	5
ELECTRICAL	1.08	5
GAS	.45	5
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL	.02	3
WATER/SEWER	.21	5
RDS/GNDS/SEC TOTAL	.32	6
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	5
SEC PAYROLL	.15	6
SEC CONTRACTS	.12	3
SEC OTHER	.08	6
ADMIN TOTAL	.30	2
PAYROLL	.28	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.20	6
CLEANING	.27	4
REPAIR/MAINT	1.43	4
RDS/GROUNDS		
SECURITY	.15	6
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	.62	6
CLEANING	.54	6
REPAIR/MAINT	.33	4
RDS/GROUNDS	.02	3
SECURITY	.12	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,824,621 SQ. FT.				2,611,140 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.65	1.68			1.67	1.68		
REPAIR-MAINT	3	.71	.68			.72	.69		
UTILITIES	4	1.76	1.68	1.59	1.81	1.77	1.68	1.55	1.81
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.33	.31			.37	.36		
TOTAL OPER EXP	3	4.61	4.25			5.07	4.98		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21662	3
AVG SQFT/RETAIL TENANT	11690	2
AVG SQFT/OFFICE WORKER	167	3
AVG % OFFICE OCCUPANCY	99.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	4
ELECTRICAL	1.49	4
GAS		
FUEL OIL		
PURCH STEAM	.22	4
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	981,767 SQ. FT.				975,225 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	9					7.91	8.14	8.08	8.32	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	9	7.91	8.14	8.08	8.32					
MISCELLANEOUS	7	.51	.01	.00	.02					
TOTAL INCOME	9	8.30	8.16	8.12	8.46					
EXPENSE										
CLEANING	10	.88	.91	.72	1.02	.88	.91	.72	1.02	
REPAIR-MAINT	10	.59	.60	.53	.63	.59	.60	.53	.63	
UTILITIES	10	1.81	1.56	1.25	2.45	1.81	1.56	1.25	2.45	
RDS/GRNDS/SEC	9	.10	.06	.04	.20	.10	.06	.04	.20	
ADMINISTRATIVE	10	.48	.46	.43	.53	.48	.46	.43	.53	
TOTAL OPER EXP	10	3.85	3.60	3.23	5.03	3.88	3.60	3.23	5.03	
FIXED EXPENSES	9	.03	.03	.03	.04	.03	.03	.03	.04	
TOTAL OPER + FIX	9	4.03	3.77	3.32	5.10	4.03	3.77	3.32	5.10	
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15497	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	9
AVG % OFFICE OCCUPANCY	99.5	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.69	9
RENTABLE/GROSS SQFT	.79	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.36**	**9**
ELECTRICAL	1.43	9
GAS	.09	3
FUEL OIL		
PURCH STEAM	.11	5
PURCH CH WTR	.25	5
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	383,844 SQ. FT.				377,302 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	4					7.33	8.11	6.52	8.32	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	7.33	8.11	6.52	8.32					
MISCELLANEOUS	3	1.55	.01							
TOTAL INCOME	4	8.48	8.33	8.11	8.85					
EXPENSE										
CLEANING	5	.90	.98	.74	1.02	.90	.98	.74	1.02	
REPAIR-MAINT	5	.55	.59	.46	.62	.55	.59	.46	.62	
UTILITIES	5	1.88	1.60	1.13	2.69	1.88	1.60	1.13	2.69	
RDS/GRNDS/SEC	4	.15	.13	.05	.25	.15	.13	.05	.25	
ADMINISTRATIVE	5	.41	.47	.30	.50	.42	.47	.30	.50	
TOTAL OPER EXP	5	3.86	3.74	2.78	4.92	3.92	3.74	2.88	4.92	
FIXED EXPENSES	4	.03	.03	.03	.04	.03	.03	.03	.04	
TOTAL OPER + FIX	4	4.34	4.24	3.63	4.95	4.34	4.24	3.63	4.95	
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12042	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	5
AVG % OFFICE OCCUPANCY	98.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.07	4
RENTABLE/GROSS SQFT	.79	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**4**
ELECTRICAL	1.35	4
GAS	.10	2
FUEL OIL		
PURCH STEAM	.11	2
PURCH CH WTR	.25	2
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	597,923 SQ. FT.				597,923 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.20	8.14	8.12	8.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.20	8.14	8.12	8.31				
MISCELLANEOUS	4	.01	.01	.00	.02				
TOTAL INCOME	5	8.21	8.15	8.12	8.32				
EXPENSE									
CLEANING	5	.86	.83	.70	1.09	.86	.83	.70	1.09
REPAIR-MAINT	5	.62	.62	.53	.72	.62	.62	.53	.72
UTILITIES	5	1.77	1.52	1.17	2.59	1.77	1.52	1.17	2.59
RDS/GRNDS/SEC	5	.08	.04	.03	.14	.08	.04	.03	.14
ADMINISTRATIVE	5	.52	.46	.43	.66	.52	.46	.43	.66
TOTAL OPER EXP	5	3.85	3.35	3.03	5.07	3.85	3.35	3.03	5.07
FIXED EXPENSES	5	.03	.03	.02	.03	.03	.03	.02	.03
TOTAL OPER + FIX	5	3.88	3.38	3.07	5.10	3.88	3.38	3.07	5.10
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19959	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	311	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.00	5
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	**1.25**	**5**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.47	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.11	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR	.25	3	PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER	.06	5	PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	670,158 SQ. FT.				629,019 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.02	.88			1.02	.88		
REPAIR-MAINT	3	1.40	1.18			1.41	1.18		
UTILITIES	3	1.50	1.52			1.50	1.52		
RDS/GRNDS/SEC	2	.57	.58			.57	.58		
ADMINISTRATIVE	3	.46	.53			.49	.53		
TOTAL OPER EXP	3	4.79	4.65			5.10	5.03		
FIXED EXPENSES	2	.05	.05			.05	.05		
TOTAL OPER + FIX	2	5.17	5.29			5.17	5.29		
LEASING EXP									
TOTAL PAYROLL	2	1.68	1.61						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	93.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.50	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**2**	**UTILITIES TOTAL**	**1.50**	**3**	SECURITY TOTAL	.57	2	**FIXED EXP TOTAL**	**.05**	**2**	**TOTAL PAYROLL**	**1.88**	**2**
PAYROLL	.60	2	ELECTRICAL	1.12	3	SEC PAYROLL	.44	2	REAL ESTATE TAX			CLEANING	.60	2
CONTRACT			GAS	.32	3	SEC CONTRACTS			BUILDING INS	.05	2	REPAIR/MAINT	.45	2
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER	.13	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	**.40**	**2**	OTHER TAX			SECURITY	.44	2
REPR/MAINT TOTAL	**1.54**	**2**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.45	2	COAL			MGMT FEES	.11	2	ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR	.30	2	WATER/SEWER	.09	2	PROF FEES			COMMISSIONS			CLEANING		
HVAC	.50	2	**RDS/GNDS/SEC TOTAL**	**.57**	**2**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.86	2
ELECTRICAL	.06	2	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.11	2
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.23	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	670,158 SQ. FT.				629,019 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.02	.88			1.02	.88		
REPAIR-MAINT	3	1.40	1.18			1.41	1.18		
UTILITIES	3	1.50	1.52			1.50	1.52		
RDS/GRNDS/SEC	2	.57	.58			.57	.58		
ADMINISTRATIVE	3	.46	.53			.49	.53		
TOTAL OPER EXP	3	4.79	4.65			5.10	5.03		
FIXED EXPENSES	2	.05	.05			.05	.05		
TOTAL OPER+FIX	2	5.17	5.29			5.17	5.29		
LEASING EXP									
TOTAL PAYROLL	2	1.68	1.61						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	93.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.50	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	2	**UTILITIES TOTAL**	1.50	3	SECURITY TOTAL	.57	2	**FIXED EXP TOTAL**	.05	2	**TOTAL PAYROLL**	1.68	2
PAYROLL	.60	2	ELECTRICAL	1.12	3	SEC PAYROLL	.44	2	REAL ESTATE TAX			CLEANING	.60	2
CONTRACT			GAS	.32	3	SEC CONTRACTS			BUILDING INS	.05	2	REPAIR/MAINT	.45	2
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER	.13	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	.40	2	OTHER TAX			SECURITY	.44	2
REPR/MAINT TOTAL	1.54	2	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.45	2	COAL			MGMT FEES	.11	2	**LEASING EXPENSES**			**TOTAL CONTRACTS**		
ELEVATOR	.30	2	WATER/SEWER	.09	2	PROF FEES			ADV/PROMOTION			CLEANING		
HVAC	.50	2	**RDS/GNDS/SEC**	.57	2	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT	.86	2
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.11	2
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	.23	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,540,524 SQ. FT.				1,220,403 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					17.78	18.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.54	14.25						
MISCELLANEOUS	2	.09	.18						
TOTAL INCOME	3	13.54	14.25						
EXPENSE									
CLEANING	3	1.06	1.14			1.06	1.14		
REPAIR-MAINT	3	1.04	1.16			1.04	1.16		
UTILITIES	3	1.02	1.24			1.02	1.24		
RDS/GRNDS/SEC	3	.22	.22			.28	.27		
ADMINISTRATIVE	3	.30	.33			.38	.46		
TOTAL OPER EXP	3	3.64	4.17			4.60	5.88		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	.57	.50						
TOTAL CONTRACT	3	.99	1.11						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9150	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	155	3
AVG % OFFICE OCCUPANCY	97.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.97	3
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	3	**UTILITIES TOTAL**	1.02	3	SECURITY TOTAL	.22	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.57	3
PAYROLL	.15	3	ELECTRICAL	.90	3	SEC PAYROLL	.10	3	REAL ESTATE TAX			CLEANING	.15	3
CONTRACT	.91	3	GAS	.07	3	SEC CONTRACTS	.06	3	BUILDING INS			REPAIR/MAINT	.32	3
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.10	3
REPR/MAINT TOTAL	1.05	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.32	3	COAL			MGMT FEES			**LEASING EXPENSES**			**TOTAL CONTRACTS**	.99	3
ELEVATOR			WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION			CLEANING	.91	3
HVAC			**RDS/GNDS/SEC**	.22	3	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			SECURITY	.08	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	.73	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	874,540 SQ. FT.				787,634 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					14.27	14.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.91	14.27						
MISCELLANEOUS									
TOTAL INCOME	3	12.91	14.27						
EXPENSE									
CLEANING	3	1.56	1.87			1.56	1.87		
REPAIR-MAINT	3	1.30	.97			1.30	.97		
UTILITIES	3	1.78	2.32			1.78	2.32		
RDS/GRNDS/SEC	3	.65	.57			.72	.74		
ADMINISTRATIVE	3	.35	.21			.39	.21		
TOTAL OPER EXP	3	5.63	6.27			6.26	6.27		
FIXED EXPENSES	2	.09	.08			.09	.08		
TOTAL OPER + FIX	2	6.49	6.49			6.49	6.49		
LEASING EXP									
TOTAL PAYROLL	3	1.83	2.70						
TOTAL CONTRACT	3	.62	.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21210	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.56	3	**UTILITIES TOTAL**	1.78	3	SECURITY TOTAL	.65	3	**FIXED EXP TOTAL**	.09	2	**TOTAL PAYROLL**	1.83	3
PAYROLL	.95	3	ELECTRICAL	1.51	3	SEC PAYROLL	.39	3	REAL ESTATE TAX			CLEANING	.95	3
CONTRACT			GAS	.10	3	SEC CONTRACTS	.24	3	BUILDING INS	.09	2	REPAIR/MAINT	.39	3
SUP/MAT/MISC	.23	3	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.01	2	PURCH STEAM			**ADMIN TOTAL**	.20	2	OTHER TAX			SECURITY	.39	3
REPR/MAINT TOTAL	1.30	3	PURCH CH WTR			PAYROLL	.18	2	**LEASING EXPENSES**			ADMINISTRATIVE	.18	2
PAYROLL	.39	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.62	3
ELEVATOR	.17	2	WATER/SEWER	.25	2	PROF FEES			COMMISSIONS			CLEANING		
HVAC	.05	2	**RDS/GNDS/SEC**	.65	3	GEN OFC EXP	.02	2	PROF FEES			REPAIR/MAINT	.90	3
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP	.01	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.07	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.24	3
PLUMBING	.02	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.70	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.01	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	1,401,174 SQ. FT.				1,289,475 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.22	.94			1.22	.95		
REPAIR-MAINT	3	1.55	1.01			1.55	1.01		
UTILITIES	3	1.29	.78			1.29	.78		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.41	.38			.44	.41		
TOTAL OPER EXP	3	4.70	4.45			5.11	5.97		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22903	3
AVG SQFT/RETAIL TENANT	2061	2
AVG SQFT/OFFICE WORKER	231	3
AVG % OFFICE OCCUPANCY	97.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.29	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.13	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.14	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Jacksonville, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	654,457 SQ. FT.				568,617 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.98	1.02			.99	1.03		
REPAIR-MAINT	3	.94	1.05			.95	1.06		
UTILITIES	2	1.28	1.22			1.28	1.22		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.43	.43			.50	.51		
TOTAL OPER EXP	2	3.76	3.73			4.49	4.62		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13014	3
AVG SQFT/RETAIL TENANT	1241	2
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	96.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	2
ELECTRICAL	1.25	2
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	654,457 SQ. FT.				538,617 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.98	1.02			.99	1.03		
REPAIR-MAINT	3	.94	1.05			.95	1.06		
UTILITIES	2	1.28	1.22			1.28	1.22		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.43	.43			.50	.51		
TOTAL OPER EXP	2	3.76	3.73			4.49	4.62		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13014	3
AVG SQFT/RETAIL TENANT	1241	2
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	96.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	2
ELECTRICAL	1.25	2
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,990,039 SQ. FT.				1,634,921 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.13	1.10	.94	1.46	1.15	1.11	.94	1.46
REPAIR-MAINT	6	.81	.85	.64	1.33	.83	.86	.65	1.33
UTILITIES	6	1.58	1.37	1.23	1.69	1.58	1.37	1.23	1.69
RDS/GRNDS/SEC	2	.37	.35			.52	.52		
ADMINISTRATIVE	6	.26	.23	.22	.37	.32	.28	.24	.52
TOTAL OPER EXP	6	3.87	4.19	3.87	4.42	4.71	5.09	4.14	6.20
FIXED EXPENSES	2	.10	.08			.14	.12		
TOTAL OPER+FIX	2	4.61	4.85			6.58	7.29		
LEASING EXP									
TOTAL PAYROLL	2	1.77	1.84						
TOTAL CONTRACT	2	.67	.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13576	6
AVG SQFT/RETAIL TENANT	3244	3
AVG SQFT/OFFICE WORKER	186	6
AVG % OFFICE OCCUPANCY	98.6	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**2**
PAYROLL	.18	2
CONTRACT	.67	2
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**1.38**	**2**
PAYROLL	.96	2
ELEVATOR	.28	2
HVAC	.05	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.02	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**6**
ELECTRICAL	1.18	6
GAS		
FUEL OIL		
PURCH STEAM	.39	5
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.37**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	2
SEC PAYROLL	.31	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.37**	**2**
PAYROLL	.27	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.10**	**2**
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.77**	**2**
CLEANING	.18	2
REPAIR/MAINT	.96	2
RDS/GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.27	2
TOTAL CONTRACTS	**.67**	**2**
CLEANING	.67	2
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lockport, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,211 SQ. FT.				78,211 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	2.68	2.81			2.68	2.81		
REPAIR-MAINT	3	2.09	2.09			2.09	2.09		
UTILITIES	3	1.46	1.41			1.46	1.41		
RDS/GRNDS/SEC	3	1.45	1.20			1.45	1.20		
ADMINISTRATIVE	3	.33	.33			.33	.33		
TOTAL OPER EXP	3	8.02	8.13			8.02	8.13		
FIXED EXPENSES	3	.01	.01			.01	.01		
TOTAL OPER+FIX	3	8.03	8.14			8.03	8.14		
LEASING EXP									
TOTAL PAYROLL	3	5.67	5.92						
TOTAL CONTRACT	3	.03	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2444	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	359	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.04	3
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.68**	**3**
PAYROLL	2.45	3
CONTRACT	.03	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**2.09**	**3**
PAYROLL	1.67	3
ELEVATOR		
HVAC	.14	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**3**
ELECTRICAL	.96	3
GAS	.43	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**1.45**	**3**
RDS/GNDS TOTAL	.85	3
RDS/GNDS PAYRL	.77	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.08	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	3
SEC PAYROLL	.54	3
SEC CONTRACTS		
SEC OTHER	.07	3
ADMIN TOTAL	**.33**	**3**
PAYROLL	.25	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.01**	**3**
REAL ESTATE TAX		
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**5.67**	**3**
CLEANING	2.45	3
REPAIR/MAINT	1.67	3
RDS/GROUNDS	.77	3
SECURITY	.54	3
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	**.03**	**3**
CLEANING	.03	3
REPAIR/MAINT	.21	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lockport, NY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	65,213 SQ. FT.				65,213 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	2.96	3.29			2.96	3.29		
REPAIR-MAINT	3	2.35	1.82			2.35	1.82		
UTILITIES	3	1.61	1.39			1.61	1.39		
RDS/GRNDS/SEC	2	1.11	1.10			1.11	1.10		
ADMINISTRATIVE	3	.29	.27			.29	.27		
TOTAL OPER EXP	3	8.79	7.79			8.79	7.79		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	2	6.95	6.32			6.95	6.32		
LEASING EXP									
TOTAL PAYROLL	3	6.24	5.58						
TOTAL CONTRACT	3	.04	.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4076	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	185	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.43	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.96**	**3**
PAYROLL	2.77	3
CONTRACT	.04	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**2.35**	**3**
PAYROLL	1.88	3
ELEVATOR	.08	2
HVAC	.13	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**3**
ELECTRICAL	1.19	3
GAS	.60	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**1.11**	**2**
RDS/GNDS TOTAL	.63	2
RDS/GNDS PAYRL	.53	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	2
SEC PAYROLL	.43	2
SEC CONTRACTS		
SEC OTHER	.05	2
ADMIN TOTAL	**.29**	**3**
PAYROLL	.23	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.01**	**2**
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**6.24**	**3**
CLEANING	2.77	3
REPAIR/MAINT	1.88	3
RDS/GROUNDS	.53	2
SECURITY	.43	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**.04**	**3**
CLEANING	.04	3
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	65,213 SQ. FT.				65,213 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	2.96	3.29			2.96	3.29		
REPAIR-MAINT	3	2.35	1.82			2.35	1.82		
UTILITIES	3	1.61	1.39			1.61	1.39		
RDS/GRNDS/SEC	2	1.11	1.10			1.11	1.10		
ADMINISTRATIVE	3	.29	.27			.29	.27		
TOTAL OPER EXP	3	8.79	7.79			8.79	7.79		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	2	6.95	6.32			6.95	6.32		
LEASING EXP									
TOTAL PAYROLL	3	6.24	5.58						
TOTAL CONTRACT	3	.04	.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4076	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	185	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.43	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.96**	**3**
PAYROLL	2.77	3
CONTRACT	.04	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**2.35**	**3**
PAYROLL	1.88	3
ELEVATOR	.08	2
HVAC	.13	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**3**
ELECTRICAL	1.19	3
GAS	.60	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**1.11**	**2**
RDS/GNDS TOTAL	.63	2
RDS/GNDS PAYRL	.53	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.10	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	2
SEC PAYROLL	.43	2
SEC CONTRACTS		
SEC OTHER	.05	2
ADMIN TOTAL	**.29**	**3**
PAYROLL	.23	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.01**	**2**
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**6.24**	**3**
CLEANING	2.77	3
REPAIR/MAINT	1.88	3
RDS/GROUNDS	.53	2
SECURITY	.43	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**.04**	**3**
CLEANING	.04	3
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	3,359,001 SQ. FT.				2,927,893 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	5	1.37	1.42	.88	1.75	1.38	1.45	.89	1.76	
REPAIR-MAINT	5	1.32	.96	.59	1.83	1.34	.96	.59	1.84	
UTILITIES	5	1.54	1.29	1.28	1.84	1.54	1.29	1.28	1.84	
RDS/GRNDS/SEC	3	.88	.19			.92	.22			
ADMINISTRATIVE	6	.63	.31	.00	1.10	.73	.31	.00	1.24	
TOTAL OPER EXP	5	4.49	3.88	3.62	5.46	5.39	4.87	4.02	6.34	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	2	.05	.43							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33906	5
AVG SQFT/RETAIL TENANT	3525	3
AVG SQFT/OFFICE WORKER	226	5
AVG % OFFICE OCCUPANCY	93.1	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.82	2
PAYROLL		
CONTRACT	.05	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.15	2
PAYROLL		
ELEVATOR	.04	2
HVAC	.09	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.51	4
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.88	3
TOTAL		
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.07	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.95	2
CLEANING	.05	2
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	1,587,316 SQ. FT.				1,318,693 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.65	1.62			1.66	1.62			
REPAIR-MAINT	3	1.28	.96			1.29	.96			
UTILITIES	3	1.54	1.29			1.54	1.29			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	.35	.00			.42	.00			
TOTAL OPER EXP	3	4.88	4.19			5.88	5.07			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19554	2
AVG SQFT/RETAIL TENANT	2059	2
AVG SQFT/OFFICE WORKER	295	2
AVG % OFFICE OCCUPANCY	99.1	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	3
ELECTRICAL	1.50	3
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA :

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	310,322 SQ. FT.				269,105 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	2.03	1.47			2.03	1.47		
REPAIR-MAINT	3	1.68	1.45			1.70	1.48		
UTILITIES	3	1.72	1.84			1.72	1.85		
RDS/GRNDS/SEC	2	.20	.32			.24	.34		
ADMINISTRATIVE	3	.33	.93			.38	1.11		
TOTAL OPER EXP	2	6.77	6.27			7.97	6.93		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	4.70	2.81						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15323	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	153	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.03	2
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	2.10	2
PAYROLL	1.80	2
ELEVATOR	.14	2
HVAC	.07	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	3
ELECTRICAL	1.65	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.20	2
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.95	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.70	2
CLEANING		
REPAIR/MAINT	1.80	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT	.25	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,564,732 SQ. FT.				1,511,227 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					16.93	13.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	16.66	12.76						
MISCELLANEOUS									
TOTAL INCOME	4	16.67	12.76						
EXPENSE									
CLEANING	4	.77	.74	.68	.90	.78	.76	.69	.91
REPAIR-MAINT	6	1.15	1.10	.54	2.12	1.17	1.13	.54	2.13
UTILITIES	4	2.02	1.68	1.61	2.16	2.05	1.69	1.62	2.20
RDS/GRNDS/SEC	5	.65	.74	.44	1.05	.67	.76	.45	1.08
ADMINISTRATIVE	6	.54	.59	.43	.72	.56	.62	.44	.75
TOTAL OPER EXP	4	5.05	4.99	4.08	6.36	5.19	5.17	4.20	6.53
FIXED EXPENSES	2	.16	.12			.17	.13		
TOTAL OPER + FIX	2	6.13	6.48			6.31	6.66		
LEASING EXP									
TOTAL PAYROLL	5	1.27	1.42	.91	1.99				
TOTAL CONTRACT	3	1.22	1.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20383	3
AVG SQFT/RETAIL TENANT	1813	3
AVG SQFT/OFFICE WORKER	213	3
AVG % OFFICE OCCUPANCY	99.2	4
AVG % RETAIL OCCUPANCY	98.0	4
AVG $ RATE YR-END RENT	17.42	4
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC		
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	1.08	5
PAYROLL	.56	5
ELEVATOR	.30	3
HVAC	.16	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	4
ELECTRICAL	1.45	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.65	5
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	5
SEC PAYROLL		
SEC CONTRACTS	.46	3
SEC OTHER	.04	2
ADMIN TOTAL	.53	5
PAYROLL	.50	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.16	2
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX	.16	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.27	5
CLEANING		
REPAIR/MAINT	.56	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	5
TOTAL CONTRACTS	1.22	3
CLEANING	.71	3
REPAIR/MAINT	.55	3
RDS/GROUNDS	.06	3
SECURITY	.46	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	749,395 SQ. FT.				699,185 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.33	1.44			1.33	1.45		
REPAIR-MAINT	9	.76	.77			.76	.77		
UTILITIES	9	.85	.75			.85	.75		
RDS/GRNDS/SEC ADMINISTRATIVE	9	.31	.24			.33	.29		
TOTAL OPER EXP	9	3.33	3.42			3.57	3.74		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7384	2
AVG SQFT/RETAIL TENANT	482	2
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	86.9	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.85	9
ELECTRICAL	.61	9
GAS	.17	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	1,660,105 SQ. FT.				1,419,321 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					12.03	12.16		
RETAIL AREA									
OTHER AREA	4	23.05	22.81						
TOTAL RENT	4	13.42	13.74						
MISCELLANEOUS									
TOTAL INCOME	4	13.42	13.74						
EXPENSE									
CLEANING	6	1.00	1.02	.69	1.28	1.01	1.05	.69	1.28
REPAIR-MAINT	6	1.07	1.13	.66	1.30	1.08	1.16	.66	1.30
UTILITIES	5	2.03	1.69	1.29	2.24	2.03	1.69	1.29	2.25
RDS/GRNDS/SEC	4	.29	.10			.33	.11		
ADMINISTRATIVE	5	.78	.92	.44	1.11	.92	1.14	.57	1.21
TOTAL OPER EXP	5	5.02	5.04	4.20	6.14	5.89	5.94	4.71	7.61
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	1.57	1.39						
TOTAL CONTRACT	4	1.01	.96						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25784	7
AVG SQFT/RETAIL TENANT	4555	2
AVG SQFT/OFFICE WORKER	216	7
AVG % OFFICE OCCUPANCY	99.9	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.86	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL		
CONTRACT	.98	4
SUP/MAT/MISC	.18	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.16	4
PAYROLL	.67	4
ELEVATOR	.21	4
HVAC	.15	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	5
ELECTRICAL	1.19	5
GAS	.76	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	1.04	3
PAYROLL	1.04	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	4
CLEANING		
REPAIR/MAINT	.67	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.04	3
TOTAL CONTRACTS	1.01	4
CLEANING	.96	4
REPAIR/MAINT	.37	4
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	696,845 SQ. FT.			606,942 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.80	11.88		
RETAIL AREA									
OTHER AREA	2	21.18	16.16						
TOTAL RENT	2	12.88	13.14						
MISCELLANEOUS									
TOTAL INCOME	2	12.88	13.14						
EXPENSE									
CLEANING	3	.53	.85			.83	.85		
REPAIR-MAINT	3	.81	.69			.81	.69		
UTILITIES	2	1.29	1.29			1.29	1.29		
RDS/GRNDS/SEC	2	.71	.83			.80	1.06		
ADMINISTRATIVE	3	.59	.87			.72	1.15		
TOTAL OPER EXP	2	5.13	5.30			5.79	6.37		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.15	1.11						
TOTAL CONTRACT	2	1.08	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30306	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	99.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.07	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	2	**UTILITIES TOTAL**	1.29	2	SECURITY TOTAL	.71	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	1.15	2
PAYROLL			ELECTRICAL	1.14	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.02	2	GAS	.04	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.44	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.96	2	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.44	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.07	2	WATER/SEWER	.10	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.08	2
HVAC			**RDS/GNDS/SEC**	.71	2	GEN OFC EXP			COMMISSIONS			CLEANING	1.02	2
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.35	2
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	3,248,702 SQ. FT.				2,822,922 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	2.11	2.14	2.06	3.03	2.12	2.14	2.09	3.05
REPAIR-MAINT	5	1.12	1.49	.96	2.17	1.12	1.52	.97	2.19
UTILITIES	4	2.33	2.75	1.72	3.07	2.33	2.75	1.72	3.06
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.26	.29	.22	.39	.30	.33	.27	.45
TOTAL OPER EXP	4	5.78	6.42	4.98	8.30	6.67	7.37	5.98	9.82
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27627	5
AVG SQFT/RETAIL TENANT	2570	5
AVG SQFT/OFFICE WORKER	201	5
AVG % OFFICE OCCUPANCY	97.9	5
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	2.33	4	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.78	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.03	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.60	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ogden, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	311,539 SQ. FT.				285,309 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	.54	.74			.54	.74			
REPAIR-MAINT	3	.46	.49			.46	.49			
UTILITIES	2	1.08	1.09			1.08	1.09			
RDS/GRNDS/SEC										
ADMINISTRATIVE	2	.17	.21			.19	.21			
TOTAL OPER EXP	2	2.34	2.48			2.52	2.60			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8627	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	2
AVG % OFFICE OCCUPANCY	99.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.08	2	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.95	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.12	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	490,971 SQ. FT.				442,438 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.17	1.00			1.16	1.02			
REPAIR-MAINT	3	.51	.50			.51	.50			
UTILITIES	3	1.07	.84			1.07	.84			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	.38	.32			.42	.42			
TOTAL OPER EXP	3	3.13	2.65			3.47	3.49			
FIXED EXPENSES										
TOTAL OPER + FIX	•									
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8907	3
AVG SQFT/RETAIL TENANT	1694	3
AVG SQFT/OFFICE WORKER	198	3
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.07	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.90	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.17	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	390,268 SQ. FT.				385,384 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	3					13.24	13.24			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	12.99	13.00							
MISCELLANEOUS										
TOTAL INCOME	3	12.99	13.00							
EXPENSE										
CLEANING										
REPAIR-MAINT	4	.55	.40	.37	.61	.55	.40	.37	.61	
UTILITIES										
RDS/GRNDS/SEC	3	1.13	1.13			1.15	1.15			
ADMINISTRATIVE	4	.53	.58	.25	.91	.56	.62	.28	.91	
TOTAL OPER EXP										
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	2	2.34	2.44							
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.24	3
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.39	2
PAYROLL	.39	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	1.13	2
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.13	2
SEC PAYROLL	1.13	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.82	2
PAYROLL	.82	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.34	2
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY	1.13	2
ADMINISTRATIVE	.82	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	666,483 SQ. FT.				549,316 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	2	.99	1.00			1.00	1.00			
REPAIR-MAINT	3	.87	.89			.87	.89			
UTILITIES	3	1.93	2.02			1.93	2.02			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	.28	.28			.34	.34			
TOTAL OPER EXP	2	4.06	4.02			4.95	4.90			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11642	3
AVG SQFT/RETAIL TENANT	457	2
AVG SQFT/OFFICE WORKER	210	3
AVG % OFFICE OCCUPANCY	97.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	2
ELECTRICAL	1.44	2
GAS		
FUEL OIL		
PURCH STEAM	.49	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	534,421 SQ. FT.				418,616 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.14	1.20			1.18	1.25		
REPAIR-MAINT	3	1.00	.92			1.04	.95		
UTILITIES	3	1.24	1.11			1.24	1.11		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	3.38	3.55			4.32	4.15		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12158	3
AVG SQFT/RETAIL TENANT	4360	3
AVG SQFT/OFFICE WORKER	213	3
AVG % OFFICE OCCUPANCY	98.8	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	3
ELECTRICAL	1.12	3
GAS	.12	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	2,095,232 SQ. FT.				1,889,521 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.67	1.71	1.64	1.92	1.68	1.71	1.66	1.92
REPAIR-MAINT	7	1.63	1.75	1.33	2.12	1.64	1.75	1.34	2.12
UTILITIES	7	1.06	1.00	.72	1.20	1.06	1.00	.72	1.20
RDS/GRNDS/SEC	5	.05	.05	.03	.07	.05	.06	.03	.08
ADMINISTRATIVE	7	.44	.47	.38	.60	.49	.58	.40	.74
TOTAL OPER EXP	7	4.84	5.17	4.67	5.39	5.37	5.80	4.92	6.43
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.49	2.68	2.25	3.55				
TOTAL CONTRACT	2	.00	.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10115	2
AVG SQFT/RETAIL TENANT	2388	2
AVG SQFT/OFFICE WORKER	205	2
AVG % OFFICE OCCUPANCY	98.8	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	5
PAYROLL	1.43	5
CONTRACT		
SUP/MAT/MISC	.15	5
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	1.84	5
PAYROLL	.64	5
ELEVATOR	.07	5
HVAC	1.05	5
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	7
ELECTRICAL	.99	7
GAS	.05	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.05	5
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.05	5
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.37	5
PAYROLL	.37	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.49	5
CLEANING	1.43	5
REPAIR/MAINT	.64	5
RDS/GROUNDS	.05	5
SECURITY		
ADMINISTRATIVE	.37	5
TOTAL CONTRACTS	.00	2
CLEANING		
REPAIR/MAINT	1.15	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	978,583 SQ. FT.				829,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.86	1.83	1.66	2.02	1.88	1.83	1.67	2.05
REPAIR-MAINT	5	1.59	1.89	.61	2.55	1.61	1.89	.83	2.55
UTILITIES	5	1.02	.82	.60	1.26	1.02	.82	.60	1.26
RDS/GRNDS/SEC	3	.05	.05			.05	.06		
ADMINISTRATIVE	5	.57	.48	.42	.76	.66	.65	.50	.90
TOTAL OPER EXP	5	5.07	5.37	4.21	5.78	5.98	6.15	5.10	6.93
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.08	3.11						
TOTAL CONTRACT	2	.00	.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10115	2
AVG SQFT/RETAIL TENANT	2388	2
AVG SQFT/OFFICE WORKER	205	2
AVG % OFFICE OCCUPANCY	98.8	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.84**	**3**
PAYROLL	1.65	3
CONTRACT		
SUP/MAT/MISC	.18	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**2.19**	**3**
PAYROLL	.90	3
ELEVATOR	.11	3
HVAC	1.08	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.02**	**5**
ELECTRICAL	.93	5
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC	**.06**	**3**
TOTAL		
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.47**	**3**
PAYROLL	.47	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.08**	**3**
CLEANING	1.65	3
REPAIR/MAINT	.90	3
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.47	3
TOTAL CONTRACTS	**.00**	**2**
CLEANING		
REPAIR/MAINT	1.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Saint Petersburg, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	351,802 SQ. FT.				333,478 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.83	.82	.73	.97	.83	.83	.73	.97
REPAIR-MAINT	5	1.81	1.58	.96	3.18	1.82	1.58	.96	3.18
UTILITIES	4	1.33	1.31	1.20	1.54	1.33	1.31	1.20	1.54
RDS/GRNDS/SEC	4	1.21	1.23	.94	1.43	1.22	1.24	.95	1.43
ADMINISTRATIVE	5	.57	.48	.31	.87	.60	.53	.31	.88
TOTAL OPER EXP	4	5.22	5.49	4.26	7.51	5.54	5.49	4.49	7.51
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.61	2.69	2.08	2.95				
TOTAL CONTRACT	3	1.70	1.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**3**
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**2.14**	**4**
PAYROLL	1.54	4
ELEVATOR	.05	2
HVAC	.38	3
ELECTRICAL	.14	3
STRUCT/ROOF		
PLUMBING	.14	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.33**	**4**
ELECTRICAL	1.25	4
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC	**1.21**	**4**
TOTAL		
RDS/GNDS TOTAL	.33	3
RDS/GNDS PAYRL	.26	3
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.98	4
SEC PAYROLL		
SEC CONTRACTS	.90	3
SEC OTHER		
ADMIN TOTAL	**.64**	**4**
PAYROLL	.55	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.61**	**4**
CLEANING		
REPAIR/MAINT	1.54	4
RDS/GROUNDS	.26	3
SECURITY		
ADMINISTRATIVE	.55	4
TOTAL CONTRACTS	**1.70**	**3**
CLEANING	.74	3
REPAIR/MAINT	.71	3
RDS/GROUNDS	.05	3
SECURITY	.90	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Diego, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	913,988 SQ. FT.				775,209 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.29	1.83			1.32	1.83		
REPAIR-MAINT	3	1.35	1.87			1.38	1.87		
UTILITIES	3	1.78	1.51			1.78	1.52		
RDS/GRNDS/SEC	2	.21	.21			.22	.22		
ADMINISTRATIVE	3	.22	.38			.26	.38		
TOTAL OPER EXP	3	4.71	6.04			5.55	6.87		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	4.12	4.12						
TOTAL CONTRACT	2	.14	.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	264	2
AVG % OFFICE OCCUPANCY	92.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.89**	**2**
PAYROLL	1.67	2
CONTRACT		
SUP/MAT/MISC	.20	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	**2.30**	**2**
PAYROLL	1.90	2
ELEVATOR	.04	2
HVAC	.36	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**3**
ELECTRICAL	1.56	3
GAS		
FUEL OIL		
PURCH STEAM	.22	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	**.21**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.60**	**2**
PAYROLL	.59	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**4.12**	**2**
CLEANING	1.67	2
REPAIR/MAINT	1.80	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.59	2
TOTAL CONTRACTS	**.14**	**2**
CLEANING		
REPAIR/MAINT	.43	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	2,454,058 SQ. FT.				2,081,127 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.55	1.57	.94	1.86	1.56	1.57	.94	1.88
REPAIR-MAINT	6	1.13	1.24	.99	1.36	1.14	1.25	.99	1.37
UTILITIES	6	1.07	.89	.68	1.44	1.06	.89	.68	1.44
RDS/GRNDS/SEC	3	.02	.01			.03	.01		
ADMINISTRATIVE	7	.50	.57	.46	.67	.59	.63	.53	.85
TOTAL OPER EXP	6	4.31	4.55	3.97	4.94	5.07	5.06	4.47	5.78
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.64	3.14						
TOTAL CONTRACT	3	.00	.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22508	4
AVG SQFT/RETAIL TENANT	2680	4
AVG SQFT/OFFICE WORKER	248	4
AVG % OFFICE OCCUPANCY	98.8	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.90**	**3**
PAYROLL	1.75	3
CONTRACT		
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.37**	**3**
PAYROLL	1.23	3
ELEVATOR	.06	2
HVAC	.03	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.07**	**6**
ELECTRICAL	.95	6
GAS	.11	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.02**	**3**
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.65**	**3**
PAYROLL	.65	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.64**	**3**
CLEANING	1.75	3
REPAIR/MAINT	1.23	3
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.65	3
TOTAL CONTRACTS	**.90**	**3**
CLEANING		
REPAIR/MAINT	.11	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	739,705 SQ. FT.				643,272 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.78	1.70	.94	2.37	1.79	1.70	.94	2.37
REPAIR-MAINT	3	1.60	1.36			1.60	1.37		
UTILITIES	3	.96	.90			.96	.90		
RDS/GRNDS/SEC	2	.04	.04			.05	.05		
ADMINISTRATIVE	4	.61	.67	.46	.86	.70	.80	.50	1.06
TOTAL OPER EXP	3	5.22	4.94			5.90	5.45		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	4.57	4.50						
TOTAL CONTRACT	2	.00	.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15555	2
AVG SQFT/RETAIL TENANT	940	2
AVG SQFT/OFFICE WORKER	256	2
AVG % OFFICE OCCUPANCY	97.7	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.25	2
PAYROLL	2.09	2
CONTRACT		
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.60	2
PAYROLL	1.66	2
ELEVATOR		
HVAC	.04	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.96	3
ELECTRICAL	.85	3
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC	.04	2
TOTAL		
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.77	2
PAYROLL	.77	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.57	2
CLEANING	2.09	2
REPAIR/MAINT	1.66	2
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.77	2
TOTAL CONTRACTS	.00	2
CLEANING		
REPAIR/MAINT	.09	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	990,066 SQ. FT.				818,356 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.31	1.40			1.34	1.45		
REPAIR-MAINT	3	.92	.58			.94	.58		
UTILITIES	2	1.06	.93			1.06	.93		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.00	.00			.00	.00		
TOTAL OPER EXP	2	3.66	3.50			4.41	4.42		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11547	3
AVG SQFT/RETAIL TENANT	3682	3
AVG SQFT/OFFICE WORKER	190	3
AVG % OFFICE OCCUPANCY	98.8	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	2
ELECTRICAL	.85	2
GAS	.04	2
FUEL OIL		
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	259,340 SQ. FT.				255,305 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	2					13.24	13.24			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	12.93	12.92							
MISCELLANEOUS										
TOTAL INCOME	2	12.93	12.92							
EXPENSE										
CLEANING										
REPAIR-MAINT	2	.40	.41			.41	.41			
UTILITIES	2	1.23	1.31			1.24	1.32			
RDS/GRNDS/SEC	2	1.13	1.13			1.16	1.16			
ADMINISTRATIVE	3	.63	.44			.64	.45			
TOTAL OPER EXP										
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	3	1.64	1.79							
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5393	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.08	3
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.41	2
PAYROLL	.41	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	2
ELECTRICAL	1.16	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	1.13	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.13	2
SEC PAYROLL	1.13	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.63	3
PAYROLL	.63	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.64	3
CLEANING		
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY	1.13	2
ADMINISTRATIVE	.63	3
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	236,181 SQ. FT.				194,019 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.53	1.60			1.56	1.61			
REPAIR-MAINT	3	1.14	1.06			1.16	1.06			
UTILITIES	3	1.27	1.28			1.28	1.28			
RDS/GRNDS/SEC										
ADMINISTRATIVE	2	.61	.62			.76	.79			
TOTAL OPER EXP	3	4.51	4.52			5.49	5.51			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4811	3
AVG SQFT/RETAIL TENANT	1639	2
AVG SQFT/OFFICE WORKER	311	2
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	3
ELECTRICAL	1.02	3
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	9,335,550 SQ. FT.				7,956,884 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	18	1.01	1.11	.69	1.30	1.03	1.12	.91	1.31
REPAIR-MAINT	18	1.36	1.39	.97	1.73	1.38	1.39	.97	1.74
UTILITIES	15	1.60	1.58	1.31	1.88	1.60	1.58	1.31	1.88
RDS/GRNDS/SEC									
ADMINISTRATIVE	16	1.03	1.01	.50	1.33	1.21	1.15	.56	1.63
TOTAL OPER EXP	13	5.45	5.82	4.81	6.41	6.40	6.59	5.79	7.49
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	73229	21
AVG SQFT/RETAIL TENANT	3547	16
AVG SQFT/OFFICE WORKER	220	20
AVG % OFFICE OCCUPANCY	97.6	21
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	15
ELECTRICAL	1.11	14
GAS		
FUEL OIL		
PURCH STEAM	.50	15
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,168,075 SQ. FT.				996,606 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.99	.91	.76	1.21	1.00	.93	.78	1.21
REPAIR-MAINT	5	2.09	2.12	1.57	2.73	2.12	2.21	1.58	2.73
UTILITIES	2	1.48	1.47			1.48	1.47		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.41	.21			.45	.23		
TOTAL OPER EXP	2	8.22	8.12			11.11	10.97		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	53817	6
AVG SQFT/RETAIL TENANT	2877	4
AVG SQFT/OFFICE WORKER	239	6
AVG % OFFICE OCCUPANCY	97.0	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	2
ELECTRICAL	.82	2
GAS		
FUEL OIL		
PURCH STEAM	.67	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,366,846 SQ. FT.				2,919,166 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.18	1.07	.78	1.34	1.20	1.10	.78	1.36
REPAIR-MAINT	7	1.43	1.16	.90	1.46	1.45	1.19	.91	1.48
UTILITIES	6	1.27	1.24	1.15	1.64	1.27	1.24	1.15	1.64
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	1.20	1.29	.72	1.58	1.37	1.53	.86	1.95
TOTAL OPER EXP	5	4.96	5.51	3.92	6.14	5.65	6.55	4.28	7.35
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	56049	7
AVG SQFT/RETAIL TENANT	1750	6
AVG SQFT/OFFICE WORKER	226	7
AVG % OFFICE OCCUPANCY	96.0	7
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	6
ELECTRICAL	.92	6
GAS		
FUEL OIL		
PURCH STEAM	.35	6
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,623,865 SQ. FT.				3,877,437 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.89	1.20	.63	1.31	.91	1.22	.65	1.32
REPAIR-MAINT	4	1.03	1.00	.79	1.28	1.04	1.02	.80	1.30
UTILITIES	4	1.87	1.93	1.69	2.07	1.88	1.93	1.69	2.07
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	1.01	1.18	.52	1.85	1.20	1.37	.64	2.20
TOTAL OPER EXP	4	5.55	5.53	4.91	6.26	6.62	6.50	6.11	7.15
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	112631	5
AVG SQFT/RETAIL TENANT	9545	4
AVG SQFT/OFFICE WORKER	210	5
AVG % OFFICE OCCUPANCY	98.8	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	4
ELECTRICAL	1.32	4
GAS		
FUEL OIL		
PURCH STEAM	.55	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	716,846 SQ. FT.				708,346 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.89	15.57		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.47	15.79						
MISCELLANEOUS	4	.57	.02						
TOTAL INCOME	4	13.04	15.80						
EXPENSE									
CLEANING	4	.73	1.00			.74	1.00		
REPAIR-MAINT	4	.94	1.46			.95	1.46		
UTILITIES	3	2.00	2.23			2.00	2.23		
RDS/GRNDS/SEC	4	.17	.01			.18	.01		
ADMINISTRATIVE	4	.48	.76			.49	.81		
TOTAL OPER EXP	3	3.98	5.03			3.98	5.03		
FIXED EXPENSES	4	1.13	1.29			1.14	1.37		
TOTAL OPER + FIX	3	5.07	5.77			5.07	5.77		
LEASING EXP									
TOTAL PAYROLL	4	.80	.86						
TOTAL CONTRACT	4	.53	.98						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51466	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	4
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	26.23	4
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4
PAYROLL		
CONTRACT	.96	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.94	4
PAYROLL	.41	4
ELEVATOR	.09	4
HVAC	.14	4
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	3
ELECTRICAL	1.92	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC	.17	4
TOTAL		
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER		
ADMIN TOTAL	.48	4
PAYROLL	.18	2
MGMT FEES	.56	3
PROF FEES	.09	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.13	4
REAL ESTATE TAX	1.18	2
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	4
CLEANING		
REPAIR/MAINT	.41	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	.53	4
CLEANING	.96	3
REPAIR/MAINT	.32	4
RDS/GROUNDS	.07	4
SECURITY	.25	3
ADMINISTRATIVE	.65	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Analyses

Canadian Office Buildings Achieve a Real Gain in Net Operating Income In Spite of High Inflation Rate

W. Ellen Ku and Deidre A. Schexnayder

Canada Private Office Buildings

The owners and managers of private sector Canadian office buildings experienced a gain in net operating income between 1988 and 1989, based on a control sample survey of 115 properties encompassing almost 31 million square feet of space. These properties, for which income and expense data was reported in both 1988 and 1989, achieved a 7.5 percent increase, or $.80 (Canadian) per square foot, in estimated average net operating income in 1989, relative to 1988. Adjusted for a 5 percent inflation rate, the real gain was 2.2 percent.

The $.80 increase per square foot was the result of a $1.45 per square foot increase in average total income, which was offset by a $0.44 per square foot increase in average operating expenses (Table 1). The estimate of total expenses (including leasing) rose by $0.65 per square foot, or a 7.2% increase.

Contrary to previous years, the cost of cleaning increased in Canadian private sector office buildings in 1989. Average cleaning expenses increased on a nominal basis, 7.8%, or $.07 per square foot. The other major operating expenses, repairs/maintenance and utilities, rose from last year, 7.0% and 10.2% respectively. Average administrative expenses rose by 6.3 percent between 1988 and 1989. Roads, grounds and security took a 22.9% jump in comparison a zero percent increase a year ago.

INCOME EXPENSE COMPARISONS: 1988-1989
CANADA PRIVATE SECTOR

2-Year Control Sample
115 Buildings, 30.8 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1988	1989	%Change	1988	1989	%Change
INCOME						
Office	14.71	16.03	9.0	19.55	21.03	7.6
Retail	19.30	19.19	-.6	21.71	23.47	8.1
Total Income	15.37	16.24	5.7	19.66	21.11	7.4
EXPENSES						
Cleaning	.84	.91	8.3	.90	.97	7.8
Repairs/Maintenance	1.20	1.26	5.0	1.29	1.38	7.0
Utilities	1.43	1.52	6.3	1.37	1.51	10.2
Roads/Grounds/Security	.29	.35	20.7	.35	.43	22.9
Administrative	.73	.77	5.5	.80	.85	6.3
Total Operating Expenses	4.71	5.00	6.2	4.69	5.13	9.4
Fixed Expenses	2.32	2.37	2.2	3.23	3.55	9.9
Total Expenses (Operating + Fixed)	6.89	7.56	9.7	7.99	8.65	8.3
Leasing	1.10	.85	-22.7	1.43	1.42	-.7
Total Expenses + Leasing[2]				9.02	9.67	7.2
Net Operating Income (NOI)[3]				10.64	11.44	7.5
NOI Adjusted for Inflation (5.0%)					10.87	2.2

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

A phenomenon which appears to be consistent with a longstanding trend is the reported change in average fixed costs, primarily property taxes. Between 1988 and 1989, the control sample buildings reported an increase of $0.32 per square foot, or about 9.9 percent. This corresponds with a trend of several years duration, in which the typical increase in average fixed expenses was approximately 10 percent.

A closer look at mean and median measurements suggests that smaller properties in Canada did not fare as well as larger buildings. As Table 1 reveals, the percent change in the median value for total income was smaller than the percent change in the average value, which indicates that smaller properties, which dominate the median value, did not experience as large income increases as did the larger buildings. The median value for total operating plus fixed expenses rose more between 1988 and 1989 than did the average value for total operating plus fixed expenses.

All of the results reported here must be regarded cautiously because of the small sample size. Whereas data covering 185 private office buildings in Canada were received this year, reports for only 115 of these properties were received in 1988 as well. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately. Finally, as the Overview article presented at the front of the book points out, analysis of net operating income from control samples, as these are constructed, tend to be biased downwards, that is, to imply less favorable results than those actually achieved by the typical property owner or manager.

Figure 1 illustrates the ratio of expenses by category to the total for all Canada private sector respondents. The leading source of expense for Canadian office properties continues to be fixed expenses, followed by utilities, repairs/maintenance, and cleaning. In contrast with property managers' experience in the United States, Canadian property owners pay substantially more in property taxes, the major component of fixed expenses.

Canada Government Office Buildings

The analysis of Canadian government office buildings reporting to the *Experience Exchange Report* this year suggests that increases in total operating expenses exceeded the rate of inflation by 7.4%. Closer examination of individual expenses components is presented as follows. The three major components of expense, cleaning, repairs/maintenance, and utilities, all experienced increases in expenses above the rate of inflation in 1989 (5.0%) if average costs are examined. Average cleaning costs, for example, rose by 6.3 percent, from $0.96 to $1.02 per square foot. Average repairs and maintenance expenses rose by 16.4 percent, from $1.28 to $1.49 per square foot, while the percent change in the median reveals a 5.8 percent decrease. This might suggest that there are more large properties undergoing major repairs and maintenance activities, which would skew the average to the high side. Administrative expenses rose 20.6 percent, or $.07 per square foot, and utilities increased by 4.6 percent, from $1.53 to $1.60 per square foot. Reported total operating expenses rose by 13.2 percent, or $0.55 per square foot. On a real basis, adjusted for inflation, total operating expenses actually rose 7.4 percent.

All of these results must be considered with due caution, however, because the sample size is so small: 81 buildings containing only 12.9 million square feet of space.

Summary

An examination of the occupancy, income, and expense experiences for Canadian private office properties that have reported to the *Experience Exchange Report* for the last five years places the performance of the properties in the two year control sample in perspective. As Table 2 reveals, occupancy levels for the 2-year control sample of properties reveals a slight increase from 89.2% in 1988 to 90.9% in 1989. The 5-year control indicates a decrease from 95.5% in 1988 to 94% in 1989.

In both 1988 and 1989, estimated net operating income increased at a rate exceeding the inflation rate, so that these properties experienced increases in estimated real net operating income. In 1989, the increases were slightly greater than they were in 1988, primarily due to an increase in total income and a drastic decrease in total operating and fixed expenses over last year.

In contrast with the experience of a five year control sample of private sector U.S. properties which realized an increase in fixed expenses of 30.2 percent over five years, the comparable figure for the Canadian properties was less than 15 percent. On a real basis, Canadian properties saw a drop in fixed expenses, notably property taxes, over the five year period. It is important to point out, however, that Canadian properties pay fixed expenses that on average are approximately 35 percent higher than the payments by U.S. properties.

OCCUPANCY CONDITIONS		(PERCENT OF RENTABLE SPACE)				
		1985	1986	1987	1988	1989
2-year Control Samples, Canada Private Sector (115 Bldgs: 30.8 million sq. ft.)						
	Office				89.2	90.9
	Retail				92.1	90.0
5-year Control Samples, Canada Private Sector (42 Bldgs: 12.2 million sq. ft.)						
	Office	93.6	91.8	93.9	95.5	94.0
	Retail	91.6	89.8	94.3	93.5	92.8
All Buildings Reporting, Canada Private Sector (185 Bldgs: 50.1 million sq. ft.)						
	Office					91.4
	Retail					89.6

Table 2

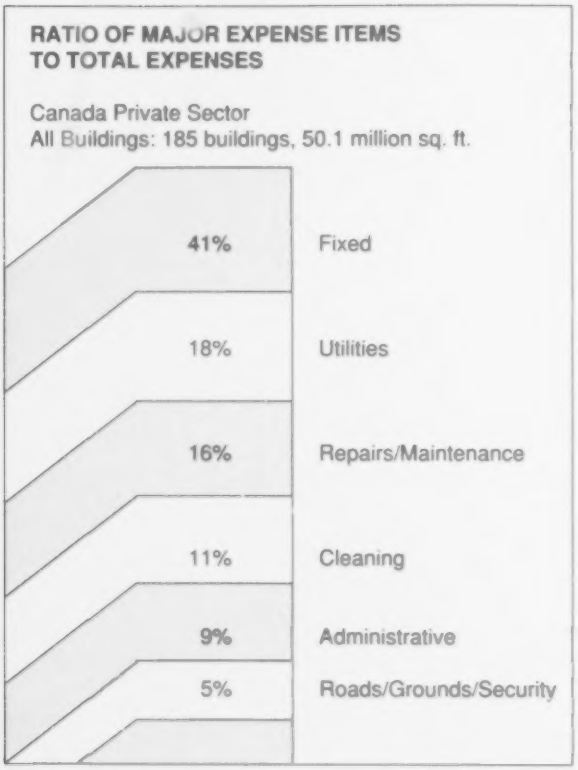

Figure 1

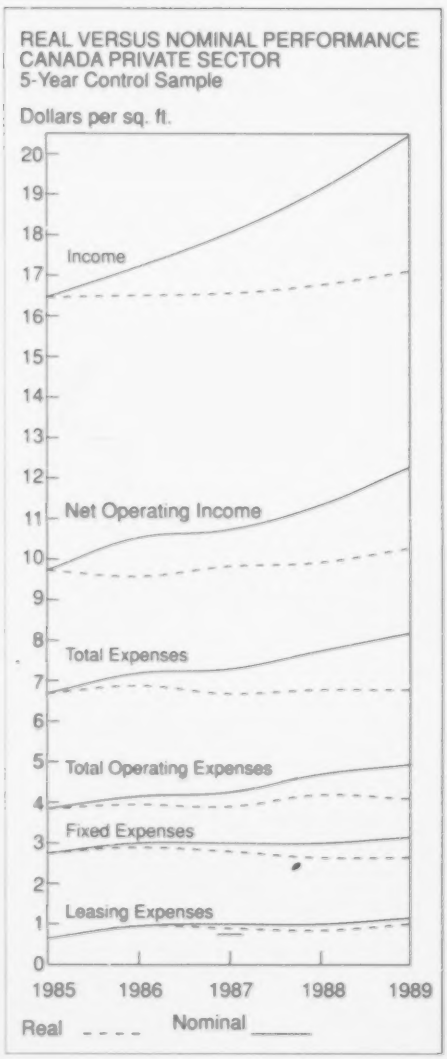

Figure 2

EXPENSE COMPARISONS: 1988-1989
CANADA GOVERNMENT BUILDINGS

2-Year Control Sample
81 Buildings: 12.9 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS			AVERAGES		
	1988	**1989**	**%Change**	**1988**	**1989**	**%Change**
EXPENSES						
Cleaning	.84	.90	7.1	.96	1.02	6.3
Repairs/Maintenance	1.38	1.30	-5.8	1.28	1.49	16.4
Utilities	1.38	1.47	6.5	1.53	1.60	4.6
Administrative	.25	.32	28.0	.34	.41	20.6
Total Operating	4.32	4.76	10.2	4.18	4.73	13.2
Total Adjusted for Inflation (5.0%)					4.49	7.4

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

5-Year Control Sample
42 Buildings: 12.2 million sq. ft.
Nominal Canada Dollars per sq. ft.

	1985	1986	1987	1988	1989	Difference 1985-1989
Income	16.55	17.31	18.14	19.18	20.60	
% Difference		4.6%	4.8%	5.7%	7.4%	24.5%
Total Operating Expenses	3.91	4.19	4.31	4.75	4.99	
% Difference		7.2%	2.9%	10.2%	5.1%	27.6%
Fixed Expenses	2.82	3.05	3.04	3.05	3.22	
% Difference		8.2%	-.33%	.33%	5.6%	14.2%
Leasing Expenses	.72	1.02	1.04	1.06	1.23	
% Difference		41.7%	2.0%	1.9%	16.0%	70.8%
Total Expenses	6.75	7.25	7.35	7.80	8.23	
% Difference		7.4%	1.4%	6.1%	5.5%	21.9%
Net Operating Income	9.80	10.06	10.79	11.38	12.37	
% Difference		2.7%	7.3%	5.5%	8.7%	26.2%
CPI		4.1%	4.4%	4.1%	5.0%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

5-Year Control Sample
42 Buildings: 12.2 million sq. ft.
Real 1985 Canada dollars per sq. ft.
(Adjusted for annual change in CPI)

	1985	1986	1987	1988	1989	1985-1989
Income	16.55	16.60	16.63	16.86	17.21	
% Difference		.30%	.20%	1.4%	2.1%	4.0%
Total Operating Expenses	3.91	4.02	3.95	4.18	4.17	
% Difference		2.8%	-1.7%	5.8%	-.24%	6.6%
Fixed Expenses	2.82	2.93	2.79	2.68	2.69	
% Difference		3.9%	-4.8%	-3.9%	.37%	-4.6%
Leasing Expenses	.72	.98	.95	.93	1.03	
% Difference		36.1%	-3.1%	-2.1%	10.8%	43.1%
Total Expenses	6.75	6.95	6.74	6.86	6.87	
% Difference		3.0%	-3.0%	1.8%	.15%	1.8%
Net Operating Income	9.80	9.65	9.89	10.01	10.33	
% Difference		-1.5%	2.5%	1.2%	3.2%	5.4%
CPI		4.1%	4.4%	4.1%	5.0%	

Table 5

Canada Private Sector: Special Studies

All Buildings—1989

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Single Purpose Buildings

All Buildings – 1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	185 BLDS		50,061,571 SQ. FT.			46,126,470 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	155					21.09	16.29	12.43	22.57
RETAIL AREA	104	24.67	21.66	13.79	32.53				
OTHER AREA	35	7.22	5.96	3.95	13.11				
TOTAL RENT	159	20.92	16.54	12.57	21.89				
MISCELLANEOUS	110	.33	.12	.05	.22				
TOTAL INCOME	160	21.19	17.09	12.82	22.30				
EXPENSE									
CLEANING	183	.98	.91	.75	1.15	1.02	.95	.79	1.19
REPAIR-MAINT	184	1.32	1.25	.94	1.63	1.36	1.30	.96	1.69
UTILITIES	183	1.56	1.63	1.30	1.90	1.59	1.66	1.33	1.96
RDS/GRNDS/SEC	178	.43	.38	.19	.53	.47	.37	.20	.59
ADMINISTRATIVE	183	.90	.74	.52	1.10	.87	.80	.54	1.15
TOTAL OPER EXP	179	5.10	5.01	4.31	6.06	5.53	5.34	4.58	6.49
FIXED EXPENSES	180	3.50	2.53	2.02	3.88	3.79	2.80	2.11	4.32
TOTAL OPER + FIX	174	8.59	7.85	6.66	9.78	9.30	8.49	7.09	10.60
LEASING EXP	125	1.50	.85	.24	2.12				
TOTAL PAYROLL	164	.84	.65	.39	.96				
TOTAL CONTRACT	175	1.01	.84	.73	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11496	173
AVG SQFT/RETAIL TENANT	2079	110
AVG SQFT/OFFICE WORKER	226	119
AVG % OFFICE OCCUPANCY	91.4	181
AVG % RETAIL OCCUPANCY	89.6	118
AVG $ RATE YR-END RENT	22.43	142
RENTABLE/GROSS SQFT	.87	124

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**176**
PAYROLL	.31	57
CONTRACT	.79	170
SUP/MAT/MISC	.08	143
TRASH REMOVAL	.05	152
REPR/MAINT TOTAL	**1.32**	**179**
PAYROLL	.42	150
ELEVATOR	.21	174
HVAC	.28	174
ELECTRICAL	.09	161
STRUCT/ROOF	.09	88
PLUMBING	.03	141
FIRE/LIFE SFTY	.04	102
OTHER MAINT/SUP	.32	166

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	**177**
ELECTRICAL	1.31	175
GAS	.19	135
FUEL OIL	.09	17
PURCH STEAM	.15	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	150
RDS/GNDS/SEC TOTAL	**.42**	**173**
RDS/GNDS TOTAL	.09	136
RDS/GNDS PAYRL	.08	21
RDS/GNDS CONTR	.05	103
RDS/GNDS OTHER	.03	54

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	161
SEC PAYROLL	.25	56
SEC CONTRACTS	.30	131
SEC OTHER	.04	59
ADMIN TOTAL	**.90**	**173**
PAYROLL	.27	110
MGMT FEES	.60	123
PROF FEES	.05	114
GEN OFC EXP	.17	124
OTHER ADM EXP	.08	100

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.51**	**176**
REAL ESTATE TAX	3.37	176
BUILDING INS	.10	173
PERS PROP TAX	.42	11
OTHER TAX	.15	58
LEASING EXPENSES	**1.90**	**125**
ADV/PROMOTION	.06	75
COMMISSIONS	.06	27
PROF FEES	.23	83
TENANT ALTS	1.06	86
BUY-OUTS	.46	10
OTHER LEASING	.83	44

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**164**
CLEANING	.31	57
REPAIR/MAINT	.42	150
RDS/GROUNDS	.08	21
SECURITY	.25	58
ADMINISTRATIVE	.27	110
TOTAL CONTRACTS	**1.01**	**175**
CLEANING	.79	170
REPAIR/MAINT	.84	179
RDS/GROUNDS	.05	103
SECURITY	.30	131
ADMINISTRATIVE	.47	153

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	114 BLDS	30,747,083 SQ. FT.				28,135,812 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	106					19.55	14.71	10.88	18.63
RETAIL AREA	72	21.71	19.30	11.72	26.27				
OTHER AREA	29	8.20	4.98	2.96	9.08				
TOTAL RENT	107	19.41	15.06	11.73	18.67				
MISCELLANEOUS	90	.49	.06	.03	.24				
TOTAL INCOME	108	19.66	15.37	11.80	18.77				
EXPENSE									
CLEANING	112	.90	.84	.68	1.06	.94	.89	.72	1.12
REPAIR-MAINT	113	1.29	1.20	.98	1.63	1.33	1.24	.99	1.70
UTILITIES	113	1.37	1.43	1.12	1.72	1.40	1.44	1.12	1.79
RDS/GRNDS/SEC	109	.35	.29	.20	.43	.38	.30	.20	.46
ADMINISTRATIVE	113	.80	.73	.48	1.03	.87	.78	.51	1.08
TOTAL OPER EXP	112	4.69	4.71	3.99	5.35	5.13	5.02	4.38	5.76
FIXED EXPENSES	112	3.23	2.32	1.95	3.19	3.53	2.57	2.00	3.66
TOTAL OPER + FIX	110	7.99	6.89	6.33	8.73	8.73	7.35	6.62	9.37
LEASING EXP	79	1.43	1.10	.33	2.03				
TOTAL PAYROLL	105	.75	.67	.35	.93				
TOTAL CONTRACT	109	.87	.81	.61	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11141	114
AVG SQFT/RETAIL TENANT	2429	73
AVG SQFT/OFFICE WORKER	208	98
AVG % OFFICE OCCUPANCY	88.2	114
AVG % RETAIL OCCUPANCY	92.1	74
AVG $ RATE YR-END RENT	20.58	97
RENTABLE/GROSS SQFT	.88	80

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	108	**UTILITIES TOTAL**	1.37	110	SECURITY TOTAL	.31	89	**FIXED EXP TOTAL**	3.23	108	**TOTAL PAYROLL**	.75	105
PAYROLL	.26	41	ELECTRICAL	1.12	110	SEC PAYROLL	.20	38	REAL ESTATE TAX	3.10	108	CLEANING	.26	41
CONTRACT	.72	105	GAS	.16	82	SEC CONTRACTS	.24	72	BUILDING INS	.11	107	REPAIR/MAINT	.40	97
SUP/MAT/MISC	.07	92	FUEL OIL	.05	14	SEC OTHER	.05	36	PERS PROP TAX	.05	9	RDS/GROUNDS	.06	10
TRASH REMOVAL	.04	93	PURCH STEAM	.22	6	**ADMIN TOTAL**	.81	109	OTHER TAX	.07	29	SECURITY	.20	38
REPR/MAINT TOTAL	1.29	110	PURCH CH WTR	.04	2	PAYROLL	.23	75				ADMINISTRATIVE	.23	75
PAYROLL	.40	97	COAL			MGMT FEES	.58	79	**LEASING EXPENSES**	1.43	79			
ELEVATOR	.21	109	WATER/SEWER	.08	92	PROF FEES	.05	79	ADV/PROMOTION	.05	55	**TOTAL CONTRACTS**	.87	109
HVAC	.28	107	**RDS/GNDS/SEC**	.34	104	GEN OFC EXP	.15	85	COMMISSIONS	.08	22	CLEANING	.72	105
ELECTRICAL	.09	102	**TOTAL**			OTHER ADM EXP	.13	66	PROF FEES	.41	50	REPAIR/MAINT	.63	110
STRUCT/ROOF	.08	56	RDS/GNDS TOTAL	.08	71				TENANT ALTS	1.22	60	RDS/GROUNDS	.08	58
PLUMBING	.03	91	RDS/GNDS PAYRL	.08	10				BUY-OUTS	1.11	8	SECURITY	.24	72
FIRE/LIFE SFTY	.03	53	RDS/GNDS CONTR	.06	56				OTHER LEASING	.36	19	ADMINISTRATIVE	.48	98
OTHER MAINT/SUP	.30	107	RDS/GNDS OTHER	.03	24									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	115 BLDS	30,806,551 SQ. FT.				28,149,435 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	106					21.03	16.03	12.11	20.44
RETAIL AREA	73	23.47	19.19	12.61	29.38				
OTHER AREA	27	7.38	6.26	3.95	13.11				
TOTAL RENT	107	20.81	16.14	12.33	20.65				
MISCELLANEOUS	82	.37	.10	.04	.22				
TOTAL INCOME	107	21.11	16.24	12.82	21.14				
EXPENSE									
CLEANING	113	.97	.91	.75	1.15	1.01	.94	.80	1.17
REPAIR-MAINT	115	1.38	1.26	.96	1.63	1.42	1.34	1.02	1.70
UTILITIES	115	1.51	1.52	1.23	1.86	1.54	1.60	1.26	1.95
RDS/GRNDS/SEC	109	.43	.35	.22	.53	.47	.37	.22	.58
ADMINISTRATIVE	114	.85	.77	.57	1.15	.93	.83	.64	1.21
TOTAL OPER EXP	113	5.13	5.00	4.42	5.94	5.61	5.33	4.64	6.34
FIXED EXPENSES	113	3.55	2.37	2.01	3.77	3.87	2.60	2.08	3.89
TOTAL OPER + FIX	111	8.65	7.56	6.55	9.11	9.44	8.01	7.02	10.09
LEASING EXP	80	1.42	.95	.27	2.11				
TOTAL PAYROLL	106	.85	.69	.36	1.00				
TOTAL CONTRACT	110	.98	.95	.73	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10902	106
AVG SQFT/RETAIL TENANT	2043	68
AVG SQFT/OFFICE WORKER	224	62
AVG % OFFICE OCCUPANCY	90.9	114
AVG % RETAIL OCCUPANCY	90.0	76
AVG $ RATE YR-END RENT	21.46	92
RENTABLE/GROSS SQFT	.88	78

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	111	**UTILITIES TOTAL**	1.50	113	SECURITY TOTAL	.37	100	**FIXED EXP TOTAL**	3.56	112	**TOTAL PAYROLL**	.85	106
PAYROLL	.28	40	ELECTRICAL	1.27	112	SEC PAYROLL	.26	38	REAL ESTATE TAX	3.43	112	CLEANING	.28	40
CONTRACT	.80	106	GAS	.17	66	SEC CONTRACTS	.28	79	BUILDING INS	.11	110	REPAIR/MAINT	.42	95
SUP/MAT/MISC	.08	95	FUEL OIL	.14	13	SEC OTHER	.05	34	PERS PROP TAX	.05	7	RDS/GROUNDS	.12	9
TRASH REMOVAL	.08	96	PURCH STEAM	.14	7	**ADMIN TOTAL**	.85	112	OTHER TAX	.08	41	SECURITY	.26	38
REPR/MAINT TOTAL	1.38	113	PURCH CH WTR			PAYROLL	.26	78				ADMINISTRATIVE	.26	78
PAYROLL	.42	95	COAL			MGMT FEES	.62	82	**LEASING EXPENSES**	1.42	80			
ELEVATOR	.22	112	WATER/SEWER	.10	96	PROF FEES	.05	79	ADV/PROMOTION	.06	55	**TOTAL CONTRACTS**	.98	110
HVAC	.31	110	**RDS/GNDS/SEC**	.43	108	GEN OFC EXP	.14	84	COMMISSIONS	.07	16	CLEANING	.80	106
ELECTRICAL	.07	104	**TOTAL**			OTHER ADM EXP	.10	69	PROF FEES	.26	54	REPAIR/MAINT	.67	113
STRUCT/ROOF	.08	60	RDS/GNDS TOTAL	.11	84				TENANT ALTS	1.14	55	RDS/GROUNDS	.05	83
PLUMBING	.03	92	RDS/GNDS PAYRL	.12	9				BUY-OUTS	.43	4	SECURITY	.28	79
FIRE/LIFE SFTY	.03	58	RDS/GNDS CONTR	.05	63				OTHER LEASING	.31	24	ADMINISTRATIVE	.53	100
OTHER MAINT/SUP	.36	111	RDS/GNDS OTHER	.04	31									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	42 BLDS	12,117,263 SQ. FT.				10,956,630 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	39					16.73	12.30	9.78	14.77	
RETAIL AREA	30	17.28	13.27	8.30	19.11					
OTHER AREA	19	9.16	5.01	3.61	24.20					
TOTAL RENT	41	16.37	12.13	9.66	15.15					
MISCELLANEOUS	30	.27	.07	.01	.15					
TOTAL INCOME	41	16.55	12.13	10.10	15.20					
EXPENSE										
CLEANING	40	.90	.75	.64	.94	.96	.82	.68	.95	
REPAIR-MAINT	42	.89	.84	.70	1.14	.92	.86	.75	1.20	
UTILITIES	41	1.32	1.30	1.09	1.54	1.36	1.41	1.19	1.65	
RDS/GRNDS/SEC	38	.26	.26	.19	.38	.31	.29	.20	.40	
ADMINISTRATIVE	42	.53	.52	.32	.73	.59	.57	.36	.83	
TOTAL OPER EXP	40	3.91	3.91	3.26	4.50	4.33	4.41	3.72	4.95	
FIXED EXPENSES	42	2.82	2.03	1.81	2.77	3.12	2.25	1.99	3.34	
TOTAL OPER+FIX	40	6.75	6.23	5.26	6.90	7.48	6.41	5.81	7.96	
LEASING EXP	23	.72	.25	.07	.67					
TOTAL PAYROLL	38	.57	.45	.24	.66					
TOTAL CONTRACT	37	.93	.69	.60	.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12591	39
AVG SQFT/RETAIL TENANT	2173	30
AVG SQFT/OFFICE WORKER	236	12
AVG % OFFICE OCCUPANCY	93.6	41
AVG % RETAIL OCCUPANCY	91.6	32
AVG $ RATE YR-END RENT	13.38	23
RENTABLE/GROSS SQFT	.86	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**38**	**UTILITIES TOTAL**	**1.33**	**37**	SECURITY TOTAL	.23	31	**FIXED EXP TOTAL**	**2.84**	**38**	**TOTAL PAYROLL**	**.57**	**39**
PAYROLL	.23	6	ELECTRICAL	1.06	37	SEC PAYROLL	.17	15	REAL ESTATE TAX	2.78	38	CLEANING	.23	6
CONTRACT	.84	36	GAS	.20	25	SEC CONTRACTS	.16	24	BUILDING INS	.05	37	REPAIR/MAINT	.42	33
SUP/MAT/MISC	.05	33	FUEL OIL	.15	6	SEC OTHER	.03	11	PERS PROP TAX	.07	3	RDS/GROUNDS	.12	3
TRASH REMOVAL	.03	29	PURCH STEAM	.36	4	**ADMIN TOTAL**	**.52**	**37**	OTHER TAX	.01	13	SECURITY	.17	15
REPR/MAINT TOTAL	**.90**	**38**	PURCH CH WTR COAL			PAYROLL	.10	18	**LEASING EXPENSES**	**.72**	**23**	ADMINISTRATIVE	.10	18
PAYROLL	.42	33	WATER/SEWER	.07	30	MGMT FEES	.44	31	ADV/PROMOTION	.01	11	**TOTAL CONTRACTS**	**.93**	**37**
ELEVATOR	.17	38	**RDS/GNDS/SEC TOTAL**	**.27**	**34**	PROF FEES	.02	31	COMMISSIONS			CLEANING	.84	36
HVAC	.14	38	RDS/GNDS TOTAL	.07	25	GEN OFC EXP	.07	31	PROF FEES	.19	18	REPAIR/MAINT	.40	38
ELECTRICAL	.04	34	RDS/GNDS PAYRL	.12	3	OTHER ADM EXP	.07	28	TENANT ALTS	.69	18	RDS/GROUNDS	.03	21
STRUCT/ROOF	.07	18	RDS/GNDS CONTR	.03	21				BUY-OUTS	.22	2	SECURITY	.16	24
PLUMBING	.02	31	RDS/GNDS OTHER	.06	11				OTHER LEASING			ADMINISTRATIVE	.36	36
FIRE/LIFE SFTY	.04	13												
OTHER MAINT/SUP	.14	35												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	41 BLDS	11,875,550 SQ. FT.				10,808,462 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	41					17.28	13.98	10.50	15.75	
RETAIL AREA	31	17.86	13.50	10.38	21.33					
OTHER AREA	17	10.08	4.25	2.97	7.40					
TOTAL RENT	41	17.07	13.30	9.79	15.72					
MISCELLANEOUS	29	.37	.12	.02	.28					
TOTAL INCOME	41	17.31	13.30	10.30	15.75					
EXPENSE										
CLEANING	40	.92	.75	.65	.96	.97	.84	.68	1.04	
REPAIR-MAINT	40	1.04	.94	.72	1.21	1.10	1.03	.77	1.33	
UTILITIES	40	1.39	1.37	1.15	1.61	1.46	1.47	1.23	1.71	
RDS/GRNDS/SEC	37	.30	.25	.20	.34	.33	.29	.21	.38	
ADMINISTRATIVE	40	.57	.50	.40	.78	.62	.58	.42	.83	
TOTAL OPER EXP	40	4.19	4.09	3.21	4.79	4.60	4.40	3.75	5.30	
FIXED EXPENSES	41	3.05	2.18	1.87	3.28	3.35	2.37	2.04	3.63	
TOTAL OPER+FIX	40	7.25	6.35	5.50	7.66	7.97	6.89	5.80	8.28	
LEASING EXP	23	1.02	.68	.08	1.23					
TOTAL PAYROLL	38	.66	.48	.35	.80					
TOTAL CONTRACT	39	1.52	1.28	.98	1.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14018	38
AVG SQFT/RETAIL TENANT	2386	27
AVG SQFT/OFFICE WORKER	214	15
AVG % OFFICE OCCUPANCY	91.8	41
AVG % RETAIL OCCUPANCY	89.8	32
AVG $ RATE YR-END RENT	14.16	31
RENTABLE/GROSS SQFT	.92	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**39**	**UTILITIES TOTAL**	**1.38**	**39**	SECURITY TOTAL	.28	34	**FIXED EXP TOTAL**	**3.06**	**39**	**TOTAL PAYROLL**	**.66**	**39**
PAYROLL	.25	5	ELECTRICAL	1.13	39	SEC PAYROLL	.19	14	REAL ESTATE TAX	2.96	39	CLEANING	.25	5
CONTRACT	.83	38	GAS	.19	26	SEC CONTRACTS	.19	25	BUILDING INS	.08	39	REPAIR/MAINT	.42	34
SUP/MAT/MISC	.05	31	FUEL OIL	.08	5	SEC OTHER	.07	13	PERS PROP TAX	.07	3	RDS/GROUNDS		
TRASH REMOVAL	.03	32	PURCH STEAM	.36	5	**ADMIN TOTAL**	**.58**	**38**	OTHER TAX	.03	14	SECURITY	.19	14
REPR/MAINT TOTAL	**1.06**	**39**	PURCH CH WTR COAL			PAYROLL	.15	24	**LEASING EXPENSES**	**1.02**	**23**	ADMINISTRATIVE	.15	24
PAYROLL	.42	34	WATER/SEWER	.08	32	MGMT FEES	.45	29	ADV/PROMOTION	.01	14	**TOTAL CONTRACTS**	**1.52**	**38**
ELEVATOR	.18	39	**RDS/GNDS/SEC TOTAL**	**.30**	**35**	PROF FEES	.03	27	COMMISSIONS			CLEANING	.83	38
HVAC	.17	39	RDS/GNDS TOTAL	.15	22	GEN OFC EXP	.09	31	PROF FEES	.17	22	REPAIR/MAINT	.32	38
ELECTRICAL	.05	28	RDS/GNDS PAYRL			OTHER ADM EXP	.15	22	TENANT ALTS	.97	19	RDS/GROUNDS	.02	30
STRUCT/ROOF	.12	14	RDS/GNDS CONTR	.02	20				BUY-OUTS			SECURITY	.19	28
PLUMBING	.02	25	RDS/GNDS OTHER	.05	5				OTHER LEASING			ADMINISTRATIVE	.29	37
FIRE/LIFE SFTY	.05	10												
OTHER MAINT/SUP	.29	36												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	12,096,145 SQ. FT.				11,026,563 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					18.41	13.51	11.05	16.88
RETAIL AREA	31	19.83	14.91	11.08	22.98				
OTHER AREA	15	8.97	4.06	2.06	4.94				
TOTAL RENT	42	17.86	13.25	10.60	17.57				
MISCELLANEOUS	33	.35	.06	.01	.14				
TOTAL INCOME	42	18.14	13.55	11.28	17.57				
EXPENSE									
CLEANING	42	.90	.76	.66	.96	.94	.80	.70	1.08
REPAIR-MAINT	42	1.11	1.12	.83	1.38	1.14	1.15	.85	1.45
UTILITIES	42	1.40	1.36	1.15	1.66	1.44	1.47	1.19	1.71
RDS/GRNDS/SEC	39	.32	.28	.14	.35	.35	.29	.15	.41
ADMINISTRATIVE	41	.62	.67	.42	.82	.68	.69	.46	.90
TOTAL OPER EXP	42	4.31	4.24	3.74	4.99	4.73	4.56	4.02	5.68
FIXED EXPENSES	42	3.04	2.19	1.89	3.09	3.33	2.44	1.94	3.42
TOTAL OPER + FIX	42	7.35	6.46	5.42	7.99	8.06	7.20	5.96	8.60
LEASING EXP	24	1.04	.81	.21	1.35				
TOTAL PAYROLL	40	.71	.54	.34	.87				
TOTAL CONTRACT	40	1.61	1.56	.89	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13203	41
AVG SQFT/RETAIL TENANT	2226	26
AVG SQFT/OFFICE WORKER	215	17
AVG % OFFICE OCCUPANCY	93.9	42
AVG % RETAIL OCCUPANCY	94.3	29
AVG $ RATE YR-END RENT	13.85	30
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**40**
PAYROLL	.32	8
CONTRACT	.80	38
SUP/MAT/MISC	.05	35
TRASH REMOVAL	.03	29
REPR/MAINT TOTAL	**1.13**	**40**
PAYROLL	.46	35
ELEVATOR	.18	40
HVAC	.18	39
ELECTRICAL	.07	34
STRUCT/ROOF	.09	22
PLUMBING	.03	31
FIRE/LIFE SFTY	.04	19
OTHER MAINT/SUP	.26	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**40**
ELECTRICAL	1.18	40
GAS	.18	26
FUEL OIL	.11	3
PURCH STEAM	.21	4
PURCH CH WTR		
COAL		
WATER/SEWER	.09	30
RDS/GNDS/SEC	**.31**	**37**
TOTAL		
RDS/GNDS TOTAL	.05	26
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.03	19
RDS/GNDS OTHER	.02	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	34
SEC PAYROLL	.21	13
SEC CONTRACTS	.20	27
SEC OTHER	.05	12
ADMIN TOTAL	**.63**	**39**
PAYROLL	.15	23
MGMT FEES	.49	32
PROF FEES	.03	37
GEN OFC EXP	.07	30
OTHER ADM EXP	.12	30

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.07**	**40**
REAL ESTATE TAX	2.96	40
BUILDING INS	.09	40
PERS PROP TAX	.09	3
OTHER TAX	.04	14
LEASING EXPENSES	**1.04**	**24**
ADV/PROMOTION	.01	14
COMMISSIONS		
PROF FEES	.16	22
TENANT ALTS	1.23	19
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**40**
CLEANING	.32	8
REPAIR/MAINT	.46	35
RDS/GROUNDS	.11	2
SECURITY	.21	13
ADMINISTRATIVE	.15	23
TOTAL CONTRACTS	**1.61**	**40**
CLEANING	.80	38
REPAIR/MAINT	.36	40
RDS/GROUNDS	.03	19
SECURITY	.20	27
ADMINISTRATIVE	.36	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	12,138,296 SQ. FT.				11,065,840 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					19.47	14.61	11.54	17.22
RETAIL AREA	31	21.56	15.41	12.21	23.09				
OTHER AREA	15	8.35	3.73	2.28	4.94				
TOTAL RENT	42	18.94	14.46	11.96	17.50				
MISCELLANEOUS	34	.28	.07	.03	.24				
TOTAL INCOME	42	19.18	15.28	11.93	17.57				
EXPENSE									
CLEANING	42	.89	.81	.67	1.11	.93	.88	.73	1.18
REPAIR-MAINT	42	1.34	1.26	.99	1.71	1.37	1.31	1.06	1.77
UTILITIES	42	1.48	1.44	1.24	1.75	1.51	1.52	1.24	1.85
RDS/GRNDS/SEC	38	.34	.29	.22	.41	.38	.30	.23	.46
ADMINISTRATIVE	41	.74	.71	.47	.99	.81	.79	.51	1.05
TOTAL OPER EXP	42	4.75	4.61	4.18	5.41	5.21	4.85	4.46	5.83
FIXED EXPENSES	42	3.05	2.24	1.85	2.93	3.35	2.39	2.00	3.05
TOTAL OPER + FIX	42	7.80	6.82	6.04	7.98	8.56	7.54	6.58	8.69
LEASING EXP	25	1.06	.80	.14	1.44				
TOTAL PAYROLL	41	.76	.66	.38	.92				
TOTAL CONTRACT	41	.89	.78	.65	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13885	42
AVG SQFT/RETAIL TENANT	2224	29
AVG SQFT/OFFICE WORKER	212	18
AVG % OFFICE OCCUPANCY	95.5	42
AVG % RETAIL OCCUPANCY	93.5	30
AVG $ RATE YR-END RENT	18.44	31
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**42**
PAYROLL	.27	11
CONTRACT	.78	40
SUP/MAT/MISC	.05	38
TRASH REMOVAL	.03	34
REPR/MAINT TOTAL	**1.34**	**42**
PAYROLL	.44	39
ELEVATOR	.20	42
HVAC	.29	41
ELECTRICAL	.08	39
STRUCT/ROOF	.09	24
PLUMBING	.03	38
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.31	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.48**	**42**
ELECTRICAL	1.18	42
GAS	.17	30
FUEL OIL	.04	5
PURCH STEAM	.26	4
PURCH CH WTR	.04	2
COAL		
WATER/SEWER	.09	35
RDS/GNDS/SEC	**.34**	**38**
TOTAL		
RDS/GNDS TOTAL	.06	21
RDS/GNDS PAYRL	.15	4
RDS/GNDS CONTR	.03	18
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	31
SEC PAYROLL	.24	19
SEC CONTRACTS	.24	23
SEC OTHER	.05	16
ADMIN TOTAL	**.74**	**41**
PAYROLL	.17	29
MGMT FEES	.52	31
PROF FEES	.04	38
GEN OFC EXP	.20	34
OTHER ADM EXP	.11	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.05**	**42**
REAL ESTATE TAX	2.96	42
BUILDING INS	.08	42
PERS PROP TAX	.12	4
OTHER TAX	.02	16
LEASING EXPENSES	**1.06**	**25**
ADV/PROMOTION	.02	22
COMMISSIONS	.19	5
PROF FEES	.23	17
TENANT ALTS	1.15	19
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.76**	**41**
CLEANING	.27	11
REPAIR/MAINT	.44	39
RDS/GROUNDS	.13	4
SECURITY	.24	19
ADMINISTRATIVE	.17	29
TOTAL CONTRACTS	**.89**	**41**
CLEANING	.78	40
REPAIR/MAINT	.54	42
RDS/GROUNDS	.03	18
SECURITY	.24	23
ADMINISTRATIVE	.37	41

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	42 BLDS	12,183,866 SQ. FT.				10,938,981 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	42					20.98	15.99	11.99	18.24	
RETAIL AREA	30	22.92	16.83	12.08	23.23					
OTHER AREA	12	5.57	3.95	2.88	6.31					
TOTAL RENT	42	20.37	15.96	11.75	18.83					
MISCELLANEOUS	35	.27	.10	.03	.15					
TOTAL INCOME	42	20.60	16.17	11.90	19.67					
EXPENSE										
CLEANING	41	.96	.87	.74	1.12	1.01	.95	.79	1.17	
REPAIR-MAINT	42	1.36	1.45	.90	1.64	1.40	1.45	1.00	1.74	
UTILITIES	42	1.58	1.61	1.30	1.90	1.62	1.64	1.38	1.99	
RDS/GRNDS/SEC	38	.40	.34	.21	.52	.45	.36	.22	.57	
ADMINISTRATIVE	41	.75	.72	.50	1.15	.84	.80	.52	1.25	
TOTAL OPER EXP	41	4.99	4.87	4.23	5.77	5.56	5.24	4.48	6.46	
FIXED EXPENSES	42	3.22	2.25	1.88	2.87	3.58	2.41	2.02	3.40	
TOTAL OPER + FIX	41	8.23	7.14	6.35	8.44	9.18	7.78	6.59	9.35	
LEASING EXP	25	1.23	.51	.24	1.79					
TOTAL PAYROLL	40	.79	.61	.33	1.01					
TOTAL CONTRACT	40	.98	.95	.72	1.18					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13616	41
AVG SQFT/RETAIL TENANT	1979	28
AVG SQFT/OFFICE WORKER	204	17
AVG % OFFICE OCCUPANCY	94.0	42
AVG % RETAIL OCCUPANCY	92.8	29
AVG $ RATE YR-END RENT	16.31	30
RENTABLE/GROSS SQFT	.91	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**40**
PAYROLL	.22	13
CONTRACT	.85	38
SUP/MAT/MISC	.06	35
TRASH REMOVAL	.05	33
REPR/MAINT TOTAL	**1.35**	**41**
PAYROLL	.44	38
ELEVATOR	.21	41
HVAC	.31	40
ELECTRICAL	.08	38
STRUCT/ROOF	.05	25
PLUMBING	.03	35
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.31	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**41**
ELECTRICAL	1.33	41
GAS	.18	29
FUEL OIL	.20	6
PURCH STEAM	.20	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	34
RDS/GNDS/SEC	**.40**	**37**
TOTAL		
RDS/GNDS TOTAL	.07	23
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	34
SEC PAYROLL	.26	20
SEC CONTRACTS	.27	24
SEC OTHER	.08	13
ADMIN TOTAL	**.75**	**40**
PAYROLL	.18	29
MGMT FEES	.56	29
PROF FEES	.05	34
GEN OFC EXP	.18	35
OTHER ADM EXP	.07	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.25**	**41**
REAL ESTATE TAX	3.16	41
BUILDING INS	.07	41
PERS PROP TAX	.11	3
OTHER TAX	.03	15
LEASING EXPENSES	**1.23**	**25**
ADV/PROMOTION	.02	19
COMMISSIONS	.12	6
PROF FEES	.28	24
TENANT ALTS	1.12	19
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**40**
CLEANING	.22	13
REPAIR/MAINT	.44	38
RDS/GROUNDS	.16	4
SECURITY	.26	20
ADMINISTRATIVE	.18	29
TOTAL CONTRACTS	**.98**	**40**
CLEANING	.85	38
REPAIR/MAINT	.65	41
RDS/GROUNDS	.03	20
SECURITY	.27	24
ADMINISTRATIVE	.44	38

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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Agency Managed

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 46 BLDS, 13,481,600 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 12,261,682 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	39					23.88	16.82	13.19	23.41
RETAIL AREA	29	26.66	20.69	15.34	33.32				
OTHER AREA	18	6.52	7.91	4.54	16.05				
TOTAL RENT	40	23.06	17.07	13.52	22.84				
MISCELLANEOUS	30	.21	.14	.07	.33				
TOTAL INCOME	41	23.31	17.52	13.55	23.93				
EXPENSE									
CLEANING	46	.98	.95	.77	1.12	.99	.96	.81	1.17
REPAIR-MAINT	45	1.35	1.26	.95	1.66	1.36	1.42	1.00	1.70
UTILITIES	46	1.56	1.50	1.28	1.85	1.57	1.49	1.28	1.83
RDS/GRNDS/SEC	45	.41	.38	.21	.48	.45	.41	.22	.51
ADMINISTRATIVE	46	.89	.75	.61	1.15	.98	.88	.65	1.23
TOTAL OPER EXP	45	5.21	5.00	4.29	6.04	5.73	5.62	4.54	6.37
FIXED EXPENSES	43	3.75	2.39	2.05	4.04	4.13	2.75	2.15	4.41
TOTAL OPER+FIX	42	8.96	7.56	6.50	9.66	9.85	8.63	6.93	10.61
LEASING EXP	30	1.99	1.24	.34	2.80				
TOTAL PAYROLL	42	.79	.59	.44	.93				
TOTAL CONTRACT	45	1.01	1.03	.78	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10552	43
AVG SQFT/RETAIL TENANT	2048	32
AVG SQFT/OFFICE WORKER	234	31
AVG % OFFICE OCCUPANCY	91.3	45
AVG % RETAIL OCCUPANCY	93.6	33
AVG $ RATE YR-END RENT	22.78	38
RENTABLE/GROSS SQFT	.88	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	45
PAYROLL	.18	11
CONTRACT	.86	44
SUP/MAT/MISC	.06	37
TRASH REMOVAL	.05	44
REPR/MAINT TOTAL	1.36	44
PAYROLL	.45	39
ELEVATOR	.25	44
HVAC	.29	43
ELECTRICAL	.09	37
STRUCT/ROOF	.08	22
PLUMBING	.03	33
FIRE/LIFE SFTY	.03	27
OTHER MAINT/SUP	.26	43

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	45
ELECTRICAL	1.26	44
GAS	.19	36
FUEL OIL	.13	7
PURCH STEAM	.25	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	33
RDS/GNDS/SEC TOTAL	.41	45
RDS/GNDS TOTAL	.07	33
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.04	25
RDS/GNDS OTHER	.03	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	41
SEC PAYROLL	.26	14
SEC CONTRACTS	.26	33
SEC OTHER	.06	19
ADMIN TOTAL	.90	44
PAYROLL	.19	24
MGMT FEES	.76	38
PROF FEES	.06	33
GEN OFC EXP	.11	32
OTHER ADM EXP	.06	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.75	43
REAL ESTATE TAX	3.63	43
BUILDING INS	.10	46
PERS PROP TAX	1.87	2
OTHER TAX	.06	14
LEASING EXPENSES	1.99	30
ADV/PROMOTION	.02	17
COMMISSIONS	.06	8
PROF FEES	.28	23
TENANT ALTS	1.44	24
BUY-OUTS	.88	4
OTHER LEASING	.66	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	42
CLEANING	.18	11
REPAIR/MAINT	.45	38
RDS/GROUNDS	.18	2
SECURITY	.26	14
ADMINISTRATIVE	.19	24
TOTAL CONTRACTS	1.01	45
CLEANING	.86	44
REPAIR/MAINT	.69	44
RDS/GROUNDS	.04	25
SECURITY	.26	33
ADMINISTRATIVE	.66	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 4 BLDS, 139,170 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 127,700 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					15.27	13.45	9.95	19.63
RETAIL AREA	2	14.59	14.54						
OTHER AREA									
TOTAL RENT	4	15.37	14.07	10.80	19.63				
MISCELLANEOUS									
TOTAL INCOME	4	15.39	14.07	10.83	19.63				
EXPENSE									
CLEANING	4	1.23	1.15	.85	1.47	1.32	1.15	.90	1.57
REPAIR-MAINT	3	1.27	.88			1.36	1.04		
UTILITIES	4	1.55	1.21	1.14	1.88	1.61	1.30	1.22	1.91
RDS/GRNDS/SEC	4	.11	.08	.02	.15	.12	.09	.03	.17
ADMINISTRATIVE	4	.70	.54	.32	.93	.76	.62	.35	1.00
TOTAL OPER EXP	3	4.99	4.42			5.52	5.16		
FIXED EXPENSES	3	2.16	2.01			2.28	2.05		
TOTAL OPER+FIX	2	7.56	7.23			8.09	7.84		
LEASING EXP	3	.25	.17						
TOTAL PAYROLL	2	.15	.16						
TOTAL CONTRACT	4	1.18	1.09	.85	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2270	4
AVG SQFT/RETAIL TENANT	1884	2
AVG SQFT/OFFICE WORKER	278	3
AVG % OFFICE OCCUPANCY	88.9	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	21.07	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	4
PAYROLL		
CONTRACT	1.13	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	1.27	3
PAYROLL		
ELEVATOR	.17	3
HVAC	.49	3
ELECTRICAL	.20	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.17	4
ELECTRICAL	1.12	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.26	4
RDS/GNDS/SEC TOTAL	.11	4
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER	.05	2
ADMIN TOTAL	.70	4
PAYROLL		
MGMT FEES	.60	4
PROF FEES	.02	2
GEN OFC EXP		
OTHER ADM EXP	.16	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.20	3
REAL ESTATE TAX	1.98	3
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.22	2
LEASING EXPENSES	.25	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.15	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.18	4
CLEANING	1.13	4
REPAIR/MAINT	.82	3
RDS/GROUNDS	.04	3
SECURITY	.03	2
ADMINISTRATIVE	.60	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	414,372 SQ. FT.				393,790 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					17.80	17.00	13.48	19.17
RETAIL AREA	3	25.34	21.08						
OTHER AREA									
TOTAL RENT	6	18.40	17.00	14.32	20.81				
MISCELLANEOUS	5	.69	1.00	.06	1.10				
TOTAL INCOME	6	18.99	18.09	14.36	20.88				
EXPENSE									
CLEANING	6	1.07	1.07	.95	1.26	.97	1.16	.95	1.26
REPAIR-MAINT	6	1.41	1.33	1.03	1.73	1.28	1.48	1.03	1.83
UTILITIES	6	1.90	2.09	1.35	2.16	1.73	1.82	1.43	2.27
RDS/GRNDS/SEC	6	.34	.37	.14	.49	.35	.39	.14	.49
ADMINISTRATIVE	6	.72	.72	.64	.74	.75	.77	.68	.84
TOTAL OPER EXP	6	5.42	5.32	5.28	5.41	5.71	5.72	5.34	5.90
FIXED EXPENSES	6	2.90	2.42	1.87	3.85	3.05	2.49	1.87	4.39
TOTAL OPER + FIX	6	8.32	7.79	7.17	8.86	8.76	8.07	7.53	10.10
LEASING EXP	3	1.40	.87						
TOTAL PAYROLL	6	.63	.58	.46	.72				
TOTAL CONTRACT	6	1.08	1.04	.79	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2425	6
AVG SQFT/RETAIL TENANT	1857	3
AVG SQFT/OFFICE WORKER	264	4
AVG % OFFICE OCCUPANCY	93.0	6
AVG % RETAIL OCCUPANCY	90.9	3
AVG $ RATE YR-END RENT	22.41	5
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	6	**UTILITIES TOTAL**	1.90	6	SECURITY TOTAL	.27	6	**FIXED EXP TOTAL**	2.90	6	**TOTAL PAYROLL**	.63	6
PAYROLL			ELECTRICAL	1.33	6	SEC PAYROLL			REAL ESTATE TAX	2.75	6	CLEANING		
CONTRACT	.88	6	GAS	.37	6	SEC CONTRACTS	.23	5	BUILDING INS	.14	6	REPAIR/MAINT	.52	5
SUP/MAT/MISC	.06	5	FUEL OIL	.29	2	SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	6	PURCH STEAM			**ADMIN TOTAL**	.72	6	OTHER TAX	.03	2	SECURITY		
REPR/MAINT TOTAL	1.41	6	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.52	5	COAL			MGMT FEES	.62	6	**LEASING EXPENSES**	1.40	3			
ELEVATOR	.22	6	WATER/SEWER	.15	4	PROF FEES	.02	2	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	1.08	6
HVAC	.32	6	**RDS/GNDS/SEC**	.34	6	GEN OFC EXP	.03	3	COMMISSIONS			CLEANING	.88	6
ELECTRICAL	.02	5	**TOTAL**			OTHER ADM EXP	.04	2	PROF FEES	.11	2	REPAIR/MAINT	.73	6
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.07	5				TENANT ALTS	1.29	3	RDS/GROUNDS		
PLUMBING	.13	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	5
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.62	6
OTHER MAINT/SUP	.24	6	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,971,649 SQ. FT.				2,799,188 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					16.64	15.34	12.74	19.28
RETAIL AREA	10	26.76	25.63	17.04	33.24				
OTHER AREA	2	4.63	4.98						
TOTAL RENT	14	16.81	15.83	12.25	19.49				
MISCELLANEOUS	10	.17	.13	.07	.15				
TOTAL INCOME	15	17.71	17.07	12.69	22.45				
EXPENSE									
CLEANING	16	.87	.82	.77	1.02	.90	.86	.81	1.06
REPAIR-MAINT	16	1.27	1.20	.85	1.59	1.30	1.33	.86	1.64
UTILITIES	16	1.41	1.55	1.24	1.70	1.43	1.62	1.25	1.76
RDS/GRNDS/SEC	16	.35	.38	.22	.45	.38	.40	.22	.49
ADMINISTRATIVE	16	.88	.87	.61	1.15	.94	.92	.65	1.19
TOTAL OPER EXP	16	4.79	4.56	4.22	5.66	5.09	5.04	4.37	6.27
FIXED EXPENSES	15	3.19	2.39	2.11	4.04	3.40	2.55	2.30	4.40
TOTAL OPER + FIX	15	8.07	8.15	6.79	9.00	8.63	8.62	7.38	9.80
LEASING EXP	12	3.43	2.34	.28	6.02				
TOTAL PAYROLL	16	.58	.54	.32	.64				
TOTAL CONTRACT	16	1.02	.98	.71	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8243	14
AVG SQFT/RETAIL TENANT	2504	10
AVG SQFT/OFFICE WORKER	233	11
AVG % OFFICE OCCUPANCY	90.3	15
AVG % RETAIL OCCUPANCY	92.2	10
AVG $ RATE YR-END RENT	18.59	15
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	16	**UTILITIES TOTAL**	1.41	16	SECURITY TOTAL	.33	16	**FIXED EXP TOTAL**	3.19	15	**TOTAL PAYROLL**	.58	16
PAYROLL	.09	5	ELECTRICAL	1.16	16	SEC PAYROLL	.16	4	REAL ESTATE TAX	3.08	15	CLEANING	.09	5
CONTRACT	.74	16	GAS	.19	13	SEC CONTRACTS	.31	14	BUILDING INS	.09	16	REPAIR/MAINT	.39	15
SUP/MAT/MISC	.07	13	FUEL OIL			SEC OTHER	.05	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	16	PURCH STEAM			**ADMIN TOTAL**	.88	16	OTHER TAX	.06	4	SECURITY	.16	4
REPR/MAINT TOTAL	1.27	16	PURCH CH WTR			PAYROLL	.22	8				ADMINISTRATIVE	.22	8
PAYROLL	.39	15	COAL			MGMT FEES	.64	14	**LEASING EXPENSES**	3.43	12			
ELEVATOR	.20	16	WATER/SEWER	.10	12	PROF FEES	.09	13	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	1.02	16
HVAC	.28	15	**RDS/GNDS/SEC**	.35	16	GEN OFC EXP	.12	11	COMMISSIONS	.03	2	CLEANING	.74	16
ELECTRICAL	.12	14	**TOTAL**			OTHER ADM EXP	.11	5	PROF FEES	.40	12	REPAIR/MAINT	.68	16
STRUCT/ROOF	.14	8	RDS/GNDS TOTAL	.02	12				TENANT ALTS	2.46	11	RDS/GROUNDS	.02	8
PLUMBING	.04	12	RDS/GNDS PAYRL						BUY-OUTS	1.23	3	SECURITY	.31	14
FIRE/LIFE SFTY	.03	10	RDS/GNDS CONTR	.02	8				OTHER LEASING	.74	6	ADMINISTRATIVE	.83	16
OTHER MAINT/SUP	.22	15	RDS/GNDS OTHER	.01	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,413,793 SQ. FT.				4,880,311 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					21.94	19.11	16.28	30.61
RETAIL AREA	9	25.97	20.09	16.54	38.55				
OTHER AREA	10	8.82	12.43	5.13	16.35				
TOTAL RENT	11	21.28	19.54	16.18	26.33				
MISCELLANEOUS	9	.38	.21	.12	.80				
TOTAL INCOME	11	21.60	19.67	16.78	26.65				
EXPENSE									
CLEANING	13	.91	.86	.75	1.13	.95	.96	.79	1.13
REPAIR-MAINT	13	1.36	1.50	1.04	1.67	1.39	1.54	1.05	1.69
UTILITIES	13	1.58	1.44	1.31	1.97	1.59	1.44	1.31	2.02
RDS/GRNDS/SEC	12	.49	.49	.41	.52	.55	.53	.44	.63
ADMINISTRATIVE	13	.93	.98	.66	1.39	1.03	1.07	.79	1.47
TOTAL OPER EXP	13	5.37	4.99	4.44	6.78	5.96	6.11	4.73	7.22
FIXED EXPENSES	12	3.41	2.73	2.16	4.94	3.77	3.09	2.48	5.39
TOTAL OPER+FIX	12	8.69	7.54	6.85	11.70	9.60	8.99	7.46	12.49
LEASING EXP	9	1.70	1.61	.43	2.63				
TOTAL PAYROLL	11	.84	.89	.76	.94				
TOTAL CONTRACT	12	1.04	1.02	.81	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12287	12
AVG SQFT/RETAIL TENANT	2035	11
AVG SQFT/OFFICE WORKER	279	9
AVG % OFFICE OCCUPANCY	93.7	13
AVG % RETAIL OCCUPANCY	93.4	12
AVG $ RATE YR-END RENT	22.35	11
RENTABLE/GROSS SQFT	.86	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	12	**UTILITIES TOTAL**	1.53	12	SECURITY TOTAL	.48	11	**FIXED EXP TOTAL**	3.41	12	**TOTAL PAYROLL**	.84	11
PAYROLL	.09	3	ELECTRICAL	1.24	12	SEC PAYROLL	.45	5	REAL ESTATE TAX	3.30	12	CLEANING	.09	3
CONTRACT	.82	12	GAS	.20	11	SEC CONTRACTS	.31	8	BUILDING INS	.10	13	REPAIR/MAINT	.40	10
SUP/MAT/MISC	.03	9	FUEL OIL			SEC OTHER	.06	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	12	PURCH STEAM						OTHER TAX	.06	4	SECURITY	.45	5
REPR/MAINT TOTAL	1.42	12	PURCH CH WTR			**ADMIN TOTAL**	.96	11				ADMINISTRATIVE	.22	10
PAYROLL	.40	10	COAL			PAYROLL	.22	10	**LEASING EXPENSES**	1.70	9			
ELEVATOR	.26	12	WATER/SEWER	.12	8	MGMT FEES	.86	8	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	1.04	12
HVAC	.38	12	**RDS/GNDS/SEC**	.49	12	PROF FEES	.06	10	COMMISSIONS	.02	4	CLEANING	.82	12
ELECTRICAL	.08	11	**TOTAL**			GEN OFC EXP	.13	10	PROF FEES	.27	7	REPAIR/MAINT	.81	12
STRUCT/ROOF	.09	5	RDS/GNDS TOTAL	.08	7	OTHER ADM EXP	.03	5	TENANT ALTS	1.10	8	RDS/GROUNDS	.07	7
PLUMBING	.03	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	8
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.07	7				OTHER LEASING	.95	3	ADMINISTRATIVE	.62	11
OTHER MAINT/SUP	.26	12	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,686,321 SQ. FT.				2,527,379 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					24.49	17.56		
RETAIL AREA	3	15.81	14.63						
OTHER AREA	2	10.40	9.56						
TOTAL RENT	3	23.69	17.58						
MISCELLANEOUS	3	.03	.01						
TOTAL INCOME	3	23.72	17.65						
EXPENSE									
CLEANING	3	.91	.87			.94	.90		
REPAIR-MAINT	3	1.20	1.06			1.22	1.06		
UTILITIES	3	1.13	1.07			1.13	1.06		
RDS/GRNDS/SEC	3	.35	.34			.37	.37		
ADMINISTRATIVE	3	.81	.99			.86	1.05		
TOTAL OPER EXP	3	4.41	4.02			4.69	4.22		
FIXED EXPENSES	3	3.02	2.11			3.21	2.27		
TOTAL OPER+FIX	3	7.44	5.86			7.91	6.16		
LEASING EXP									
TOTAL PAYROLL	3	.92	1.17						
TOTAL CONTRACT	3	.68	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	71829	3
AVG SQFT/RETAIL TENANT	3159	2
AVG SQFT/OFFICE WORKER	279	2
AVG % OFFICE OCCUPANCY	85.3	3
AVG % RETAIL OCCUPANCY	95.7	2
AVG $ RATE YR-END RENT	32.76	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	3	**UTILITIES TOTAL**	1.13	3	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	3.02	3	**TOTAL PAYROLL**	.92	3
PAYROLL	.31	2	ELECTRICAL	.91	3	SEC PAYROLL	.16	2	REAL ESTATE TAX	2.87	3	CLEANING	.31	2
CONTRACT	.87	2	GAS	.14	3	SEC CONTRACTS	.11	2	BUILDING INS	.12	3	REPAIR/MAINT	.38	3
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX	.06	2	SECURITY	.16	2
REPR/MAINT TOTAL	1.20	3	PURCH CH WTR			**ADMIN TOTAL**	.81	3				ADMINISTRATIVE	.16	3
PAYROLL	.38	3	COAL			PAYROLL	.18	3	**LEASING EXPENSES**					
ELEVATOR	.23	3	WATER/SEWER	.08	3	MGMT FEES	.66	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.88	3
HVAC	.23	3	**RDS/GNDS/SEC**	.35	3	PROF FEES	.07	2	COMMISSIONS			CLEANING	.87	2
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP	.13	3	PROF FEES			REPAIR/MAINT	.55	3
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.20	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.04	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.04	2				OTHER LEASING			ADMINISTRATIVE	.73	2
OTHER MAINT/SUP	.28	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	2,325,709 SQ. FT.				2,154,749 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					16.90	15.28	9.73	19.57
RETAIL AREA	9	9.76	20.05	10.19	23.55				
OTHER AREA	2	4.33	4.35						
TOTAL RENT	17	16.29	13.34	10.10	18.90				
MISCELLANEOUS	13	.08	.05	.02	.11				
TOTAL INCOME	17	16.35	13.52	10.15	18.95				
EXPENSE									
CLEANING	18	1.16	.90	.68	1.36	1.21	.92	.77	1.36
REPAIR-MAINT	20	1.49	1.29	.78	1.82	1.54	1.34	.84	1.82
UTILITIES	20	1.70	1.82	1.67	2.02	1.74	1.83	1.67	2.12
RDS/GRNDS/SEC	20	.45	.21	.14	.42	.49	.22	.14	.48
ADMINISTRATIVE	20	.80	.72	.57	1.01	.86	.77	.66	1.05
TOTAL OPER EXP	18	5.51	5.43	4.20	6.13	5.96	5.79	4.76	6.82
FIXED EXPENSES	20	2.71	2.00	1.58	3.50	2.92	2.41	1.64	3.53
TOTAL OPER+FIX	18	8.34	7.76	6.09	9.22	9.02	8.25	6.98	9.97
LEASING EXP	15	.95	.85	.26	1.89				
TOTAL PAYROLL	16	1.38	.68	.25	1.65				
TOTAL CONTRACT	20	.95	.68	.39	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6495	20
AVG SQFT/RETAIL TENANT	4833	10
AVG SQFT/OFFICE WORKER	208	12
AVG % OFFICE OCCUPANCY	95.2	20
AVG % RETAIL OCCUPANCY	97.2	10
AVG $ RATE YR-END RENT	15.50	17
RENTABLE/GROSS SQFT	.92	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**18**
PAYROLL	.96	7
CONTRACT	.80	16
SUP/MAT/MISC	.12	15
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	**1.49**	**20**
PAYROLL	.64	16
ELEVATOR	.15	18
HVAC	.25	20
ELECTRICAL	.12	20
STRUCT/ROOF	.10	12
PLUMBING	.04	16
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.29	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**20**
ELECTRICAL	1.45	20
GAS	.25	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	17
RDS/GNDS/SEC TOTAL	**.45**	**20**
RDS/GNDS TOTAL	.13	19
RDS/GNDS PAYRL	.09	5
RDS/GNDS CONTR	.13	15
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	16
SEC PAYROLL	.24	5
SEC CONTRACTS	.32	15
SEC OTHER		
ADMIN TOTAL	**.80**	**20**
PAYROLL	.31	9
MGMT FEES	.50	19
PROF FEES	.16	11
GEN OFC EXP	.05	16
OTHER ADM EXP	.16	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.70**	**20**
REAL ESTATE TAX	2.39	20
BUILDING INS	.07	20
PERS PROP TAX		
OTHER TAX	.72	6
LEASING EXPENSES	**.95**	**15**
ADV/PROMOTION	.02	9
COMMISSIONS	.06	3
PROF FEES	.17	11
TENANT ALTS	1.02	12
BUY-OUTS		
OTHER LEASING	.10	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.38**	**16**
CLEANING	.96	7
REPAIR/MAINT	.64	16
RDS/GROUNDS	.09	5
SECURITY	.24	5
ADMINISTRATIVE	.31	9
TOTAL CONTRACTS	**.95**	**20**
CLEANING	.80	16
REPAIR/MAINT	.64	20
RDS/GROUNDS	.13	15
SECURITY	.32	15
ADMINISTRATIVE	.60	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	168,969 SQ. FT.				146,550 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.06	13.56	9.36	16.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.10	12.59	10.62	14.93				
MISCELLANEOUS	5	.10	.08	.03	.15				
TOTAL INCOME	6	13.20	12.68	10.66	15.05				
EXPENSE									
CLEANING	5	.87	.84	.45	1.58	.92	.84	.54	1.58
REPAIR-MAINT	6	1.09	1.21	.61	1.93	1.14	1.37	.61	1.93
UTILITIES	6	1.81	1.76	1.69	2.01	1.90	1.92	1.69	2.21
RDS/GRNDS/SEC	6	.14	.14	.04	.24	.16	.17	.06	.24
ADMINISTRATIVE	6	.93	.72	.60	1.04	1.07	.77	.67	1.23
TOTAL OPER EXP	5	4.89	6.09	3.66	6.41	5.69	6.16	4.56	7.12
FIXED EXPENSES	6	2.05	1.85	1.64	2.58	2.37	2.21	1.69	2.93
TOTAL OPER+FIX	5	6.96	7.97	5.96	8.60	8.10	7.88	7.39	9.49
LEASING EXP	4	2.45	1.32	.43	7.94				
TOTAL PAYROLL	3	.96	.20						
TOTAL CONTRACT	6	.50	.49	.24	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2725	6
AVG SQFT/RETAIL TENANT	2383	2
AVG SQFT/OFFICE WORKER	278	3
AVG % OFFICE OCCUPANCY	87.4	6
AVG % RETAIL OCCUPANCY	79.2	2
AVG $ RATE YR-END RENT	12.35	5
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**5**
PAYROLL	.98	2
CONTRACT	.57	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.08**	**6**
PAYROLL	.35	3
ELEVATOR	.11	5
HVAC	.15	6
ELECTRICAL	.07	6
STRUCT/ROOF		
PLUMBING	.09	4
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.47	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**6**
ELECTRICAL	1.58	6
GAS	.34	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	**.14**	**6**
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	**1.02**	**6**
PAYROLL		
MGMT FEES	.70	6
PROF FEES	.29	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.88**	**6**
REAL ESTATE TAX	1.88	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.45**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.76	2
TENANT ALTS	3.17	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.96**	**3**
CLEANING	.98	2
REPAIR/MAINT	.55	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.50**	**6**
CLEANING	.57	4
REPAIR/MAINT	.39	6
RDS/GROUNDS	.11	5
SECURITY	.04	4
ADMINISTRATIVE	.91	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	253,080 SQ. FT.				239,684 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.71	19.77		
RETAIL AREA	2	20.52	21.83						
OTHER AREA									
TOTAL RENT	3	16.95	19.85						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	16.96	19.88						
EXPENSE									
CLEANING	3	.88	.94			.93	.96		
REPAIR-MAINT	3	1.19	1.26			1.26	1.28		
UTILITIES	3	1.87	1.83			1.88	1.83		
RDS/GRNDS/SEC	3	.32	.19			.34	.19		
ADMINISTRATIVE	3	.58	.57			.61	.65		
TOTAL OPER EXP	3	4.84	5.38			5.12	5.50		
FIXED EXPENSES	3	2.97	3.61			3.14	3.77		
TOTAL OPER+FIX	3	7.82	9.07			8.26	9.27		
LEASING EXP	3	1.28	1.06						
TOTAL PAYROLL	3	.48	.31						
TOTAL CONTRACT	3	.75	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2294	3
AVG SQFT/RETAIL TENANT	2679	2
AVG SQFT/OFFICE WORKER	471	2
AVG % OFFICE OCCUPANCY	91.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	19.13	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**3**
PAYROLL		
CONTRACT	.69	3
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**1.19**	**3**
PAYROLL	.25	3
ELEVATOR	.25	2
HVAC	.20	3
ELECTRICAL	.07	3
STRUCT/ROOF	.23	3
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**3**
ELECTRICAL	1.54	3
GAS	.41	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.32**	**3**
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.58**	**3**
PAYROLL		
MGMT FEES	.53	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.97**	**3**
REAL ESTATE TAX	2.91	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.28**	**3**
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES	.11	3
TENANT ALTS	.94	3
BUY-OUTS		
OTHER LEASING	.22	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**3**
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.75**	**3**
CLEANING	.69	3
REPAIR/MAINT	.71	3
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.57	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,270,890 SQ. FT.				1,205,145 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.37	18.61	9.72	24.63
RETAIL AREA	3	6.95	23.51						
OTHER AREA									
TOTAL RENT	5	17.64	18.66	9.09	24.43				
MISCELLANEOUS	3	.06	.05						
TOTAL INCOME	5	17.68	18.77	9.12	24.43				
EXPENSE									
CLEANING	6	.97	.82	.72	1.33	1.01	.83	.77	1.33
REPAIR-MAINT	7	1.62	1.35	.94	2.03	1.67	1.35	1.00	2.03
UTILITIES	7	1.80	1.83	1.70	2.07	1.85	1.83	1.70	2.08
RDS/GRNDS/SEC	7	.55	.41	.15	.56	.58	.41	.15	.59
ADMINISTRATIVE	7	.94	.88	.66	1.03	1.00	.88	.74	1.11
TOTAL OPER EXP	6	5.75	5.35	4.32	6.98	6.07	5.45	4.70	6.98
FIXED EXPENSES	7	3.44	3.02	1.83	3.57	3.63	3.14	2.14	3.60
TOTAL OPER+FIX	6	9.51	8.92	6.31	11.30	10.03	8.99	7.03	11.75
LEASING EXP	5	.79	.67	.15	1.57				
TOTAL PAYROLL	6	1.05	.68	.30	1.65				
TOTAL CONTRACT	7	1.19	.73	.51	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7510	7
AVG SQFT/RETAIL TENANT	7015	3
AVG SQFT/OFFICE WORKER	219	6
AVG % OFFICE OCCUPANCY	94.7	7
AVG % RETAIL OCCUPANCY	98.8	3
AVG $ RATE YR-END RENT	15.13	6
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**6**
PAYROLL		
CONTRACT	.84	6
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.62**	**7**
PAYROLL	.69	6
ELEVATOR	.17	7
HVAC	.30	7
ELECTRICAL	.14	7
STRUCT/ROOF	.12	4
PLUMBING	.05	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.32	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**7**
ELECTRICAL	1.49	7
GAS	.30	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	**.55**	**7**
RDS/GNDS TOTAL	.19	7
RDS/GNDS PAYRL	.11	3
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	6
SEC PAYROLL		
SEC CONTRACTS	.35	6
SEC OTHER		
ADMIN TOTAL	**.94**	**7**
PAYROLL	.31	4
MGMT FEES	.47	7
PROF FEES	.15	5
GEN OFC EXP	.06	5
OTHER ADM EXP	.26	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.44**	**7**
REAL ESTATE TAX	2.91	7
BUILDING INS	.07	7
PERS PROP TAX		
OTHER TAX	.98	3
LEASING EXPENSES	**.79**	**5**
ADV/PROMOTION	.02	3
COMMISSIONS	.07	2
PROF FEES	.20	3
TENANT ALTS	1.03	3
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**6**
CLEANING		
REPAIR/MAINT	.69	6
RDS/GROUNDS	.11	3
SECURITY		
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	**1.19**	**7**
CLEANING	.84	6
REPAIR/MAINT	.74	7
RDS/GROUNDS	.18	5
SECURITY	.35	6
ADMINISTRATIVE	.58	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	5,279,749 SQ. FT.				5,025,862 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					16.82	15.37	12.51	19.77
RETAIL AREA	7	19.39	19.46	15.70	30.97				
OTHER AREA	5	7.59	6.81	4.65	8.42				
TOTAL RENT	16	16.89	15.25	12.52	19.66				
MISCELLANEOUS	13	.52	.10	.05	.51				
TOTAL INCOME	17	17.84	15.43	13.58	22.85				
EXPENSE									
CLEANING	21	1.00	1.02	.84	1.21	1.03	1.03	.87	1.25
REPAIR-MAINT	21	1.48	1.33	.90	1.84	1.53	1.39	.95	1.67
UTILITIES	21	1.43	1.40	1.19	1.84	1.47	1.43	1.19	1.93
RDS/GRNDS/SEC	20	.37	.29	.20	.53	.39	.31	.22	.56
ADMINISTRATIVE	21	.85	.78	.55	1.23	.89	.81	.57	1.30
TOTAL OPER EXP	21	5.11	5.23	4.39	6.10	5.37	5.51	4.59	6.46
FIXED EXPENSES	21	2.91	2.68	2.23	3.48	3.05	2.76	2.24	3.88
TOTAL OPER + FIX	21	8.02	8.13	7.42	9.00	8.42	8.50	7.71	9.26
LEASING EXP	18	1.16	.46	.15	1.88				
TOTAL PAYROLL	21	.56	.50	.25	.86				
TOTAL CONTRACT	20	1.09	1.14	.79	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8816	20
AVG SQFT/RETAIL TENANT	1809	11
AVG SQFT/OFFICE WORKER	212	14
AVG % OFFICE OCCUPANCY	91.5	21
AVG % RETAIL OCCUPANCY	90.2	12
AVG $ RATE YR-END RENT	23.69	18
RENTABLE/GROSS SQFT	.91	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**21**
PAYROLL	.24	5
CONTRACT	.84	20
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.04	20
REPR/MAINT TOTAL	**1.48**	**21**
PAYROLL	.32	18
ELEVATOR	.22	21
HVAC	.58	20
ELECTRICAL	.07	18
STRUCT/ROOF	.16	10
PLUMBING	.03	11
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.23	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**21**
ELECTRICAL	1.33	21
GAS	.10	7
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	**.37**	**20**
RDS/GNDS TOTAL	.02	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	10
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	18
SEC PAYROLL	.18	6
SEC CONTRACTS	.31	13
SEC OTHER	.02	6
ADMIN TOTAL	**.95**	**21**
PAYROLL	.20	13
MGMT FEES	.67	11
PROF FEES	.07	14
GEN OFC EXP	.08	13
OTHER ADM EXP	.02	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.91**	**21**
REAL ESTATE TAX	2.82	21
BUILDING INS	.07	21
PERS PROP TAX		
OTHER TAX	.05	8
LEASING EXPENSES	**1.16**	**19**
ADV/PROMOTION	.04	13
COMMISSIONS	.03	4
PROF FEES	.27	7
TENANT ALTS	1.24	9
BUY-OUTS	.36	2
OTHER LEASING	.27	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.56**	**21**
CLEANING	.24	5
REPAIR/MAINT	.32	18
RDS/GROUNDS		
SECURITY	.18	6
ADMINISTRATIVE	.20	13
TOTAL CONTRACTS	**1.09**	**20**
CLEANING	.84	20
REPAIR/MAINT	.98	21
RDS/GROUNDS	.02	10
SECURITY	.31	13
ADMINISTRATIVE	.59	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	223,357 SQ. FT.				220,557 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					19.71	20.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	19.34	20.21						
MISCELLANEOUS									
TOTAL INCOME	2	19.34	20.21						
EXPENSE									
CLEANING	3	1.65	1.59			1.67	1.66		
REPAIR-MAINT	3	1.16	.84			1.17	.84		
UTILITIES	3	2.37	2.27			2.40	2.31		
RDS/GRNDS/SEC	2	1.39	1.38			1.42	1.41		
ADMINISTRATIVE	3	1.26	1.67			1.28	1.67		
TOTAL OPER EXP	3	7.28	7.34			7.37	7.34		
FIXED EXPENSES	3	2.76	2.40			2.79	2.40		
TOTAL OPER + FIX	3	10.04	9.74			10.17	9.74		
LEASING EXP									
TOTAL PAYROLL	3	1.72	1.58						
TOTAL CONTRACT	3	1.73	2.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14629	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	3
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.65**	**3**
PAYROLL		
CONTRACT	.91	3
SUP/MAT/MISC	.21	3
TRASH REMOVAL	.15	2
REPR/MAINT TOTAL	**1.16**	**3**
PAYROLL	.53	2
ELEVATOR	.21	3
HVAC	.12	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.66	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.37**	**3**
ELECTRICAL	2.19	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	**1.39**	**2**
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.26	2
SEC PAYROLL		
SEC CONTRACTS	1.26	2
SEC OTHER		
ADMIN TOTAL	**1.26**	**3**
PAYROLL	.88	3
MGMT FEES		
PROF FEES	.22	3
GEN OFC EXP	.18	2
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.75**	**3**
REAL ESTATE TAX	2.63	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.72**	**3**
CLEANING		
REPAIR/MAINT	.53	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.88	3
TOTAL CONTRACTS	**1.73**	**3**
CLEANING	.91	3
REPAIR/MAINT	.33	3
RDS/GROUNDS	.09	2
SECURITY	1.26	2
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	1,976,655 SQ. FT.				1,930,492 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					15.56	14.54	11.22	21.07	
RETAIL AREA	3	34.29	36.76							
OTHER AREA	3	5.61	5.52							
TOTAL RENT	9	15.87	14.43	11.41	21.40					
MISCELLANEOUS	8	.21	.08	.05	.20					
TOTAL INCOME	10	17.21	14.72	11.63	27.96					
EXPENSE										
CLEANING	10	.96	.99	.72	1.13	.98	1.00	.72	1.17	
REPAIR-MAINT	10	1.87	1.86	1.00	2.30	1.90	1.68	1.00	2.30	
UTILITIES	10	1.31	1.29	1.19	1.48	1.31	1.31	1.19	1.48	
RDS/GRNDS/SEC	10	.30	.23	.17	.47	.31	.23	.17	.51	
ADMINISTRATIVE	10	.89	.78	.67	1.17	.91	.81	.67	1.18	
TOTAL OPER EXP	10	5.33	5.17	4.67	6.06	5.47	5.32	4.82	6.14	
FIXED EXPENSES	10	2.74	2.56	2.40	3.51	2.81	2.59	2.42	3.81	
TOTAL OPER+FIX	10	8.07	8.13	7.40	8.71	8.28	8.17	7.59	8.95	
LEASING EXP	9	1.72	1.35	.31	1.88					
TOTAL PAYROLL	10	.42	.34	.24	.66					
TOTAL CONTRACT	9	1.05	.99	.62	1.45					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5498	10
AVG SQFT/RETAIL TENANT	2328	4
AVG SQFT/OFFICE WORKER	164	5
AVG % OFFICE OCCUPANCY	88.6	10
AVG % RETAIL OCCUPANCY	90.4	4
AVG $ RATE YR-END RENT	22.94	9
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**10**
PAYROLL	.53	2
CONTRACT	.82	9
SUP/MAT/MISC	.11	8
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	**1.87**	**10**
PAYROLL	.24	10
ELEVATOR	.21	10
HVAC	.90	10
ELECTRICAL	.06	10
STRUCT/ROOF	.28	5
PLUMBING	.03	3
FIRE/LIFE SFTY	.05	9
OTHER MAINT/SUP	.27	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.30**	**10**
ELECTRICAL	1.22	10
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC	**.30**	**10**
TOTAL		
RDS/GNDS TOTAL	.03	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	10
SEC PAYROLL	.03	2
SEC CONTRACTS	.41	5
SEC OTHER		
ADMIN TOTAL	**.89**	**10**
PAYROLL	.21	4
MGMT FEES	.77	4
PROF FEES	.03	3
GEN OFC EXP	.12	3
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.74**	**10**
REAL ESTATE TAX	2.64	10
BUILDING INS	.06	10
PERS PROP TAX		
OTHER TAX	.07	6
LEASING EXPENSES	**1.72**	**9**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.48	2
TENANT ALTS	2.72	3
BUY-OUTS		
OTHER LEASING	.60	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**10**
CLEANING	.53	2
REPAIR/MAINT	.24	10
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	**1.05**	**9**
CLEANING	.82	9
REPAIR/MAINT	1.37	10
RDS/GROUNDS		
SECURITY	.41	5
ADMINISTRATIVE	.66	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	2,772,737 SQ. FT.				2,589,719 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					17.68	17.92	14.91	19.77	
RETAIL AREA	4	16.01	16.76	12.14	22.32					
OTHER AREA	2	8.71	8.42							
TOTAL RENT	5	17.55	17.67	14.76	19.66					
MISCELLANEOUS	5	.76	.22	.04	2.03					
TOTAL INCOME	5	18.31	18.84	15.80	20.21					
EXPENSE										
CLEANING	6	.97	.98	.86	1.17	1.02	1.00	.88	1.17	
REPAIR-MAINT	6	1.26	1.42	.95	1.58	1.33	1.49	.96	1.58	
UTILITIES	6	1.41	1.29	1.15	1.84	1.49	1.33	1.20	2.01	
RDS/GRNDS/SEC	6	.40	.39	.29	.48	.43	.41	.29	.52	
ADMINISTRATIVE	6	.83	.80	.49	1.16	.89	.84	.49	1.26	
TOTAL OPER EXP	6	4.87	4.79	4.39	5.72	5.22	5.04	4.58	6.12	
FIXED EXPENSES	6	3.14	2.94	2.75	3.45	3.37	3.09	2.93	3.98	
TOTAL OPER+FIX	6	8.02	7.72	7.44	8.47	8.59	8.50	7.82	9.06	
LEASING EXP	6	.95	.41	.12	2.40					
TOTAL PAYROLL	6	.60	.68	.17	.87					
TOTAL CONTRACT	6	1.09	1.23	.85	1.37					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12683	6
AVG SQFT/RETAIL TENANT	1633	5
AVG SQFT/OFFICE WORKER	235	6
AVG % OFFICE OCCUPANCY	92.1	6
AVG % RETAIL OCCUPANCY	88.7	5
AVG $ RATE YR-END RENT	25.08	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**6**
PAYROLL	.06	2
CONTRACT	.85	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	**1.26**	**6**
PAYROLL	.40	4
ELEVATOR	.23	6
HVAC	.42	6
ELECTRICAL	.08	5
STRUCT/ROOF	.07	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.19	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**6**
ELECTRICAL	1.33	6
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC	**.40**	**6**
TOTAL		
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	6
SEC PAYROLL	.21	4
SEC CONTRACTS	.23	6
SEC OTHER	.02	4
ADMIN TOTAL	**.83**	**6**
PAYROLL	.14	6
MGMT FEES	.66	5
PROF FEES	.07	6
GEN OFC EXP	.08	6
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.14**	**6**
REAL ESTATE TAX	3.07	6
BUILDING INS	.07	6
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	**.95**	**6**
ADV/PROMOTION	.05	6
COMMISSIONS	.03	3
PROF FEES	.23	5
TENANT ALTS	.87	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.60**	**6**
CLEANING	.06	2
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY	.21	4
ADMINISTRATIVE	.14	6
TOTAL CONTRACTS	**1.09**	**6**
CLEANING	.85	6
REPAIR/MAINT	.78	6
RDS/GROUNDS	.01	5
SECURITY	.23	6
ADMINISTRATIVE	.60	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	1,662,080 SQ. FT.				1,613,415 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	
INCOME										
OFFICE AREA	8					17.45	16.01	13.57	19.07	
RETAIL AREA	6	12.26	17.00	8.36	22.23					
OTHER AREA	2	4.92	4.92							
TOTAL RENT	8	17.01	15.18	12.91	18.42					
MISCELLANEOUS	6	1.27	.41	.13	1.82					
TOTAL INCOME	8	17.91	15.24	13.07	21.39					
EXPENSE										
CLEANING	9	1.41	.99	.60	1.11	1.46	1.02	.62	1.17	
REPAIR-MAINT	9	1.43	1.36	1.03	1.90	1.48	1.36	1.11	1.97	
UTILITIES	8	2.13	1.92	1.54	3.32	2.17	1.99	1.54	3.32	
RDS/GRNDS/SEC	9	.41	.34	.14	.54	.43	.37	.16	.56	
ADMINISTRATIVE	8	.60	.70	.43	.96	.64	.73	.46	1.04	
TOTAL OPER EXP	8	6.01	5.86	4.94	7.26	6.27	5.91	5.34	7.79	
FIXED EXPENSES	9	2.66	2.58	1.34	2.90	2.78	2.98	1.38	3.07	
TOTAL OPER+FIX	8	8.83	7.99	6.09	10.67	9.21	8.05	6.92	11.51	
LEASING EXP	6	2.04	.48	.12	2.91					
TOTAL PAYROLL	9	1.32	.89	.50	1.24					
TOTAL CONTRACT	9	.90	1.03	.49	1.28					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16909	9
AVG SQFT/RETAIL TENANT	3332	8
AVG SQFT/OFFICE WORKER	218	5
AVG % OFFICE OCCUPANCY	98.5	9
AVG % RETAIL OCCUPANCY	98.9	8
AVG $ RATE YR-END RENT	20.78	9
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	9	**UTILITIES TOTAL**	2.13	8	SECURITY TOTAL	.30	9	**FIXED EXP TOTAL**	2.66	9	**TOTAL PAYROLL**	1.32	9
PAYROLL	1.16	5	ELECTRICAL	2.07	6	SEC PAYROLL	.01	4	REAL ESTATE TAX	2.56	9	CLEANING	1.16	5
CONTRACT	.52	9	GAS			SEC CONTRACTS	.36	7	BUILDING INS	.07	9	REPAIR/MAINT	.34	9
SUP/MAT/MISC	.13	7	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS	.04	2
TRASH REMOVAL	.09	5	PURCH STEAM			**ADMIN TOTAL**	**.60**	**8**	OTHER TAX	.07	6	SECURITY	.01	4
REPR/MAINT TOTAL	1.43	9	PURCH CH WTR			PAYROLL	.33	6	**LEASING EXPENSES**	2.04	6	ADMINISTRATIVE	.33	8
PAYROLL	.34	9	COAL			MGMT FEES	.25	7	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	**.90**	**9**
ELEVATOR	.12	8	WATER/SEWER	.07	6	PROF FEES	.04	4	COMMISSIONS	.05	2	CLEANING	.52	9
HVAC	.22	8	**RDS/GNDS/SEC**	.41	9	GEN OFC EXP	.04	8	PROF FEES	.22	5	REPAIR/MAINT	.48	9
ELECTRICAL	.13	9	**TOTAL**			OTHER ADM EXP	.02	7	TENANT ALTS	1.90	5	RDS/GROUNDS	.16	7
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.12	8				BUY-OUTS			SECURITY	.36	7
PLUMBING	.01	6	RDS/GNDS PAYRL	.04	2				OTHER LEASING			ADMINISTRATIVE	.21	8
FIRE/LIFE SFTY			RDS/GNDS CONTR	.16	7									
OTHER MAINT/SUP	.63	9	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	664,556 SQ. FT.				625,427 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	
INCOME										
OFFICE AREA	3					19.13	19.07			
RETAIL AREA	3	14.92	14.88							
OTHER AREA										
TOTAL RENT	3	18.78	18.42							
MISCELLANEOUS	2	1.96	1.82							
TOTAL INCOME	3	20.11	21.39							
EXPENSE										
CLEANING	3	.82	.93			.86	.97			
REPAIR-MAINT	3	1.66	1.48			1.74	1.54			
UTILITIES	2	3.43	3.44			3.49	3.51			
RDS/GRNDS/SEC	3	.51	.67			.54	.72			
ADMINISTRATIVE	3	.45	.43			.48	.46			
TOTAL OPER EXP	2	7.57	7.60			8.13	8.16			
FIXED EXPENSES	3	3.01	2.76			3.20	2.98			
TOTAL OPER+FIX	2	11.23	11.19			12.05	12.01			
LEASING EXP	2	3.18	2.91							
TOTAL PAYROLL	3	.86	1.03							
TOTAL CONTRACT	3	1.15	1.41							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13075	3
AVG SQFT/RETAIL TENANT	5192	3
AVG SQFT/OFFICE WORKER	260	2
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY	98.2	3
AVG $ RATE YR-END RENT	21.28	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**3**	**UTILITIES TOTAL**	**3.43**	**2**	SECURITY TOTAL	.28	3	**FIXED EXP TOTAL**	**3.01**	**3**	**TOTAL PAYROLL**	**.86**	**3**
PAYROLL			ELECTRICAL	3.33	2	SEC PAYROLL			REAL ESTATE TAX	2.89	3	CLEANING		
CONTRACT	.71	3	GAS			SEC CONTRACTS	.39	2	BUILDING INS	.06	3	REPAIR/MAINT	.49	3
SUP/MAT/MISC	.07	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.45**	**3**	OTHER TAX	.09	2	SECURITY		
REPR/MAINT TOTAL	**1.66**	**3**	PURCH CH WTR			PAYROLL	.34	3	**LEASING EXPENSES**	**3.18**	**2**	ADMINISTRATIVE	.34	3
PAYROLL	.49	3	COAL			MGMT FEES	.04	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.15**	**3**
ELEVATOR	.08	2	WATER/SEWER			PROF FEES	.04	3	COMMISSIONS			CLEANING	.71	3
HVAC	.32	2	**RDS/GNDS/SEC**	**.51**	**3**	GEN OFC EXP	.04	3	PROF FEES	.31	2	REPAIR/MAINT	.43	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP	.01	2	TENANT ALTS	2.79	2	RDS/GROUNDS	.24	2
STRUCT/ROOF			RDS/GNDS TOTAL	.32	2				BUY-OUTS			SECURITY	.39	2
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.08	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.24	2									
OTHER MAINT/SUP	.74	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,288,049 SQ. FT.				1,981,993 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.49	22.57		
RETAIL AREA	3	36.21	35.12						
OTHER AREA									
TOTAL RENT	3	19.39	22.80						
MISCELLANEOUS									
TOTAL INCOME	3	19.52	22.80						
EXPENSE									
CLEANING	6	.99	1.11	.85	1.59	1.00	1.12	.86	1.66
REPAIR-MAINT	6	1.70	1.23	.84	1.40	1.72	1.24	.84	1.41
UTILITIES	6	1.50	1.81	1.63	2.20	1.50	1.81	1.64	2.31
RDS/GRNDS/SEC	5	.46	1.13	.40	1.38	.57	1.14	.42	1.41
ADMINISTRATIVE	6	.62	.40	.34	1.70	.71	.45	.38	1.72
TOTAL OPER EXP	6	5.24	6.87	4.52	7.68	6.05	6.89	4.89	8.05
FIXED EXPENSES	5	4.85	4.29	2.48	5.19	5.77	4.50	2.51	6.11
TOTAL OPER+FIX	5	9.43	9.74	8.09	11.66	11.23	11.45	8.51	12.33
LEASING EXP	2	.04	.05						
TOTAL PAYROLL	6	1.28	1.03	.76	1.58				
TOTAL CONTRACT	6	1.01	1.34	.77	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	313418	5
AVG SQFT/RETAIL TENANT	1778	4
AVG SQFT/OFFICE WORKER	251	6
AVG % OFFICE OCCUPANCY	97.8	6
AVG % RETAIL OCCUPANCY	94.6	5
AVG $ RATE YR-END RENT	31.11	2
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	6	**UTILITIES TOTAL**	1.50	6	SECURITY TOTAL	.44	5	**FIXED EXP TOTAL**	4.85	5	**TOTAL PAYROLL**	1.28	6
PAYROLL	.06	2	ELECTRICAL	1.53	5	SEC PAYROLL	.30	2	REAL ESTATE TAX	4.72	5	CLEANING	.06	2
CONTRACT	.82	6	GAS	.20	4	SEC CONTRACTS	.44	4	BUILDING INS	.12	5	REPAIR/MAINT	.74	4
SUP/MAT/MISC	.08	5	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS	.06	2
TRASH REMOVAL	.07	5	PURCH STEAM						OTHER TAX			SECURITY	.30	2
REPR/MAINT TOTAL	1.70	6	PURCH CH WTR			**ADMIN TOTAL**	.62	6				ADMINISTRATIVE	.45	5
PAYROLL	.74	4	COAL			PAYROLL	.45	5	**LEASING EXPENSES**	.04	2			
ELEVATOR	.17	6	WATER/SEWER	.07	3	MGMT FEES	.68	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.01	6
HVAC	.23	5	**RDS/GNDS/SEC**	.48	5	PROF FEES	.02	5	COMMISSIONS			CLEANING	.82	6
ELECTRICAL	.12	3	**TOTAL**			GEN OFC EXP	.07	3	PROF FEES			REPAIR/MAINT	.49	6
STRUCT/ROOF	.29	2	RDS/GNDS TOTAL	.09	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.10	3
PLUMBING	.04	3	RDS/GNDS PAYRL	.06	2				BUY-OUTS			SECURITY	.44	4
FIRE/LIFE SFTY	.06	3	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE	.37	5
OTHER MAINT/SUP	.24	4	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,106,683 SQ. FT.				1,977,974 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.03	10.10		
RETAIL AREA	2	15.32	18.20						
OTHER AREA									
TOTAL RENT	3	12.07	9.69						
MISCELLANEOUS									
TOTAL INCOME	3	12.08	9.69						
EXPENSE									
CLEANING	4	1.34	1.15	.73	1.93	1.36	1.15	.74	1.93
REPAIR-MAINT	5	1.23	1.36	1.05	2.01	1.24	1.36	1.07	2.01
UTILITIES	5	1.53	2.08	1.29	2.14	1.53	2.08	1.29	2.14
RDS/GRNDS/SEC	5	.62	.54	.25	1.82	.66	.57	.26	1.89
ADMINISTRATIVE	4	.51	.62	.39	.96	.56	.67	.43	.98
TOTAL OPER EXP	4	4.91	5.80	4.30	7.26	5.23	6.08	4.52	7.52
FIXED EXPENSES	5	2.20	1.99	1.23	2.55	2.35	2.05	1.32	2.66
TOTAL OPER+FIX	4	7.21	8.14	6.48	9.43	7.68	8.49	7.15	9.46
LEASING EXP									
TOTAL PAYROLL	4	1.31	1.24	.76	1.87				
TOTAL CONTRACT	4	.80	.61	.39	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	390891	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	5
AVG % OFFICE OCCUPANCY	98.8	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.77	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	3	**UTILITIES TOTAL**	1.45	4	SECURITY TOTAL	.44	2	**FIXED EXP TOTAL**	2.22	4	**TOTAL PAYROLL**	1.31	4
PAYROLL	.88	2	ELECTRICAL	1.36	4	SEC PAYROLL			REAL ESTATE TAX	2.15	4	CLEANING	.88	2
CONTRACT	.48	3	GAS			SEC CONTRACTS	.43	2	BUILDING INS	.06	4	REPAIR/MAINT	.40	4
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.07	3
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.20	4	PURCH CH WTR			**ADMIN TOTAL**	.39	3				ADMINISTRATIVE	.23	3
PAYROLL	.40	4	COAL			PAYROLL	.23	3	**LEASING EXPENSES**					
ELEVATOR	.10	4	WATER/SEWER	.05	2	MGMT FEES	.10	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.80	4
HVAC	.25	4	**RDS/GNDS/SEC**	.44	4	PROF FEES	.03	2	COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.14	4	**TOTAL**			GEN OFC EXP	.02	2	PROF FEES			REPAIR/MAINT	.58	4
STRUCT/ROOF	.09	2	RDS/GNDS TOTAL	.23	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.24	3
PLUMBING	.01	2	RDS/GNDS PAYRL	.07	3				BUY-OUTS			SECURITY	.43	2
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.24	3				OTHER LEASING			ADMINISTRATIVE	.13	2
OTHER MAINT/SUP	.45	2	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Private Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,098,012 SQ. FT.				1,044,129 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					18.86	11.99	9.53	16.33
RETAIL AREA	2	30.64	29.85						
OTHER AREA	2	6.37	6.17						
TOTAL RENT	9	19.06	11.99	10.16	15.39				
MISCELLANEOUS	5	.45	.12	.06	.62				
TOTAL INCOME	9	19.33	11.99	10.18	15.44				
EXPENSE									
CLEANING	10	1.06	.75	.73	1.18	1.07	.78	.74	1.18
REPAIR-MAINT	9	1.09	1.10	.49	1.36	1.11	1.18	.49	1.44
UTILITIES	10	1.84	1.74	1.54	1.92	1.87	1.78	1.54	2.08
RDS/GRNDS/SEC	10	1.06	.31	.17	.64	1.11	.31	.20	.66
ADMINISTRATIVE	10	.70	.58	.48	.77	.74	.65	.48	.77
TOTAL OPER EXP	9	5.78	4.08	3.70	6.17	6.09	5.27	3.78	6.43
FIXED EXPENSES	10	3.09	1.95	1.69	2.05	3.25	1.95	1.77	2.62
TOTAL OPER+FIX	9	8.89	6.10	5.59	9.12	9.36	7.85	5.59	9.43
LEASING EXP	9	1.15	.85	.62	1.37				
TOTAL PAYROLL	4	.91	.45	.15	.82				
TOTAL CONTRACT	9	1.41	1.06	.68	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14506	10
AVG SQFT/RETAIL TENANT	2932	2
AVG SQFT/OFFICE WORKER	316	5
AVG % OFFICE OCCUPANCY	91.7	10
AVG % RETAIL OCCUPANCY	88.6	2
AVG $ RATE YR-END RENT	24.97	8
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**9**	**UTILITIES TOTAL**	**1.75**	**9**	SECURITY TOTAL	.42	9	**FIXED EXP TOTAL**	**3.36**	**9**	**TOTAL PAYROLL**	**.61**	**4**
PAYROLL			ELECTRICAL	1.41	9	SEC PAYROLL			REAL ESTATE TAX	3.09	9	CLEANING		
CONTRACT	.72	9	GAS	.23	7	SEC CONTRACTS	.36	9	BUILDING INS	.11	9	REPAIR/MAINT	.21	4
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	8	PURCH STEAM			**ADMIN TOTAL**	**.58**	**9**	OTHER TAX	.50	2	SECURITY		
REPR/MAINT TOTAL	**1.00**	**8**	PURCH CH WTR			PAYROLL	.40	3				ADMINISTRATIVE	.40	3
PAYROLL	.21	4	COAL			MGMT FEES	.45	7	**LEASING EXPENSES**	**1.15**	**9**			
ELEVATOR	.14	6	WATER/SEWER	.11	9	PROF FEES	.05	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.41**	**9**
HVAC	.36	8	**RDS/GNDS/SEC**	**.80**	**9**	GEN OFC EXP	.15	5	COMMISSIONS			CLEANING	.72	9
ELECTRICAL	.10	8	**TOTAL**			OTHER ADM EXP	.07	5	PROF FEES	.19	5	REPAIR/MAINT	.65	8
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.38	8				TENANT ALTS	.78	8	RDS/GROUNDS	.41	7
PLUMBING	.04	6	RDS/GNDS PAYRL	–					BUY-OUTS			SECURITY	.36	9
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.41	7				OTHER LEASING	.53	4	ADMINISTRATIVE	.29	8
OTHER MAINT/SUP	.17	8	RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,875,776 SQ. FT.				1,751,484 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					25.81	26.83	11.08	29.55
RETAIL AREA	6	38.13	28.30	21.66	36.76				
OTHER AREA									
TOTAL RENT	9	27.58	27.71	11.48	31.16				
MISCELLANEOUS	5	.13	.02	.00	.19				
TOTAL INCOME	9	27.63	27.96	11.48	31.16				
EXPENSE									
CLEANING	11	.89	.77	.72	.94	.92	.78	.73	.98
REPAIR-MAINT	11	1.45	1.14	.90	1.42	1.49	1.25	.94	1.42
UTILITIES	11	2.11	1.74	1.69	2.14	2.15	1.81	1.74	2.16
RDS/GRNDS/SEC	11	.56	.37	.18	.53	.60	.41	.19	.59
ADMINISTRATIVE	11	1.01	.88	.60	1.35	1.08	.88	.66	1.49
TOTAL OPER EXP	11	6.02	5.45	4.53	6.23	6.44	5.91	4.90	6.78
FIXED EXPENSES	11	4.12	3.51	2.11	3.76	4.41	3.66	2.23	4.14
TOTAL OPER+FIX	11	10.14	9.56	6.57	10.44	10.86	9.74	7.02	11.71
LEASING EXP	6	.47	.41	.22	.73				
TOTAL PAYROLL	10	.75	.70	.25	.75				
TOTAL CONTRACT	11	1.27	.92	.76	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10944	10
AVG SQFT/RETAIL TENANT	3580	5
AVG SQFT/OFFICE WORKER	252	8
AVG % OFFICE OCCUPANCY	96.3	10
AVG % RETAIL OCCUPANCY	98.7	5
AVG $ RATE YR-END RENT	21.24	8
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**11**	**UTILITIES TOTAL**	**2.10**	**11**	SECURITY TOTAL	.41	11	**FIXED EXP TOTAL**	**4.12**	**11**	**TOTAL PAYROLL**	**.75**	**10**
PAYROLL			ELECTRICAL	1.90	11	SEC PAYROLL	.09	2	REAL ESTATE TAX	3.66	11	CLEANING		
CONTRACT	.78	11	GAS	.17	7	SEC CONTRACTS	.37	11	BUILDING INS	.09	9	REPAIR/MAINT	.43	9
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS	.08	2
TRASH REMOVAL	.05	9	PURCH STEAM			**ADMIN TOTAL**	**1.01**	**11**	OTHER TAX	.60	6	SECURITY	.09	2
REPR/MAINT TOTAL	**1.45**	**11**	PURCH CH WTR			PAYROLL	.30	8				ADMINISTRATIVE	.30	8
PAYROLL	.43	9	COAL			MGMT FEES	.60	10	**LEASING EXPENSES**	**.47**	**6**			
ELEVATOR	.11	11	WATER/SEWER	.10	9	PROF FEES	.10	8	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	**1.27**	**11**
HVAC	.19	11	**RDS/GNDS/SEC**	**.56**	**11**	GEN OFC EXP	.10	8	COMMISSIONS			CLEANING	.78	11
ELECTRICAL	.20	11	**TOTAL**			OTHER ADM EXP	.15	7	PROF FEES	.17	4	REPAIR/MAINT	.61	11
STRUCT/ROOF	.10	5	RDS/GNDS TOTAL	.17	9				TENANT ALTS	.96	3	RDS/GROUNDS	.15	7
PLUMBING	.03	10	RDS/GNDS PAYRL	.08	2				BUY-OUTS			SECURITY	.37	11
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.15	7				OTHER LEASING	.16	2	ADMINISTRATIVE	.69	10
OTHER MAINT/SUP	.43	11	RDS/GNDS OTHER	.06	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	4,199,008 SQ. FT.				3,854,657 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					23.08	19.37	10.69	29.25
RETAIL AREA	7	17.24	11.43	6.22	27.48				
OTHER AREA									
TOTAL RENT	10	22.20	18.49	12.42	30.21				
MISCELLANEOUS	10	.29	.16	.06	.48				
TOTAL INCOME	11	22.85	18.84	13.29	29.30				
EXPENSE									
CLEANING	13	.89	.94	.74	1.04	.95	.97	.75	1.09
REPAIR-MAINT	13	1.37	1.18	.98	1.40	1.45	1.18	1.02	1.47
UTILITIES	12	1.49	1.47	1.30	1.70	1.56	1.51	1.33	1.72
RDS/GRNDS/SEC	13	.59	.54	.50	.63	.65	.59	.52	.68
ADMINISTRATIVE	13	.80	.70	.56	1.21	.87	.73	.64	1.24
TOTAL OPER EXP	12	5.24	4.98	4.48	5.81	5.72	5.35	4.63	6.16
FIXED EXPENSES	12	4.39	4.03	3.56	4.77	4.68	4.27	3.78	4.98
TOTAL OPER + FIX	11	9.64	9.04	8.23	10.89	10.29	9.47	8.68	11.37
LEASING EXP	9	2.17	.72	.05	7.28				
TOTAL PAYROLL	12	.78	.51	.38	.81				
TOTAL CONTRACT	11	1.33	1.29	1.14	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19179	12
AVG SQFT/RETAIL TENANT	1616	9
AVG SQFT/OFFICE WORKER	231	6
AVG % OFFICE OCCUPANCY	90.0	12
AVG % RETAIL OCCUPANCY	72.3	9
AVG $ RATE YR-END RENT	24.06	8
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**12**
PAYROLL	.42	6
CONTRACT	.84	11
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	**1.44**	**12**
PAYROLL	.32	10
ELEVATOR	.18	11
HVAC	.34	11
ELECTRICAL	.12	11
STRUCT/ROOF	.13	7
PLUMBING	.05	10
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	.48	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**11**
ELECTRICAL	1.39	11
GAS	.14	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	**.61**	**12**
RDS/GNDS TOTAL	.27	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	7
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	11
SEC PAYROLL	.05	6
SEC CONTRACTS	.47	10
SEC OTHER		
ADMIN TOTAL	**.81**	**12**
PAYROLL	.44	9
MGMT FEES	.75	8
PROF FEES	.02	10
GEN OFC EXP	.04	10
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.67**	**11**
REAL ESTATE TAX	4.44	11
BUILDING INS	.09	11
PERS PROP TAX		
OTHER TAX	.25	5
LEASING EXPENSES	**2.17**	**9**
ADV/PROMOTION	.03	7
COMMISSIONS	.05	3
PROF FEES	.30	6
TENANT ALTS	2.61	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**12**
CLEANING	.42	6
REPAIR/MAINT	.32	10
RDS/GROUNDS		
SECURITY	.05	6
ADMINISTRATIVE	.44	9
TOTAL CONTRACTS	**1.33**	**11**
CLEANING	.84	11
REPAIR/MAINT	.74	12
RDS/GROUNDS	.08	7
SECURITY	.47	10
ADMINISTRATIVE	.52	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,939,186 SQ. FT.				5,301,127 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					23.22	19.63	14.28	28.19
RETAIL AREA	10	33.11	33.89	19.46	40.30				
OTHER AREA	3	9.93	9.70						
TOTAL RENT	12	23.32	18.88	14.40	28.48				
MISCELLANEOUS	6	.17	.15	.08	.22				
TOTAL INCOME	12	23.43	19.14	14.40	28.54				
EXPENSE									
CLEANING	14	.89	.83	.71	1.02	.91	.85	.72	1.06
REPAIR-MAINT	14	1.09	1.03	.79	1.33	1.12	1.06	.88	1.36
UTILITIES	14	1.47	1.33	1.01	1.54	1.50	1.37	1.01	1.56
RDS/GRNDS/SEC	12	.35	.41	.35	.47	.39	.45	.36	.49
ADMINISTRATIVE	14	.99	.85	.33	1.37	1.09	.87	.64	1.45
TOTAL OPER EXP	13	4.77	4.39	3.53	5.94	5.26	4.67	3.77	6.23
FIXED EXPENSES	13	4.44	3.11	2.02	5.86	4.92	3.24	2.09	6.90
TOTAL OPER + FIX	12	9.35	8.21	6.43	12.75	10.36	8.84	6.26	13.15
LEASING EXP	11	1.79	2.12	.29	2.82				
TOTAL PAYROLL	13	.74	.69	.52	.90				
TOTAL CONTRACT	13	1.00	.94	.79	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13861	13
AVG SQFT/RETAIL TENANT	2282	10
AVG SQFT/OFFICE WORKER	248	12
AVG % OFFICE OCCUPANCY	90.8	13
AVG % RETAIL OCCUPANCY	86.8	10
AVG $ RATE YR-END RENT	25.68	13
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**13**
PAYROLL	.06	4
CONTRACT	.77	13
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	**1.09**	**14**
PAYROLL	.45	12
ELEVATOR	.23	14
HVAC	.23	14
ELECTRICAL	.09	11
STRUCT/ROOF	.06	5
PLUMBING	.03	11
FIRE/LIFE SFTY	.05	9
OTHER MAINT/SUP	.13	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**14**
ELECTRICAL	1.17	13
GAS	.29	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	**.35**	**12**
RDS/GNDS TOTAL	.03	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	10
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	12
SEC PAYROLL	.24	3
SEC CONTRACTS	.31	11
SEC OTHER	.02	4
ADMIN TOTAL	**.98**	**13**
PAYROLL	.26	9
MGMT FEES	.71	12
PROF FEES	.06	10
GEN OFC EXP	.12	11
OTHER ADM EXP	.20	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.44**	**13**
REAL ESTATE TAX	4.35	13
BUILDING INS	.07	13
PERS PROP TAX		
OTHER TAX	.13	3
LEASING EXPENSES	**1.79**	**11**
ADV/PROMOTION	.03	9
COMMISSIONS	.03	2
PROF FEES	.27	10
TENANT ALTS	1.20	9
BUY-OUTS	1.05	5
OTHER LEASING	.29	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**13**
CLEANING	.06	4
REPAIR/MAINT	.45	12
RDS/GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.28	9
TOTAL CONTRACTS	**1.00**	**13**
CLEANING	.77	13
REPAIR/MAINT	.58	14
RDS/GROUNDS	.02	10
SECURITY	.31	11
ADMINISTRATIVE	.76	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	3,446,942 SQ. FT.				3,204,705 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					22.48	19.44	16.20	26.07
RETAIL AREA	4	33.69	35.30	26.14	39.88				
OTHER AREA	2	4.88	4.71						
TOTAL RENT	4	22.75	20.09	16.76	26.20				
MISCELLANEOUS	2	.56	.63						
TOTAL INCOME	4	23.01	20.13	17.40	26.20				
EXPENSE									
CLEANING	6	.87	.83	.60	1.14	.91	.90	.62	1.15
REPAIR-MAINT	6	1.24	1.12	.59	1.22	1.26	1.16	.61	1.23
UTILITIES	6	1.41	1.33	1.19	1.64	1.43	1.35	1.20	1.64
RDS/GRNDS/SEC	6	.49	.47	.29	.52	.53	.52	.31	.57
ADMINISTRATIVE	6	.75	.47	.43	1.13	.81	.51	.43	1.21
TOTAL OPER EXP	6	4.77	4.56	3.78	5.68	5.13	4.93	4.05	6.59
FIXED EXPENSES	5	3.62	1.98	1.90	4.92	3.93	2.10	2.01	5.48
TOTAL OPER + FIX	5	7.92	6.06	5.09	10.22	8.59	6.46	5.37	11.46
LEASING EXP	3	.19	.18						
TOTAL PAYROLL	6	.98	.87	.40	1.00				
TOTAL CONTRACT	6	.96	.87	.73	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19700	6
AVG SQFT/RETAIL TENANT	1388	6
AVG SQFT/OFFICE WORKER	263	4
AVG % OFFICE OCCUPANCY	91.0	6
AVG % RETAIL OCCUPANCY	83.4	6
AVG $ RATE YR-END RENT	24.63	4
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	6	**UTILITIES TOTAL**	1.41	6	SECURITY TOTAL	.47	6	**FIXED EXP TOTAL**	3.62	5	**TOTAL PAYROLL**	.98	6
PAYROLL	.06	2	ELECTRICAL	1.18	6	SEC PAYROLL	.55	3	REAL ESTATE TAX	3.55	5	CLEANING	.06	2
CONTRACT	.76	6	GAS	.16	6	SEC CONTRACTS	.28	4	BUILDING INS	.08	6	REPAIR/MAINT	.49	5
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.05	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX			SECURITY	.55	3
REPR/MAINT TOTAL	1.24	6	PURCH CH WTR			**ADMIN TOTAL**	.75	6				ADMINISTRATIVE	.28	6
PAYROLL	.49	5	COAL			PAYROLL	.26	6	**LEASING EXPENSES**	.19	3			
ELEVATOR	.16	6	WATER/SEWER	.08	6	MGMT FEES	.28	2	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	.96	6
HVAC	.17	5	**RDS/GNDS/SEC**	.49	6	PROF FEES	.02	6	COMMISSIONS			CLEANING	.76	6
ELECTRICAL	.02	5	**TOTAL**			GEN OFC EXP	.37	5	PROF FEES			REPAIR/MAINT	.35	6
STRUCT/ROOF			RDS/GNDS TOTAL	.04	3	OTHER ADM EXP	.01	4	TENANT ALTS	.16	3	RDS/GROUNDS	.03	2
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.12	6
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	302,998 SQ. FT.				286,740 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.15	14.91	12.28	18.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.65	14.91	12.28	17.76				
MISCELLANEOUS									
TOTAL INCOME	4	20.13	14.91	12.28	19.25				
EXPENSE									
CLEANING	3	1.16	1.16			1.23	1.16		
REPAIR-MAINT	4	1.15	.80	.64	1.06	1.21	.80	.64	1.12
UTILITIES	4	3.09	1.94	1.77	2.68	3.09	1.94	1.77	2.68
RDS/GRNDS/SEC	4	.65	.17	.07	.50	.69	.17	.07	.52
ADMINISTRATIVE	4	.74	.66	.53	.72	.79	.66	.58	.75
TOTAL OPER EXP	3	6.87	4.61			7.27	4.61		
FIXED EXPENSES	4	4.01	2.07	1.78	3.32	4.23	2.07	1.78	3.47
TOTAL OPER + FIX	3	10.95	6.84			11.59	6.84		
LEASING EXP	2	4.81	3.58						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.52	.99	.51	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4753	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	279	2
AVG % OFFICE OCCUPANCY	96.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.94	3
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	3	**UTILITIES TOTAL**	3.09	4	SECURITY TOTAL			**FIXED EXP TOTAL**	4.01	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.86	4	SEC PAYROLL			REAL ESTATE TAX	3.85	4	CLEANING		
CONTRACT	.90	3	GAS	.16	3	SEC CONTRACTS			BUILDING INS	.08	4	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.15	4	PURCH CH WTR			**ADMIN TOTAL**	.74	4				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	4.81	2			
ELEVATOR	.07	3	WATER/SEWER	.20	4	MGMT FEES	.54	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.82	4
HVAC	.35	4	**RDS/GNDS/SEC**	.65	4	PROF FEES	.05	2	COMMISSIONS			CLEANING	.80	3
ELECTRICAL	.10	3	**TOTAL**			GEN OFC EXP	.04	2	PROF FEES			REPAIR/MAINT	.84	4
STRUCT/ROOF			RDS/GNDS TOTAL	.22	4	OTHER ADM EXP	.01	2	TENANT ALTS	4.38	2	RDS/GROUNDS	.22	4
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.22	4				OTHER LEASING			ADMINISTRATIVE	.13	4
OTHER MAINT/SUP	.21	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,547,048 SQ. FT.				1,431,078 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.29	15.03	11.39	15.96
RETAIL AREA	3	19.51	19.11						
OTHER AREA									
TOTAL RENT	8	13.39	14.14	12.31	15.03				
MISCELLANEOUS	5	.35	.15	.05	.59				
TOTAL INCOME	8	13.50	14.47	12.38	16.31				
EXPENSE									
CLEANING	8	.79	.87	.75	.96	.80	.87	.77	.96
REPAIR-MAINT	8	1.10	1.19	1.00	1.64	1.12	1.21	1.00	1.64
UTILITIES	8	1.42	1.68	1.42	1.99	1.42	1.68	1.42	1.99
RDS/GRNDS/SEC	8	.12	.12	.09	.18	.13	.13	.09	.18
ADMINISTRATIVE	8	.49	.72	.46	1.00	.53	.75	.49	1.00
TOTAL OPER EXP	8	3.92	4.61	3.86	6.01	4.24	4.74	4.00	6.14
FIXED EXPENSES	8	2.29	2.10	1.67	3.59	2.48	2.23	1.78	3.59
TOTAL OPER + FIX	8	6.21	7.59	6.15	7.92	6.72	7.64	6.43	8.92
LEASING EXP	5	1.17	1.38	.73	1.59				
TOTAL PAYROLL	8	.78	.75	.41	.98				
TOTAL CONTRACT	8	.70	.78	.60	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8506	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	6
AVG % OFFICE OCCUPANCY	94.5	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.99	7
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	8	**UTILITIES TOTAL**	1.42	8	SECURITY TOTAL	.09	6	**FIXED EXP TOTAL**	2.29	8	**TOTAL PAYROLL**	.78	8
PAYROLL	.11	4	ELECTRICAL	1.31	8	SEC PAYROLL			REAL ESTATE TAX	2.18	8	CLEANING	.11	4
CONTRACT	.66	7	GAS	.24	4	SEC CONTRACTS	.10	5	BUILDING INS	.05	8	REPAIR/MAINT	.46	8
SUP/MAT/MISC	.05	8	FUEL OIL			SEC OTHER			PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM			**ADMIN TOTAL**	.52	7	OTHER TAX	.07	4	SECURITY		
REPR/MAINT TOTAL	1.10	8	PURCH CH WTR			PAYROLL	.24	5				ADMINISTRATIVE	.24	5
PAYROLL	.46	8	COAL			MGMT FEES	.22	6	**LEASING EXPENSES**	1.17	5	**TOTAL CONTRACTS**	.70	8
ELEVATOR	.09	3	WATER/SEWER	.05	5	PROF FEES	.04	7	ADV/PROMOTION	.03	2	CLEANING	.56	7
HVAC	.14	8	**RDS/GNDS/SEC**	.12	8	GEN OFC EXP	.03	6	COMMISSIONS	.03	2	REPAIR/MAINT	.38	8
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.05	7	PROF FEES	.54	4	RDS/GROUNDS	.02	8
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.08	8				TENANT ALTS	.51	5	SECURITY	.10	5
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.23	7
FIRE/LIFE SFTY	.06	4	RDS/GNDS CONTR	.02	8				OTHER LEASING	.28	2			
OTHER MAINT/SUP	2.01	7	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	5,173,686 SQ. FT.				4,955,437 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					16.98	15.95	12.11	19.74
RETAIL AREA	13	16.10	22.23	13.78	25.02				
OTHER AREA	4	6.09	5.77	5.32	6.41				
TOTAL RENT	21	16.93	16.16	13.29	19.89				
MISCELLANEOUS	19	.34	.07	.04	.12				
TOTAL INCOME	21	17.27	16.23	14.32	20.38				
EXPENSE									
CLEANING	24	1.11	1.00	.77	1.15	1.15	1.04	.84	1.19
REPAIR-MAINT	24	1.50	1.41	1.05	1.65	1.55	1.41	1.07	1.76
UTILITIES	24	1.54	1.71	1.28	1.90	1.59	1.80	1.32	1.98
RDS/GRNDS/SEC	22	.29	.23	.14	.33	.30	.23	.14	.35
ADMINISTRATIVE	23	.66	.67	.50	.80	.70	.70	.50	.85
TOTAL OPER EXP	24	5.00	5.15	4.38	5.78	5.22	5.20	4.63	6.13
FIXED EXPENSES	24	3.22	2.87	2.09	3.87	3.37	2.89	2.17	4.04
TOTAL OPER + FIX	24	8.22	8.01	7.30	8.84	8.59	8.27	7.53	9.08
LEASING EXP	21	1.00	.87	.24	1.57				
TOTAL PAYROLL	23	.70	.46	.31	.63				
TOTAL CONTRACT	23	.86	.86	.68	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7468	23
AVG SQFT/RETAIL TENANT	2499	12
AVG SQFT/OFFICE WORKER	206	15
AVG % OFFICE OCCUPANCY	91.8	24
AVG % RETAIL OCCUPANCY	90.8	13
AVG $ RATE YR-END RENT	21.86	21
RENTABLE/GROSS SQFT	.90	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	24	**UTILITIES TOTAL**	1.54	24	SECURITY TOTAL	.26	22	**FIXED EXP TOTAL**	3.22	24	**TOTAL PAYROLL**	.70	23
PAYROLL	.79	7	ELECTRICAL	1.38	24	SEC PAYROLL	.11	7	REAL ESTATE TAX	3.12	24	CLEANING	.79	7
CONTRACT	.67	23	GAS	.17	14	SEC CONTRACTS	.25	15	BUILDING INS	.07	24	REPAIR/MAINT	.30	22
SUP/MAT/MISC	.13	21	FUEL OIL			SEC OTHER	.06	4	PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL	.06	19	PURCH STEAM			**ADMIN TOTAL**	.58	21	OTHER TAX	.09	10	SECURITY	.11	7
REPR/MAINT TOTAL	1.50	24	PURCH CH WTR			PAYROLL	.19	8				ADMINISTRATIVE	.19	8
PAYROLL	.30	22	COAL			MGMT FEES	.55	14	**LEASING EXPENSES**	1.00	21	**TOTAL CONTRACTS**	.86	23
ELEVATOR	.20	24	WATER/SEWER	.07	23	PROF FEES	.06	13	ADV/PROMOTION	.13	10	CLEANING	.67	23
HVAC	.46	23	**RDS/GNDS/SEC**	.29	22	GEN OFC EXP	.08	12	COMMISSIONS	.07	7	REPAIR/MAINT	.89	24
ELECTRICAL	.09	23	**TOTAL**			OTHER ADM EXP	.05	11	PROF FEES	.18	13	RDS/GROUNDS	.03	11
STRUCT/ROOF	.18	15	RDS/GNDS TOTAL	.04	19				TENANT ALTS	1.05	11	SECURITY	.25	15
PLUMBING	.03	16	RDS/GNDS PAYRL	.03	2				BUY-OUTS			ADMINISTRATIVE	.45	17
FIRE/LIFE SFTY	.04	15	RDS/GNDS CONTR	.03	11				OTHER LEASING	.83	5			
OTHER MAINT/SUP	.34	23	RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,805,906 SQ. FT.				2,520,905 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.13	11.46	10.22	15.83
RETAIL AREA	5	14.57	14.45	13.52	15.98				
OTHER AREA	2	17.39	16.00						
TOTAL RENT	8	14.51	13.45	9.76	16.83				
MISCELLANEOUS	7	.20	.15	.01	.35				
TOTAL INCOME	8	14.68	13.53	10.15	16.97				
EXPENSE									
CLEANING	8	1.03	.96	.74	1.14	1.12	1.01	.82	1.19
REPAIR-MAINT	8	1.49	1.42	1.00	1.82	1.62	1.53	1.19	1.83
UTILITIES	8	1.52	1.43	1.30	1.69	1.62	1.52	1.38	1.74
RDS/GRNDS/SEC	8	.37	.36	.25	.54	.41	.39	.26	.60
ADMINISTRATIVE	8	.93	.81	.56	1.11	1.04	.84	.64	1.31
TOTAL OPER EXP	8	5.35	4.86	4.45	6.07	5.96	5.07	4.78	6.71
FIXED EXPENSES	8	3.38	2.44	2.11	3.18	3.76	2.76	2.22	3.66
TOTAL OPER + FIX	8	8.73	7.03	6.46	9.36	9.72	7.57	7.05	11.39
LEASING EXP	5	.88	.96	.40	1.70				
TOTAL PAYROLL	7	.82	.57	.40	1.07				
TOTAL CONTRACT	5	1.09	1.12	.96	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8625	8
AVG SQFT/RETAIL TENANT	2250	6
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	89.3	8
AVG % RETAIL OCCUPANCY	86.7	6
AVG $ RATE YR-END RENT	25.05	7
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**6**	**UTILITIES TOTAL**	**1.49**	**6**	SECURITY TOTAL	.28	6	**FIXED EXP TOTAL**	**3.53**	**7**	**TOTAL PAYROLL**	**.82**	**7**
PAYROLL	.21	4	ELECTRICAL	1.22	6	SEC PAYROLL			REAL ESTATE TAX	3.40	7	CLEANING	.21	4
CONTRACT	.82	5	GAS	.19	6	SEC CONTRACTS	.24	5	BUILDING INS	.10	7	REPAIR/MAINT	.51	7
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM			**ADMIN TOTAL**	**.94**	**7**	OTHER TAX	.08	3	SECURITY		
REPR/MAINT TOTAL	**1.45**	**7**	PURCH CH WTR			PAYROLL	.19	5				ADMINISTRATIVE	.19	5
PAYROLL	.51	7	COAL			MGMT FEES	.63	5	**LEASING EXPENSES**	**.88**	**5**			
ELEVATOR	.27	7	WATER/SEWER	.10	5	PROF FEES	.04	5	ADV/PROMOTION	.01	5	**TOTAL CONTRACTS**	**1.09**	**5**
HVAC	.26	7	**RDS/GNDS/SEC**	**.31**	**6**	GEN OFC EXP	.27	6	COMMISSIONS	.13	2	CLEANING	.82	5
ELECTRICAL	.12	6	**TOTAL**			OTHER ADM EXP	.14	5	PROF FEES	.17	4	REPAIR/MAINT	.70	7
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.04	5				TENANT ALTS	.35	3	RDS/GROUNDS	.04	4
PLUMBING	.03	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	5
FIRE/LIFE SFTY	.07	4	RDS/GNDS CONTR	.04	4				OTHER LEASING	.31	2	ADMINISTRATIVE	.57	6
OTHER MAINT/SUP	.30	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,285,361 SQ. FT.				2,973,807 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					22.69	17.30	16.20	30.55
RETAIL AREA	5	32.19	37.67	17.46	42.61				
OTHER AREA	4	7.24	13.37	6.14	16.19				
TOTAL RENT	7	23.19	17.25	16.25	31.57				
MISCELLANEOUS	3	.25	.10						
TOTAL INCOME	7	23.31	17.30	16.25	31.83				
EXPENSE									
CLEANING	7	1.07	.83	.81	1.35	1.11	.85	.82	1.42
REPAIR-MAINT	7	1.66	1.40	1.15	1.93	1.75	1.48	1.15	2.01
UTILITIES	7	1.59	1.52	1.26	1.79	1.59	1.52	1.26	1.84
RDS/GRNDS/SEC	7	.45	.28	.27	.61	.50	.28	.28	.69
ADMINISTRATIVE	7	.86	.98	.80	1.06	.95	1.05	.93	1.07
TOTAL OPER EXP	7	5.63	4.99	4.52	6.34	6.22	5.76	4.71	6.96
FIXED EXPENSES	7	4.57	2.87	2.61	6.63	5.05	2.87	2.86	7.45
TOTAL OPER + FIX	7	10.20	7.41	7.32	13.25	11.27	8.93	7.35	14.25
LEASING EXP	6	1.21	1.35	.60	1.61				
TOTAL PAYROLL	7	.93	.94	.79	1.02				
TOTAL CONTRACT	7	.75	.72	.13	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13083	7
AVG SQFT/RETAIL TENANT	2177	5
AVG SQFT/OFFICE WORKER	152	6
AVG % OFFICE OCCUPANCY	97.7	7
AVG % RETAIL OCCUPANCY	87.0	5
AVG $ RATE YR-END RENT	27.58	6
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**7**	**UTILITIES TOTAL**	**1.59**	**7**	SECURITY TOTAL	.41	7	**FIXED EXP TOTAL**	**4.57**	**7**	**TOTAL PAYROLL**	**.93**	**7**
PAYROLL	.50	5	ELECTRICAL	1.35	7	SEC PAYROLL	.24	3	REAL ESTATE TAX	4.34	7	CLEANING	.50	5
CONTRACT	.54	7	GAS	.18	6	SEC CONTRACTS	.37	4	BUILDING INS	.15	7	REPAIR/MAINT	.28	7
SUP/MAT/MISC	.11	6	FUEL OIL			SEC OTHER	.09	2	PERS PROP TAX			RDS/GROUNDS	.07	2
TRASH REMOVAL	.08	7	PURCH STEAM			**ADMIN TOTAL**	**.86**	**7**	OTHER TAX	.24	2	SECURITY	.24	3
REPR/MAINT TOTAL	**1.66**	**7**	PURCH CH WTR			PAYROLL	.25	5				ADMINISTRATIVE	.25	5
PAYROLL	.28	7	COAL			MGMT FEES	.70	5	**LEASING EXPENSES**	**1.21**	**6**			
ELEVATOR	.24	7	WATER/SEWER	.10	6	PROF FEES	.03	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**.75**	**7**
HVAC	.32	6	**RDS/GNDS/SEC**	**.45**	**7**	GEN OFC EXP	.12	4	COMMISSIONS			CLEANING	.54	7
ELECTRICAL	.10	4	**TOTAL**			OTHER ADM EXP	.20	5	PROF FEES	.36	3	REPAIR/MAINT	.68	7
STRUCT/ROOF	.11	4	RDS/GNDS TOTAL	.07	5				TENANT ALTS	1.42	3	RDS/GROUNDS		
PLUMBING	.08	3	RDS/GNDS PAYRL	.07	2				BUY-OUTS			SECURITY	.37	4
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR						OTHER LEASING	.61	3	ADMINISTRATIVE	.48	7
OTHER MAINT/SUP	.53	7	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	862,555 SQ. FT.				789,038 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					19.33	19.17	14.74	22.65
RETAIL AREA	3	25.34	21.08						
OTHER AREA									
TOTAL RENT	7	19.54	20.81	15.01	22.65				
MISCELLANEOUS	5	.51	.08	.05	1.01				
TOTAL INCOME	7	19.93	20.88	15.51	22.67				
EXPENSE									
CLEANING	9	1.56	1.12	.83	1.41	1.49	1.16	.82	1.44
REPAIR-MAINT	9	1.70	1.63	1.04	2.16	1.62	1.71	1.14	2.16
UTILITIES	9	1.65	2.14	1.25	2.41	1.58	2.27	1.23	2.41
RDS/GRNDS/SEC	9	.34	.35	.05	.40	.38	.38	.06	.44
ADMINISTRATIVE	9	.59	.74	.35	1.14	.64	.84	.38	1.14
TOTAL OPER EXP	9	5.54	5.80	5.15	7.08	6.38	6.13	5.53	7.08
FIXED EXPENSES	9	2.41	2.35	1.65	4.49	2.64	2.55	1.89	4.76
TOTAL OPER + FIX	9	8.25	8.80	7.01	10.93	9.02	9.77	7.58	10.93
LEASING EXP	4	.98	.38	.21	1.73				
TOTAL PAYROLL	7	1.94	.56	.47	.84				
TOTAL CONTRACT	8	.68	.83	.71	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5786	9
AVG SQFT/RETAIL TENANT	1768	3
AVG SQFT/OFFICE WORKER	170	6
AVG % OFFICE OCCUPANCY	97.5	9
AVG % RETAIL OCCUPANCY	91.4	3
AVG $ RATE YR-END RENT	21.19	5
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.58**	**8**	**UTILITIES TOTAL**	**1.59**	**8**	SECURITY TOTAL	.30	7	**FIXED EXP TOTAL**	**2.28**	**8**	**TOTAL PAYROLL**	**1.94**	**7**
PAYROLL	1.68	2	ELECTRICAL	1.23	8	SEC PAYROLL			REAL ESTATE TAX	2.20	8	CLEANING	1.68	2
CONTRACT	.82	7	GAS	.19	7	SEC CONTRACTS	.28	6	BUILDING INS	.08	8	REPAIR/MAINT	.74	6
SUP/MAT/MISC	.13	6	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	8	PURCH STEAM						OTHER TAX	.05	3	SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.58**	**8**				ADMINISTRATIVE	.29	3
REPR/MAINT TOTAL	**1.66**	**8**	COAL			PAYROLL	.29	3	**LEASING EXPENSES**	**.98**	**4**			
PAYROLL	.74	6	WATER/SEWER	.14	7	MGMT FEES	.68	7	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**.88**	**8**
ELEVATOR	.13	8				PROF FEES	.03	3	COMMISSIONS			CLEANING	.82	7
HVAC	.34	8	**RDS/GNDS/SEC**	**.35**	**8**	GEN OFC EXP	.03	5	PROF FEES	.23	2	REPAIR/MAINT	.69	8
ELECTRICAL	.11	7	**TOTAL**			OTHER ADM EXP	.05	4	TENANT ALTS	1.51	2	RDS/GROUNDS	.06	3
STRUCT/ROOF	.03	5	RDS/GNDS TOTAL	.07	8				BUY-OUTS			SECURITY	.28	6
PLUMBING	.06	8	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.69	7
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR	.06	3									
OTHER MAINT/SUP	.31	8	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,054,161 SQ. FT.				995,732 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.81	16.21	13.40	21.51
RETAIL AREA	4	16.14	15.24	11.40	19.54				
OTHER AREA	2	12.01	11.87						
TOTAL RENT	8	17.48	16.02	12.91	21.57				
MISCELLANEOUS	5	.21	.11	.07	.67				
TOTAL INCOME	8	17.61	16.54	12.97	21.72				
EXPENSE									
CLEANING	8	.96	.83	.76	1.10	1.00	.88	.82	1.13
REPAIR-MAINT	8	1.86	1.62	1.38	2.37	1.93	1.72	1.50	2.37
UTILITIES	8	1.69	1.61	1.44	1.83	1.75	1.72	1.53	1.88
RDS/GRNDS/SEC	6	.32	.34	.09	.58	.34	.37	.09	.[illegible]
ADMINISTRATIVE	7	.82	.88	.56	.96	.87	.90	.60	[illegible]
TOTAL OPER EXP	8	5.45	4.95	4.62	6.58	5.77	5.48	5.00	[illegible]
FIXED EXPENSES	8	2.97	2.45	2.07	3.21	3.15	2.63	2.31	3.34
TOTAL OPER + FIX	8	8.43	7.27	6.83	9.79	8.92	8.01	7.41	10.19
LEASING EXP	5	1.93	.99	.33	4.12				
TOTAL PAYROLL	8	.70	.33	.21	1.09				
TOTAL CONTRACT	8	.96	.94	.76	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8361	7
AVG SQFT/RETAIL TENANT	1633	4
AVG SQFT/OFFICE WORKER	212	5
AVG % OFFICE OCCUPANCY	94.5	8
AVG % RETAIL OCCUPANCY	97.2	4
AVG $ RATE YR-END RENT	25.53	5
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**8**	**UTILITIES TOTAL**	**1.69**	**8**	SECURITY TOTAL	.26	6	**FIXED EXP TOTAL**	**2.97**	**8**	**TOTAL PAYROLL**	**.70**	**8**
PAYROLL			ELECTRICAL	1.28	8	SEC PAYROLL			REAL ESTATE TAX	2.86	8	CLEANING		
CONTRACT	.86	8	GAS	.30	6	SEC CONTRACTS	.34	3	BUILDING INS	.07	8	REPAIR/MAINT	.56	7
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	6	PURCH STEAM						OTHER TAX	.15	2	SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.82**	**7**				ADMINISTRATIVE	.51	2
REPR/MAINT TOTAL	**1.86**	**8**	COAL			PAYROLL	.51	2	**LEASING EXPENSES**	**1.93**	**5**			
PAYROLL	.56	7	WATER/SEWER	.18	6	MGMT FEES	.44	4	ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	**.96**	**8**
ELEVATOR	.22	8				PROF FEES	.19	4	COMMISSIONS			CLEANING	.86	8
HVAC	.59	7	**RDS/GNDS/SEC**	**.32**	**6**	GEN OFC EXP	.54	2	PROF FEES	.54	4	REPAIR/MAINT	1.07	8
ELECTRICAL	.21	8	**TOTAL**			OTHER ADM EXP			TENANT ALTS	2.10	3	RDS/GROUNDS		
STRUCT/ROOF	.09	5	RDS/GNDS TOTAL	.10	4				BUY-OUTS			SECURITY	.34	3
PLUMBING	.07	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.53	6
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR											
OTHER MAINT/SUP	.31	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,358,641 SQ. FT.				1,234,204 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.14	12.37	11.07	15.43
RETAIL AREA	4	11.07	11.07	10.29	14.42				
OTHER AREA	2	1.54	1.26						
TOTAL RENT	4	13.83	12.29	10.75	15.32				
MISCELLANEOUS	4	.87	.27	.09	1.24				
TOTAL INCOME	4	14.70	12.38	11.02	16.38				
EXPENSE									
CLEANING	5	.92	.86	.72	1.04	.96	.90	.72	1.10
REPAIR-MAINT	5	1.63	1.69	1.23	1.94	1.66	1.74	1.25	1.93
UTILITIES	5	1.44	1.61	1.26	1.63	1.46	1.60	1.30	1.63
RDS/GRNDS/SEC	5	.40	.42	.28	.57	.44	.48	.29	.66
ADMINISTRATIVE	5	.73	.54	.54	1.00	.81	.63	.62	1.03
TOTAL OPER EXP	5	5.13	5.36	4.71	5.38	5.64	6.19	4.87	6.26
FIXED EXPENSES	5	2.32	2.10	2.05	2.60	2.55	2.37	2.24	2.89
TOTAL OPER+FIX	5	7.45	7.41	6.87	7.89	8.20	8.56	7.39	8.87
LEASING EXP	2	3.66	4.14						
TOTAL PAYROLL	5	.71	.98	.40	1.08				
TOTAL CONTRACT	5	.96	.84	.72	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8500	5
AVG SQFT/RETAIL TENANT	2972	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.1	5
AVG % RETAIL OCCUPANCY	80.1	4
AVG $ RATE YR-END RENT	13.55	5
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	5
PAYROLL		
CONTRACT	.85	5
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	1.63	5
PAYROLL	.34	4
ELEVATOR	.25	5
HVAC	.65	5
ELECTRICAL	.13	5
STRUCT/ROOF	.07	3
PLUMBING	.03	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	5
ELECTRICAL	1.19	5
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.40	5
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	5
SEC PAYROLL	.25	5
SEC CONTRACTS	.23	2
SEC OTHER	.06	3
ADMIN TOTAL	.73	5
PAYROLL	.20	5
MGMT FEES	.53	2
PROF FEES	.06	5
GEN OFC EXP	.20	5
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.32	5
REAL ESTATE TAX	2.22	5
BUILDING INS	.09	5
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	3.66	2
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.57	2
TENANT ALTS	3.03	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	5
CLEANING		
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY	.25	5
ADMINISTRATIVE	.20	5
TOTAL CONTRACTS	.96	5
CLEANING	.85	5
REPAIR/MAINT	1.10	5
RDS/GROUNDS		
SECURITY	.23	2
ADMINISTRATIVE	.30	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	671,458 SQ. FT.				612,478 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.39	13.87	11.90	20.05
RETAIL AREA	3	25.19	23.06						
OTHER AREA	2	10.26	14.74						
TOTAL RENT	4	17.92	14.27	12.94	19.88				
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	4	17.99	14.31	12.97	19.94				
EXPENSE									
CLEANING	4	1.05	1.10	.87	1.45	1.14	1.23	.89	1.66
REPAIR-MAINT	4	1.38	1.29	.80	1.60	1.50	1.34	.83	1.78
UTILITIES	4	1.87	1.82	1.47	1.96	2.01	1.85	1.50	2.17
RDS/GRNDS/SEC	4	.50	.30	.17	.64	.55	.33	.19	.73
ADMINISTRATIVE	4	.98	.95	.56	1.21	1.08	1.05	.62	1.37
TOTAL OPER EXP	4	5.79	5.24	4.25	6.49	6.35	5.81	4.62	7.34
FIXED EXPENSES	3	3.23	2.61			3.52	2.61		
TOTAL OPER+FIX	3	9.12	8.17			9.95	8.69		
LEASING EXP	3	.75	.31						
TOTAL PAYROLL	4	.73	.65	.32	.89				
TOTAL CONTRACT	4	1.30	1.43	.94	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4362	4
AVG SQFT/RETAIL TENANT	1485	3
AVG SQFT/OFFICE WORKER	201	3
AVG % OFFICE OCCUPANCY	91.2	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	18.51	4
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	4
PAYROLL		
CONTRACT	.85	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	1.38	4
PAYROLL	.56	3
ELEVATOR	.18	4
HVAC	.28	4
ELECTRICAL	.05	3
STRUCT/ROOF	.01	2
PLUMBING	.06	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	4
ELECTRICAL	1.56	3
GAS	.30	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	3
RDS/GNDS/SEC TOTAL	.50	4
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL	.04	2
SEC CONTRACTS	.48	3
SEC OTHER	.05	3
ADMIN TOTAL	.98	4
PAYROLL	.26	2
MGMT FEES	.83	3
PROF FEES	.03	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.19	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.23	3
REAL ESTATE TAX	3.15	3
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.75	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.19	2
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	4
CLEANING		
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	1.30	4
CLEANING	.85	4
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY	.48	3
ADMINISTRATIVE	.66	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	18,400,093 SQ. FT.				16,983,052 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					23.74	18.13	11.99	29.06
RETAIL AREA	31	29.15	25.25	14.89	37.69				
OTHER AREA	10	8.06	6.31	4.84	9.70				
TOTAL RENT	46	23.69	17.67	11.99	29.61				
MISCELLANEOUS	30	.24	.18	.06	.25				
TOTAL INCOME	47	23.92	18.64	12.27	28.92				
EXPENSE									
CLEANING	56	.89	.83	.72	1.01	.92	.85	.74	1.07
REPAIR-MAINT	55	1.19	1.13	.79	1.33	1.23	1.17	.85	1.39
UTILITIES	55	1.50	1.54	1.25	1.76	1.53	1.56	1.26	1.80
RDS/GRNDS/SEC	54	.51	.45	.26	.57	.55	.49	.26	.60
ADMINISTRATIVE	56	.86	.70	.49	1.21	.93	.77	.52	1.25
TOTAL OPER EXP	53	4.96	4.60	4.05	6.00	5.38	5.18	4.35	6.39
FIXED EXPENSES	53	3.88	3.11	1.93	4.57	4.20	3.24	2.02	4.95
TOTAL OPER+FIX	50	8.78	8.23	6.10	10.43	9.50	8.68	6.77	11.51
LEASING EXP	38	1.46	.68	.18	2.40				
TOTAL PAYROLL	47	.80	.69	.40	.88				
TOTAL CONTRACT	52	1.04	1.02	.79	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16768	53
AVG SQFT/RETAIL TENANT	1879	33
AVG SQFT/OFFICE WORKER	257	36
AVG % OFFICE OCCUPANCY	90.0	53
AVG % RETAIL OCCUPANCY	84.3	33
AVG $ RATE YR-END RENT	24.77	42
RENTABLE/GROSS SQFT	.87	29

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**53**	**UTILITIES TOTAL**	**1.51**	**53**	SECURITY TOTAL	.39	51	**FIXED EXP TOTAL**	**3.93**	**5**	**TOTAL PAYROLL**	**.80**	**47**
PAYROLL	.21	15	ELECTRICAL	1.27	52	SEC PAYROLL	.24	17	REAL ESTATE TAX	3.76	51	CLEANING	.21	15
CONTRACT	.78	51	GAS	.20	44	SEC CONTRACTS	.33	46	BUILDING INS	.09	50	REPAIR/MAINT	.39	42
SUP/MAT/MISC	.07	39	FUEL OIL			SEC OTHER	.04	21	PERS PROP TAX	1.95	2	RDS/GROUNDS	.13	4
TRASH REMOVAL	.05	46	PURCH STEAM			**ADMIN TOTAL**	**.86**	**53**	OTHER TAX	.25	18	SECURITY	.24	17
REPR/MAINT TOTAL	**1.20**	**53**	PURCH CH WTR			PAYROLL	.31	37				ADMINISTRATIVE	.31	37
PAYROLL	.39	42	COAL			MGMT FEES	.63	40	**LEASING EXPENSES**	**1.46**	**38**			
ELEVATOR	.19	50	WATER/SEWER	.08	45	PROF FEES	.05	39	ADV/PROMOTION	.03	23	**TOTAL CONTRACTS**	**1.04**	**52**
HVAC	.24	51	**RDS/GNDS/SEC**	**.49**	**52**	GEN OFC EXP	.17	41	COMMISSIONS	.04	8	CLEANING	.78	51
ELECTRICAL	.09	48	**TOTAL**			OTHER ADM EXP	.10	28	PROF FEES	.25	26	REPAIR/MAINT	.56	53
STRUCT/ROOF	.0[illegible]	23	RDS/GNDS TOTAL	.16	42				TENANT ALTS	1.23	30	RDS/GROUNDS	.08	34
PLUMBING	.03	43	RDS/GNDS PAYRL	.13	4				BUY-OUTS	.97	6	SECURITY	.33	46
FIRE/LIFE SFTY	.04	29	RDS/GNDS CONTR	.08	34				OTHER LEASING	.26	13	ADMINISTRATIVE	.52	48
OTHER MAINT/SUP	.27	50	RDS/GNDS OTHER	.04	21									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	234,697 SQ. FT.				219,492 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.97	11.99	9.31	13.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.90	11.99	9.94	13.46				
MISCELLANEOUS	4	.07	.06	.02	.10				
TOTAL INCOME	7	11.94	11.99	10.00	13.52				
EXPENSE									
CLEANING	7	.66	.74	.61	.79	.68	.74	.67	.83
REPAIR-MAINT	6	.71	.61	.49	1.10	.73	.61	.49	1.42
UTILITIES	7	1.60	1.71	1.40	1.78	1.66	1.78	1.40	1.80
RDS/GRNDS/SEC	7	.15	.17	.04	.21	.16	.20	.04	.21
ADMINISTRATIVE	7	.62	.55	.48	.68	.67	.55	.48	.77
TOTAL OPER EXP	6	3.77	3.70	3.24	4.07	4.06	3.78	3.70	5.27
FIXED EXPENSES	7	2.02	1.89	1.79	2.02	2.16	1.89	1.79	2.31
TOTAL OPER+FIX	6	5.79	5.70	5.59	6.10	6.23	6.26	5.59	7.85
LEASING EXP	7	1.82	.85	.68	1.37				
TOTAL PAYROLL	2	.15	.14						
TOTAL CONTRACT	7	.70	.80	.54	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3848	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.99	7
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**7**	**UTILITIES TOTAL**	**1.60**	**7**	SECURITY TOTAL	.03	7	**FIXED EXP TOTAL**	**2.02**	**7**	**TOTAL PAYROLL**	**.15**	**2**
PAYROLL			ELECTRICAL	1.29	7	SEC PAYROLL			REAL ESTATE TAX	1.89	7	CLEANING		
CONTRACT	.57	7	GAS	.35	4	SEC CONTRACTS	.03	7	BUILDING INS	.10	7	REPAIR/MAINT		
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM			**ADMIN TOTAL**	**.6[illegible]**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.71**	**6**	PURCH CH WTR			PAYROLL	.10	2				ADMINISTRATIVE	.10	2
PAYROLL			COAL			MGMT FEES	.52	7	**LEASING EXPENSES**	**1.82**	**7**			
ELEVATOR	.10	4	WATER/SEWER	.10	7	PROF FEES	.07	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.70**	**7**
HVAC	.21	6	**RDS/GNDS/SEC**	**.15**	**7**	GEN OFC EXP	.05	4	COMMISSIONS			CLEANING	.57	7
ELECTRICAL	.05	6	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.39	5	REPAIR/MAINT	.37	6
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.16	5				TENANT ALTS	1.87	6	RDS/GROUNDS	.14	5
PLUMBING	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.03	7
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	5				OTHER LEASING	.09	2	ADMINISTRATIVE	.55	7
OTHER MAINT/SUP	.32	6	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	215,820 SQ. FT.				205,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.42	14.04		
RETAIL AREA	3	20.44	21.66						
OTHER AREA									
TOTAL RENT	3	13.77	13.87						
MISCELLANEOUS	3	.05	.02						
TOTAL INCOME	3	13.82	14.03						
EXPENSE									
CLEANING	3	.74	.75			.78	.76		
REPAIR-MAINT	3	1.06	1.15			1.12	1.17		
UTILITIES	3	1.84	1.61			1.94	1.81		
RDS/GRNDS/SEC	3	.20	.19			.21	.19		
ADMINISTRATIVE	3	1.00	1.19			1.05	1.21		
TOTAL OPER EXP	3	4.85	4.59			5.10	4.99		
FIXED EXPENSES	3	2.91	3.22			3.06	3.27		
TOTAL OPER + FIX	3	7.76	7.81			8.16	7.93		
LEASING EXP	3	1.79	1.98						
TOTAL PAYROLL	2	.35	.37						
TOTAL CONTRACT	3	.71	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4435	3
AVG SQFT/RETAIL TENANT	2445	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.87	3
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	3	**UTILITIES TOTAL**	1.84	3	SECURITY TOTAL	16	3	**FIXED EXP TOTAL**	2.91	3	**TOTAL PAYROLL**	.35	2
PAYROLL			ELECTRICAL	1.59	3	SEC PAYROLL			REAL ESTATE TAX	2.86	3	CLEANING		
CONTRACT	.54	3	GAS	.25	2	SEC CONTRACTS	.15	3	BUILDING INS	.04	3	REPAIR/MAINT	.23	2
SUP/MAT/MISC	.18	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	1.00	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.06	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.23	2	COAL			MGMT FEES	.52	3	**LEASING EXPENSES**	1.79	3	**TOTAL CONTRACTS**	.71	3
ELEVATOR	.15	3	WATER/SEWER	.10	3	PROF FEES	.11	2	ADV/PROMOTION	.03	3	CLEANING	.54	3
HVAC	.18	3	**RDS/GNDS/SEC**	.20	3	GEN OFC EXP	.07	2	COMMISSIONS			REPAIR/MAINT	.66	3
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP	.53	2	PROF FEES	.30	3	RDS/GROUNDS	.02	2
STRUCT/ROOF	.35	2	RDS/GNDS TOTAL	.04	3				TENANT ALTS	1.44	3	SECURITY	.15	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.59	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.02	2				OTHER LEASING					
OTHER MAINT/SUP	.25	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	4,884,038 SQ. FT.				4,680,936 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					20.25	17.26	10.91	29.38
RETAIL AREA	11	33.98	33.00	22.33	42.55				
OTHER AREA	3	5.92	4.84						
TOTAL RENT	19	20.55	17.57	11.73	28.94				
MISCELLANEOUS	10	.34	.24	.14	.51				
TOTAL INCOME	20	21.06	18.29	12.15	28.98				
EXPENSE									
CLEANING	23	.92	.82	.74	1.03	.94	.83	.75	1.08
REPAIR-MAINT	23	1.17	1.14	.85	1.34	1.19	1.18	.86	1.36
UTILITIES	22	1.62	1.58	1.42	1.76	1.64	1.58	1.42	1.83
RDS/GRNDS/SEC	22	.64	.49	.36	.64	.67	.51	.36	.68
ADMINISTRATIVE	23	.86	.84	.59	1.18	.90	.84	.60	1.22
TOTAL OPER EXP	21	5.31	5.09	4.33	6.06	5.53	5.31	4.54	6.34
FIXED EXPENSES	22	3.69	3.19	1.99	4.04	3.86	3.36	2.05	4.40
TOTAL OPER + FIX	20	9.26	8.71	6.65	11.03	9.66	9.21	6.93	11.70
LEASING EXP	16	2.66	.74	.25	5.32				
TOTAL PAYROLL	21	.58	.56	.38	.72				
TOTAL CONTRACT	21	1.26	1.15	.92	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12089	21
AVG SQFT/RETAIL TENANT	2425	11
AVG SQFT/OFFICE WORKER	240	18
AVG % OFFICE OCCUPANCY	94.2	21
AVG % RETAIL OCCUPANCY	96.4	11
AVG $ RATE YR-END RENT	21.26	16
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	21	**UTILITIES TOTAL**	1.59	21	SECURITY TOTAL	.42	21	**FIXED EXP TOTAL**	3.77	21	**TOTAL PAYROLL**	.58	21
PAYROLL	.09	8	ELECTRICAL	1.38	21	SEC PAYROLL	.08	7	REAL ESTATE TAX	3.46	21	CLEANING	.09	8
CONTRACT	.77	21	GAS	.17	17	SEC CONTRACTS	.40	20	BUILDING INS	.09	21	REPAIR/MAINT	.35	21
SUP/MAT/MISC	.56	15	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	19	PURCH STEAM			**ADMIN TOTAL**	.83	21	OTHER TAX	.52	9	SECURITY	.08	7
REPR/MAINT TOTAL	1.15	22	PURCH CH WTR			PAYROLL	.24	14	**LEASING EXPENSES**	2.66	16	ADMINISTRATIVE	.24	14
PAYROLL	.35	21	COAL			MGMT FEES	.60	18	ADV/PROMOTION	.03	8	**TOTAL CONTRACTS**	1.26	21
ELEVATOR	.16	21	WATER/SEWER	.08	16	PROF FEES	.07	17	COMMISSIONS	.12	2	CLEANING	.77	21
HVAC	.25	21	**RDS/GNDS/SEC**	.57	21	GEN OFC EXP	.08	17	PROF FEES	.34	10	REPAIR/MAINT	.56	22
ELECTRICAL	.09	20	**TOTAL**			OTHER ADM EXP	.10	10	TENANT ALTS	2.49	11	RDS/GROUNDS	.17	14
STRUCT/ROOF	.06	8	RDS/GNDS TOTAL	.16	19				BUY-OUTS	1.48	4	SECURITY	.40	20
PLUMBING	.04	19	RDS/GNDS PAYRL						OTHER LEASING	.55	6	ADMINISTRATIVE	.59	20
FIRE/LIFE SFTY	.05	15	RDS/GNDS CONTR	.17	14									
OTHER MAINT/SUP	.26	21	RDS/GNDS OTHER	.05	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	6,200,469 SQ. FT.				5,823,915 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					25.72	24.95	19.37	32.55
RETAIL AREA	10	29.87	23.78	19.46	41.15				
OTHER AREA	4	7.87	8.42	5.55	12.43				
TOTAL RENT	12	25.95	24.87	18.49	34.58				
MISCELLANEOUS	9	.37	.15	.06	.81				
TOTAL INCOME	12	26.23	24.89	18.74	34.65				
EXPENSE									
CLEANING	15	.94	1.00	.73	1.11	.97	1.04	.74	1.13
REPAIR-MAINT	15	1.34	1.21	.96	1.48	1.38	1.22	.97	1.53
UTILITIES	15	1.69	1.63	1.34	1.83	1.73	1.64	1.37	1.87
RDS/GRNDS/SEC	14	.54	.50	.41	.58	.58	.54	.47	.66
ADMINISTRATIVE	15	1.06	.74	.61	1.37	1.13	.78	.64	1.42
TOTAL OPER EXP	15	5.54	5.74	4.30	6.40	5.89	6.12	4.54	6.58
FIXED EXPENSES	14	4.37	4.50	2.75	5.24	4.67	4.93	2.94	6.12
TOTAL OPER + FIX	14	9.71	9.66	7.50	12.82	10.38	10.69	7.82	13.34
LEASING EXP	11	.77	.24	.05	1.29				
TOTAL PAYROLL	15	.87	.87	.76	.90				
TOTAL CONTRACT	15	1.15	1.17	.86	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16864	15
AVG SQFT/RETAIL TENANT	2093	13
AVG SQFT/OFFICE WORKER	280	12
AVG % OFFICE OCCUPANCY	90.3	15
AVG % RETAIL OCCUPANCY	76.4	13
AVG $ RATE YR-END RENT	25.24	13
RENTABLE/GROSS SQFT	90	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**15**	**UTILITIES TOTAL**	**1.69**	**15**	SECURITY TOTAL	.50	14	**FIXED EXP TOTAL**	**4.37**	**14**	**TOTAL PAYROLL**	**.87**	**15**
PAYROLL	.12	2	ELECTRICAL	1.36	15	SEC PAYROLL	.45	5	REAL ESTATE TAX	4.22	14	CLEANING	.12	2
CONTRACT	.84	15	GAS	.25	15	SEC CONTRACTS	.34	13	BUILDING INS	.08	14	REPAIR/MAINT	.47	12
SUP/MAT/MISC	.06	11	FUEL OIL			SEC OTHER	.03	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	13	PURCH STEAM						OTHER TAX	.15	7	SECURITY	.45	5
REPR/MAINT TOTAL	**1.34**	**15**	PURCH CH WTR			**ADMIN TOTAL**	**1.06**	**15**				ADMINISTRATIVE	.26	13
PAYROLL	.47	12	COAL			PAYROLL	.36	13	**LEASING EXPENSES**	**.77**	**11**			
ELEVATOR	.25	15	WATER/SEWER	.09	13	MGMT FEES	.79	10	ADV/PROMOTION	.03	10	**TOTAL CONTRACTS**	**1.15**	**15**
HVAC	.25	14				PROF FEES	.04	12	COMMISSIONS	.03	5	CLEANING	.84	15
ELECTRICAL	.12	13	**RDS/GNDS/SEC**	**.54**	**14**	GEN OFC EXP	.12	13	PROF FEES	.20	8	REPAIR/MAINT	.67	15
STRUCT/ROOF	.09	8	**TOTAL**			OTHER ADM EXP	.12	8	TENANT ALTS	.61	9	RDS/GROUNDS	.04	11
PLUMBING	.02	12	RDS/GNDS TOTAL	.05	12				BUY-OUTS	.47	2	SECURITY	.34	13
FIRE/LIFE SFTY	.03	10	RDS/GNDS PAYRL						OTHER LEASING	.08	4	ADMINISTRATIVE	.62	14
OTHER MAINT/SUP	.16	13	RDS/GNDS CONTR	.04	11									
			RDS/GNDS OTHER	.02	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	6,865,069 SQ. FT.				6,053,553 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					26.07	24.34	16.82	32.89
RETAIL AREA	6	27.13	28.62	13.10	35.12				
OTHER AREA	2	9.76	9.45						
TOTAL RENT	5	25.21	21.87	17.49	31.90				
MISCELLANEOUS	4	.05	.06	.03	.07				
TOTAL INCOME	5	25.24	21.92	17.56	31.90				
EXPENSE									
CLEANING	8	.83	.83	.71	.89	.87	.88	.73	1.01
REPAIR-MAINT	8	1.10	1.07	.82	1.21	1.15	1.10	.84	1.22
UTILITIES	8	1.23	1.20	1.11	1.36	1.27	1.20	1.13	1.53
RDS/GRNDS/SEC	8	.42	.45	.28	.53	.47	.49	.29	.58
ADMINISTRATIVE	8	.68	.52	.32	1.06	.77	.60	.39	1.14
TOTAL OPER EXP	8	4.26	4.13	3.65	5.30	4.83	4.84	4.06	5.98
FIXED EXPENSES	7	3.67	3.24	2.05	4.46	4.13	3.76	2.16	5.58
TOTAL OPER + FIX	7	7.72	7.74	5.80	9.01	8.69	8.73	6.15	11.23
LEASING EXP									
TOTAL PAYROLL	7	.91	1.00	.69	1.12				
TOTAL CONTRACT	6	.75	.75	.59	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36929	7
AVG SQFT/RETAIL TENANT	1522	6
AVG SQFT/OFFICE WORKER	244	4
AVG % OFFICE OCCUPANCY	86.9	7
AVG % RETAIL OCCUPANCY	86.5	6
AVG $ RATE YR-END RENT	29.97	3
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**7**	**UTILITIES TOTAL**	**1.24**	**7**	SECURITY TOTAL	.27	6	**FIXED EXP TOTAL**	**3.78**	**6**	**TOTAL PAYROLL**	**.91**	**7**
PAYROLL	.30	4	ELECTRICAL	1.03	6	SEC PAYROLL	.17	4	REAL ESTATE TAX	3.62	6	CLEANING	.30	4
CONTRACT	.75	5	GAS	.15	6	SEC CONTRACTS	.24	3	BUILDING INS	.09	5	REPAIR/MAINT	.35	6
SUP/MAT/MISC	.09	6	FUEL OIL			SEC OTHER	.05	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX			SECURITY	.17	4
REPR/MAINT TOTAL	**1.11**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.67**	**7**				ADMINISTRATIVE	.30	7
PAYROLL	.35	6	COAL			PAYROLL	.30	7	**LEASING EXPENSES**					
ELEVATOR	.15	7	WATER/SEWER	.07	6	MGMT FEES	.32	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.75**	**6**
HVAC	.22	7				PROF FEES	.04	4	COMMISSIONS			CLEANING	.75	5
ELECTRICAL	.05	6	**RDS/GNDS/SEC**	**.40**	**7**	GEN OFC EXP	.32	5	PROF FEES			REPAIR/MAINT	.46	7
STRUCT/ROOF	.01	2	**TOTAL**			OTHER ADM EXP	.06	4	TENANT ALTS			RDS/GROUNDS	.03	2
PLUMBING	.03	5	RDS/GNDS TOTAL	.39	3				BUY-OUTS			SECURITY	.24	3
FIRE/LIFE SFTY	.04	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.23	4
OTHER MAINT/SUP	.35	7	RDS/GNDS CONTR	.03	2									
			RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	54 BLDS	14,075,282 SQ. FT.				12,962,231 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	49					17.47	15.78	11.92	18.83	
RETAIL AREA	28	24.28	20.07	14.29	27.06					
OTHER AREA	12	10.66	6.41	5.33	14.43					
TOTAL RENT	51	17.65	16.12	12.48	18.54					
MISCELLANEOUS	37	.38	.10	.04	.35					
TOTAL INCOME	51	17.92	16.23	12.92	18.94					
EXPENSE										
CLEANING	53	1.03	.91	.78	1.16	1.08	.96	.82	1.19	
REPAIR-MAINT	54	1.46	1.32	1.03	1.63	1.52	1.37	1.04	1.68	
UTILITIES	54	1.58	1.64	1.31	1.90	1.62	1.67	1.33	1.99	
RDS/GRNDS/SEC	51	.34	.24	.14	.38	.37	.25	.14	.41	
ADMINISTRATIVE	53	.75	.72	.52	.97	.82	.76	.55	1.04	
TOTAL OPER EXP	53	5.17	4.87	4.38	5.98	5.61	5.12	4.57	6.29	
FIXED EXPENSES	53	3.46	2.55	2.01	3.87	3.75	2.86	2.07	3.96	
TOTAL OPER+FIX	52	8.59	7.71	6.93	9.03	9.31	8.02	7.23	9.66	
LEASING EXP	40	1.16	1.16	.33	1.64					
TOTAL PAYROLL	48	.81	.57	.32	.97					
TOTAL CONTRACT	49	.86	.86	.64	1.08					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8849	52
AVG SQFT/RETAIL TENANT	2264	26
AVG SQFT/OFFICE WORKER	189	32
AVG % OFFICE OCCUPANCY	93.2	54
AVG % RETAIL OCCUPANCY	89.4	29
AVG $ RATE YR-END RENT	23.04	47
RENTABLE/GROSS SQFT	.87	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**50**	**UTILITIES TOTAL**	**1.56**	**51**	SECURITY TOTAL	.31	43	**FIXED EXP TOTAL**	**3.49**	**52**	**TOTAL PAYROLL**	**.81**	**48**
PAYROLL	.46	20	ELECTRICAL	1.36	51	SEC PAYROLL	.24	12	REAL ESTATE TAX	3.35	52	CLEANING	.46	20
CONTRACT	.66	47	GAS	.19	35	SEC CONTRACTS	.27	30	BUILDING INS	.10	53	REPAIR/MAINT	.35	47
SUP/MAT/MISC	.10	43	FUEL OIL	.03	4	SEC OTHER	.07	9	PERS PROP TAX	.02	2	RDS/GROUNDS	.06	5
TRASH REMOVAL	.06	42	PURCH STEAM	.10	3	**ADMIN TOTAL**	**.77**	**48**	OTHER TAX	.12	20	SECURITY	.24	12
REPR/MAINT TOTAL	**1.47**	**52**	PURCH CH WTR			PAYROLL	.23	25				ADMINISTRATIVE	.23	25
PAYROLL	.35	47	COAL			MGMT FEES	.56	34	**LEASING EXPENSES**	**1.16**	**40**			
ELEVATOR	.21	50	WATER/SEWER	.09	45	PROF FEES	.04	33	ADV/PROMOTION	.07	20	**TOTAL CONTRACTS**	**.86**	**49**
HVAC	.36	50	**RDS/GNDS/SEC**	**.33**	**49**	GEN OFC EXP	.15	31	COMMISSIONS	.09	12	CLEANING	.66	47
ELECTRICAL	.09	46	**TOTAL**			OTHER ADM EXP	.12	30	PROF FEES	.25	26	REPAIR/MAINT	.73	52
STRUCT/ROOF	.11	28	RDS/GNDS TOTAL	.06	42				TENANT ALTS	1.09	25	RDS/GROUNDS	.04	29
PLUMBING	.04	35	RDS/GNDS PAYRL	.06	5				BUY-OUTS			SECURITY	.27	30
FIRE/LIFE SFTY	.05	30	RDS/GNDS CONTR	.04	29				OTHER LEASING	.52	14	ADMINISTRATIVE	.43	43
OTHER MAINT/SUP	.48	48	RDS/GNDS OTHER	.02	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	98,089 SQ. FT.				92,069 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					14.49	14.00	12.28	16.19	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	13.60	13.03	12.28	15.22					
MISCELLANEOUS										
TOTAL INCOME	4	13.68	13.11	12.28	15.31					
EXPENSE										
CLEANING	3	1.18	1.16			1.18	1.16			
REPAIR-MAINT	4	1.02	.80	.64	1.12	1.02	.80	.64	1.12	
UTILITIES	4	1.96	1.93	1.77	2.02	1.96	1.93	1.77	2.02	
RDS/GRNDS/SEC	4	.11	.11	.07	.18	.12	.12	.07	.19	
ADMINISTRATIVE	4	.91	.66	.58	.97	.97	.66	.58	1.06	
TOTAL OPER EXP	3	5.27	4.61			5.66	4.61			
FIXED EXPENSES	4	1.77	1.78	1.61	2.07	1.89	1.87	1.72	2.07	
TOTAL OPER+FIX	3	7.06	6.84			7.57	6.84			
LEASING EXP	2	1.89	1.93							
TOTAL PAYROLL										
TOTAL CONTRACT	4	.85	.51	.15	.99					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2084	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	2
AVG % OFFICE OCCUPANCY	92.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.89	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**3**	**UTILITIES TOTAL**	**1.96**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.77**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.74	4	SEC PAYROLL			REAL ESTATE TAX	1.58	4	CLEANING		
CONTRACT	.85	2	GAS	.16	3	SEC CONTRACTS			BUILDING INS	.07	4	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**.91**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.52**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.68	4	**LEASING EXPENSES**	**1.89**	**2**			
ELEVATOR	.10	3	WATER/SEWER	.26	3	PROF FEES	.28	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.45**	**4**
HVAC	.13	4	**RDS/GNDS/SEC**	**.11**	**4**	GEN OFC EXP	.09	2	COMMISSIONS			CLEANING	.85	2
ELECTRICAL	.12	3	**TOTAL**			OTHER ADM EXP	.02	3	PROF FEES			REPAIR/MAINT	.35	4
STRUCT/ROOF			RDS/GNDS TOTAL	.11	4				TENANT ALTS	1.87	2	RDS/GROUNDS	.09	4
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE	.84	4
OTHER MAINT/SUP	.31	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	598,304 SQ. FT.				585,687 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.79	15.43	13.71	17.84
RETAIL AREA	2	19.98	19.58						
OTHER AREA									
TOTAL RENT	7	16.13	15.43	14.87	17.84				
MISCELLANEOUS	4	.04	.04	.02	.05				
TOTAL INCOME	7	16.16	15.43	14.89	17.89				
EXPENSE									
CLEANING	7	1.00	1.02	.89	1.15	1.02	1.02	.89	1.23
REPAIR-MAINT	7	1.51	1.45	1.03	1.75	1.54	1.63	1.03	1.75
UTILITIES	7	1.88	1.96	1.75	2.08	1.88	1.96	1.75	2.08
RDS/GRNDS/SEC	6	.26	.18	.14	.26	.26	.18	.14	.26
ADMINISTRATIVE	7	.90	.72	.64	1.00	.92	.72	.65	1.00
TOTAL OPER EXP	7	5.51	5.48	5.05	6.11	5.63	5.92	5.05	6.30
FIXED EXPENSES	7	2.40	2.01	1.59	2.91	2.45	2.01	1.59	3.05
TOTAL OPER+FIX	7	7.91	7.51	7.09	9.03	8.08	7.59	7.09	9.39
LEASING EXP	6	.76	.86	.23	1.06				
TOTAL PAYROLL	7	.83	.50	.39	.85				
TOTAL CONTRACT	7	.80	.88	.70	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2717	7
AVG SQFT/RETAIL TENANT	1402	2
AVG SQFT/OFFICE WORKER	294	4
AVG % OFFICE OCCUPANCY	94.6	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.15	7
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	7	**UTILITIES TOTAL**	1.88	7	SECURITY TOTAL	.22	5	**FIXED EXP TOTAL**	2.40	7	**TOTAL PAYROLL**	.83	7
PAYROLL			ELECTRICAL	1.54	7	SEC PAYROLL			REAL ESTATE TAX	2.32	7	CLEANING		
CONTRACT	.69	7	GAS	.35	5	SEC CONTRACTS	.17	3	BUILDING INS	.06	7	REPAIR/MAINT	.36	7
SUP/MAT/MISC	.10	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	.90	7	OTHER TAX	.04	3	SECURITY		
REPR/MAINT TOTAL	1.51	7	PURCH CH WTR			PAYROLL	.36	4				ADMINISTRATIVE	.36	4
PAYROLL	.36	7	COAL			MGMT FEES	.58	6	**LEASING EXPENSES**	.76	6			
ELEVATOR	.19	6	WATER/SEWER	.11	6	PROF FEES	.13	6	ADV/PROMOTION	.09	2	**TOTAL CONTRACTS**	.90	7
HVAC	.18	6	**RDS/GNDS/SEC**	.26	6	GEN OFC EXP	.06	6	COMMISSIONS			CLEANING	.69	7
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES	.35	5	REPAIR/MAINT	.42	7
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.07	5				TENANT ALTS	.35	6	RDS/GROUNDS	.05	5
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.17	3
FIRE/LIFE SFTY	.00	2	RDS/GNDS CONTR	.05	5				OTHER LEASING	.28	2	ADMINISTRATIVE	.60	7
OTHER MAINT/SUP	2.46	7	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,970,120 SQ. FT.				4,774,414 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					15.68	15.55	10.73	18.84
RETAIL AREA	15	16.49	21.81	13.05	25.02				
OTHER AREA	4	6.09	5.77	5.32	6.41				
TOTAL RENT	24	15.69	15.51	11.42	18.54				
MISCELLANEOUS	22	.42	.12	.06	.29				
TOTAL INCOME	24	16.10	16.09	11.63	19.61				
EXPENSE									
CLEANING	26	.90	.86	.77	1.05	.93	.88	.77	1.11
REPAIR-MAINT	26	1.53	1.37	1.06	1.63	1.57	1.39	1.09	1.83
UTILITIES	26	1.62	1.63	1.29	1.90	1.65	1.63	1.29	1.90
RDS/GRNDS/SEC	25	.30	.22	.09	.35	.31	.23	.10	.36
ADMINISTRATIVE	26	.69	.68	.51	.81	.71	.72	.51	.83
TOTAL OPER EXP	26	5.02	4.71	4.23	5.68	5.22	4.88	4.46	6.04
FIXED EXPENSES	26	3.14	2.71	2.12	3.94	3.27	2.75	2.26	4.38
TOTAL OPER+FIX	26	8.16	7.95	7.00	8.44	8.49	8.01	7.30	9.06
LEASING EXP	22	1.51	1.21	.33	2.14				
TOTAL PAYROLL	24	.49	.41	.30	.62				
TOTAL CONTRACT	24	.95	.87	.70	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5676	25
AVG SQFT/RETAIL TENANT	2744	13
AVG SQFT/OFFICE WORKER	211	15
AVG % OFFICE OCCUPANCY	88.6	26
AVG % RETAIL OCCUPANCY	92.9	14
AVG $ RATE YR-END RENT	18.57	23
RENTABLE/GROSS SQFT	.89	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	25	**UTILITIES TOTAL**	1.63	25	SECURITY TOTAL	.24	24	**FIXED EXP TOTAL**	3.21	25	**TOTAL PAYROLL**	.49	24
PAYROLL	.17	8	ELECTRICAL	1.41	25	SEC PAYROLL	.12	5	REAL ESTATE TAX	3.09	25	CLEANING	.17	8
CONTRACT	.74	24	GAS	.16	17	SEC CONTRACTS	.24	18	BUILDING INS	.07	25	REPAIR/MAINT	.32	24
SUP/MAT/MISC	.13	21	FUEL OIL			SEC OTHER	.10	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	22	PURCH STEAM	.31	2	**ADMIN TOTAL**	.72	22	OTHER TAX	.09	13	SECURITY	.12	5
REPR/MAINT TOTAL	1.51	25	PURCH CH WTR			PAYROLL	.26	9				ADMINISTRATIVE	.26	9
PAYROLL	.32	24	COAL			MGMT FEES	.56	15	**LEASING EXPENSES**	1.51	22			
ELEVATOR	.20	25	WATER/SEWER	.09	24	PROF FEES	.04	13	ADV/PROMOTION	.09	12	**TOTAL CONTRACTS**	.95	24
HVAC	.48	25	**RDS/GNDS/SEC**	.29	24	GEN OFC EXP	.05	11	COMMISSIONS	.08	10	CLEANING	.74	24
ELECTRICAL	.08	25	**TOTAL**			OTHER ADM EXP	.05	13	PROF FEES	.27	16	REPAIR/MAINT	.92	25
STRUCT/ROOF	.16	17	RDS/GNDS TOTAL	.05	23				TENANT ALTS	1.51	12	RDS/GROUNDS	.05	15
PLUMBING	.03	19	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	18
FIRE/LIFE SFTY	.06	18	RDS/GNDS CONTR	.05	15				OTHER LEASING	.67	8	ADMINISTRATIVE	.48	18
OTHER MAINT/SUP	.28	24	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,532,190 SQ. FT.				4,833,824 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					18.94	17.30	14.65	20.20
RETAIL AREA	7	27.34	20.09	14.63	35.53				
OTHER AREA	5	10.11	15.76	3.21	21.47				
TOTAL RENT	13	19.03	17.25	14.76	20.90				
MISCELLANEOUS	8	.41	.12	.06	.80				
TOTAL INCOME	13	19.28	17.34	15.25	21.18				
EXPENSE									
CLEANING	13	.99	.83	.78	1.26	1.07	.96	.82	1.29
REPAIR-MAINT	13	1.42	1.18	.96	1.65	1.52	1.44	1.05	1.69
UTILITIES	13	1.61	1.52	1.24	1.91	1.68	1.56	1.26	2.13
RDS/GRNDS/SEC	12	.46	.44	.28	.54	.53	.49	.28	.68
ADMINISTRATIVE	13	.83	.84	.54	1.15	.95	1.04	.61	1.28
TOTAL OPER EXP	13	5.40	4.87	4.40	6.61	6.18	6.06	4.57	7.94
FIXED EXPENSES	12	3.41	2.87	2.42	3.37	3.90	3.22	2.86	3.96
TOTAL OPER + FIX	12	8.72	7.42	6.91	9.36	9.96	8.75	7.35	11.39
LEASING EXP	8	.90	.92	.24	1.46				
TOTAL PAYROLL	12	.82	.92	.57	1.01				
TOTAL CONTRACT	10	.90	.86	.72	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12691	12
AVG SQFT/RETAIL TENANT	2085	8
AVG SQFT/OFFICE WORKER	200	8
AVG % OFFICE OCCUPANCY	94.1	13
AVG % RETAIL OCCUPANCY	87.0	9
AVG $ RATE YR-END RENT	22.43	11
RENTABLE/GROSS SQFT	.85	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	11	**UTILITIES TOTAL**	1.54	11	SECURITY TOTAL	.42	11	**FIXED EXP TOTAL**	3.41	12	**TOTAL PAYROLL**	.82	12
PAYROLL	.30	6	ELECTRICAL	1.30	11	SEC PAYROLL	.27	6	REAL ESTATE TAX	3.27	12	CLEANING	.30	6
CONTRACT	.70	10	GAS	.20	9	SEC CONTRACTS	.36	6	BUILDING INS	.13	13	REPAIR/MAINT	.34	11
SUP/MAT/MISC	.08	10	FUEL OIL			SEC OTHER	.06	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	11	PURCH STEAM			**ADMIN TOTAL**	.83	12	OTHER TAX			SECURITY	.27	6
REPR/MAINT TOTAL	1.47	12	PURCH CH WTR			PAYROLL	.24	10				ADMINISTRATIVE	.24	10
PAYROLL	.34	11	COAL			MGMT FEES	.67	6	**LEASING EXPENSES**	.90	8			
ELEVATOR	.24	12	WATER/SEWER	.08	9	PROF FEES	.05	9	ADV/PROMOTION	.06	4	**TOTAL CONTRACTS**	.90	10
HVAC	.35	12	**RDS/GNDS/SEC TOTAL**	.46	11	GEN OFC EXP	.25	10	COMMISSIONS			CLEANING	.70	10
ELECTRICAL	.07	9	RDS/GNDS TOTAL	.07	6	OTHER ADM EXP	.19	7	PROF FEES	.23	3	REPAIR/MAINT	.74	12
STRUCT/ROOF	.08	6	RDS/GNDS PAYRL						TENANT ALTS	1.30	3	RDS/GROUNDS	.01	3
PLUMBING	.05	8	RDS/GNDS CONTR	.01	3				BUY-OUTS			SECURITY	.36	6
FIRE/LIFE SFTY	.04	5	RDS/GNDS OTHER	.01	2				OTHER LEASING	.61	3	ADMINISTRATIVE	.35	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,676,579 SQ. FT.				2,676,238 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.85	15.38		
RETAIL AREA	4	25.34	18.43	14.40	31.88				
OTHER AREA	3	11.72	10.97						
TOTAL RENT	3	18.77	15.16						
MISCELLANEOUS	2	.24	.26						
TOTAL INCOME	3	18.92	15.17						
EXPENSE									
CLEANING	4	1.35	1.29	.97	1.83	1.39	1.36	1.00	1.87
REPAIR-MAINT	4	1.41	1.38	1.10	1.74	1.45	1.42	1.11	1.83
UTILITIES	4	1.41	1.43	1.29	1.54	1.41	1.43	1.29	1.54
RDS/GRNDS/SEC	4	.22	.20	.14	.32	.24	.21	.15	.32
ADMINISTRATIVE	3	.66	.74			.73	.82		
TOTAL OPER EXP	4	4.89	5.35	4.22	5.72	5.26	5.61	4.52	6.08
FIXED EXPENSES	4	4.37	4.38	2.52	6.48	4.70	4.57	2.66	6.99
TOTAL OPER + FIX	4	9.27	10.10	6.81	12.13	9.96	10.50	7.18	13.07
LEASING EXP	2	.83	.86						
TOTAL PAYROLL	4	1.26	1.11	.92	1.66				
TOTAL CONTRACT	4	.56	.61	.40	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58690	4
AVG SQFT/RETAIL TENANT	3155	3
AVG SQFT/OFFICE WORKER	159	4
AVG % OFFICE OCCUPANCY	99.6	4
AVG % RETAIL OCCUPANCY	96.4	4
AVG $ RATE YR-END RENT	35.99	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	4	**UTILITIES TOTAL**	1.41	4	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	4.37	4	**TOTAL PAYROLL**	1.26	4
PAYROLL	.70	4	ELECTRICAL	1.30	4	SEC PAYROLL			REAL ESTATE TAX	4.19	4	CLEANING	.70	4
CONTRACT	.48	4	GAS			SEC CONTRACTS	.23	3	BUILDING INS	.10	4	REPAIR/MAINT	.43	4
SUP/MAT/MISC	.11	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.04	3
TRASH REMOVAL	.12	2	PURCH STEAM			**ADMIN TOTAL**	.66	3	OTHER TAX	.10	3	SECURITY		
REPR/MAINT TOTAL	1.41	4	PURCH CH WTR			PAYROLL	.17	2				ADMINISTRATIVE	.17	2
PAYROLL	.43	4	COAL			MGMT FEES	.43	3	**LEASING EXPENSES**	.83	2			
ELEVATOR	.18	4	WATER/SEWER	.10	3	PROF FEES	.01	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.88	4
HVAC	.16	3	**RDS/GNDS/SEC TOTAL**	.22	4	GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.48	4
ELECTRICAL	.13	3	RDS/GNDS TOTAL	.05	4	OTHER ADM EXP	.11	2	PROF FEES	.20	2	REPAIR/MAINT	.48	4
STRUCT/ROOF	.06	2	RDS/GNDS PAYRL	.04	3				TENANT ALTS	.50	2	RDS/GROUNDS	.03	2
PLUMBING	.02	2	RDS/GNDS CONTR	.03	2				BUY-OUTS			SECURITY	.23	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS OTHER	.02	2				OTHER LEASING			ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	26 BLDS	4,384,400 SQ. FT.				4,084,761 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	23					17.88	17.14	12.98	20.82	
RETAIL AREA	12	13.80	13.20	10.29	19.06					
OTHER AREA	8	5.85	3.74	1.69	12.13					
TOTAL RENT	23	17.50	16.55	12.88	21.35					
MISCELLANEOUS	17	.48	.12	.07	.71					
TOTAL INCOME	23	17.88	17.54	12.96	21.40					
EXPENSE										
CLEANING	25	1.13	1.04	.79	1.30	1.15	1.10	.82	1.34	
REPAIR-MAINT	26	1.77	1.71	1.26	2.12	1.79	1.74	1.42	2.12	
UTILITIES	26	1.80	1.66	1.37	2.29	1.81	1.72	1.43	2.29	
RDS/GRNDS/SEC	24	.39	.39	.20	.48	.42	.40	.20	.49	
ADMINISTRATIVE	25	.78	.78	.54	1.07	.84	.84	.62	1.12	
TOTAL OPER EXP	25	5.78	5.36	4.95	7.08	6.21	6.13	5.34	7.08	
FIXED EXPENSES	26	2.87	2.47	2.05	3.65	3.08	2.63	2.19	3.65	
TOTAL OPER + FIX	25	8.72	7.83	7.12	10.93	9.36	8.56	7.61	10.93	
LEASING EXP	14	1.83	.83	.36	2.42					
TOTAL PAYROLL	24	1.09	.70	.33	1.08					
TOTAL CONTRACT	25	.99	.85	.73	1.33					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7761	25
AVG SQFT/RETAIL TENANT	2330	12
AVG SQFT/OFFICE WORKER	184	16
AVG % OFFICE OCCUPANCY	93.7	26
AVG % RETAIL OCCUPANCY	86.3	12
AVG $ RATE YR-END RENT	18.92	18
RENTABLE/GROSS SQFT	.89	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	24	**UTILITIES TOTAL**	1.79	25	SECURITY TOTAL	.35	20	**FIXED EXP TOTAL**	2.85	25	**TOTAL PAYROLL**	1.09	24
PAYROLL	.72	5	ELECTRICAL	1.41	25	SEC PAYROLL	.28	8	REAL ESTATE TAX	2.72	25	CLEANING	.72	5
CONTRACT	.89	23	GAS	.30	19	SEC CONTRACTS	.29	13	BUILDING INS	.09	25	REPAIR/MAINT	.60	21
SUP/MAT/MISC	.07	20	FUEL OIL	.23	3	SEC OTHER	.06	7	PERS PROP TAX			RDS/GROUNDS	.11	4
TRASH REMOVAL	.05	22	PURCH STEAM	.28	2	**ADMIN TOTAL**	.78	24	OTHER TAX	.09	9	SECURITY	.28	8
REPR/MAINT TOTAL	1.77	25	PURCH CH WTR			PAYROLL	.31	14				ADMINISTRATIVE	.31	14
PAYROLL	.60	21	COAL			MGMT FEES	.59	16	**LEASING EXPENSES**	1.83	14			
ELEVATOR	.23	25	WATER/SEWER	.15	19	PROF FEES	.09	14	ADV/PROMOTION	.04	8	**TOTAL CONTRACTS**	.99	25
HVAC	.51	24	**RDS/GNDS/SEC**	.39	23	GEN OFC EXP	.15	16	COMMISSIONS	.09	3	CLEANING	.89	23
ELECTRICAL	.14	24	**TOTAL**			OTHER ADM EXP	.05	8	PROF FEES	.35	10	REPAIR/MAINT	.96	25
STRUCT/ROOF	.06	14	RDS/GNDS TOTAL	.13	17				TENANT ALTS	1.72	10	RDS/GROUNDS	.15	8
PLUMBING	.05	22	RDS/GNDS PAYRL	.11	4				BUY-OUTS			SECURITY	.29	13
FIRE/LIFE SFTY	.04	15	RDS/GNDS CONTR	.15	8				OTHER LEASING			ADMINISTRATIVE	.44	21
OTHER MAINT/SUP	.30	24	RDS/GNDS OTHER	.02	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	102,309 SQ. FT.				97,689 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					17.66	16.13			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	17.28	16.35							
MISCELLANEOUS										
TOTAL INCOME	2	17.32	16.39							
EXPENSE										
CLEANING	3	1.05	1.12			1.10	1.12			
REPAIR-MAINT	3	2.04	2.36			2.14	2.36			
UTILITIES	3	2.30	2.49			2.41	2.49			
RDS/GRNDS/SEC	3	.06	.06			.09	.06			
ADMINISTRATIVE	3	.79	.85			.83	.85			
TOTAL OPER EXP	3	6.26	7.21			6.56	7.21			
FIXED EXPENSES	3	3.36	2.55			3.52	2.55			
TOTAL OPER + FIX	3	9.63	9.77			10.08	9.77			
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	2	.88	.85							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7359	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	245	3
AVG % OFFICE OCCUPANCY	97.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	2	**UTILITIES TOTAL**	1.90	2	SECURITY TOTAL			**FIXED EXP TOTAL**	2.25	2	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.09	2	SEC PAYROLL			REAL ESTATE TAX	2.06	2	CLEANING		
CONTRACT	.81	2	GAS			SEC CONTRACTS			BUILDING INS	.08	2	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.19	2	PURCH STEAM			**ADMIN TOTAL**	.76	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.72	2	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.75	2	**LEASING EXPENSES**					
ELEVATOR	.18	2	WATER/SEWER	.47	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.88	2
HVAC	.78	2	**RDS/GNDS/SEC**	.10	2	GEN OFC EXP			COMMISSIONS			CLEANING	.81	2
ELECTRICAL	.20	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	1.22	2
STRUCT/ROOF			RDS/GNDS TOTAL	.06	2				TENANT ALTS			RDS/GROUNDS	.05	2
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.75	2
OTHER MAINT/SUP	.35	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	425,761 SQ. FT.				405,179 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					19.40	18.58	16.00	21.90
RETAIL AREA	3	25.34	21.08						
OTHER AREA									
TOTAL RENT	6	19.60	19.14	16.54	21.90				
MISCELLANEOUS	5	.67	1.00	.05	1.10				
TOTAL INCOME	6	20.17	19.77	17.54	21.92				
EXPENSE									
CLEANING	6	1.09	1.07	.95	1.33	1.00	1.16	.95	1.39
REPAIR-MAINT	6	1.50	1.59	1.12	1.73	1.37	1.67	1.25	1.83
UTILITIES	6	1.93	2.09	1.35	2.29	1.76	1.88	1.43	2.29
RDS/GRNDS/SEC	6	.37	.38	.35	.49	.39	.39	.38	.49
ADMINISTRATIVE	6	.61	.74	.64	1.15	.85	.83	.68	1.15
TOTAL OPER EXP	6	5.71	5.37	5.28	6.13	6.00	5.81	5.71	6.13
FIXED EXPENSES	6	3.18	3.15	2.19	3.85	3.34	3.22	2.19	4.39
TOTAL OPER + FIX	6	8.89	8.45	7.53	10.60	9.34	9.31	7.63	10.60
LEASING EXP	3	1.14	.52						
TOTAL PAYROLL	6	.65	.61	.49	.72				
TOTAL CONTRACT	6	1.09	1.06	.79	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2825	6
AVG SQFT/RETAIL TENANT	1857	3
AVG SQFT/OFFICE WORKER	229	3
AVG % OFFICE OCCUPANCY	94.1	6
AVG % RETAIL OCCUPANCY	90.9	3
AVG $ RATE YR-END RENT	21.61	5
RENTABLE/GROSS SQFT	.89	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**6**	**UTILITIES TOTAL**	**1.93**	**6**	SECURITY TOTAL	.30	6	**FIXED EXP TOTAL**	**3.18**	**6**	**TOTAL PAYROLL**	**.65**	**6**
PAYROLL			ELECTRICAL	1.43	6	SEC PAYROLL			REAL ESTATE TAX	3.04	6	CLEANING		
CONTRACT	.85	6	GAS	.33	6	SEC CONTRACTS	.27	5	BUILDING INS	.13	6	REPAIR/MAINT	.51	5
SUP/MAT/MISC	.09	5	FUEL OIL	.29	2	SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	6	PURCH STEAM						OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	**1.50**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.81**	**6**				ADMINISTRATIVE	.28	2
PAYROLL	.51	5	COAL			PAYROLL	.28	2						
ELEVATOR	.22	6	WATER/SEWER	.11	4	MGMT FEES	.66	6	**LEASING EXPENSES**	**1.14**	**3**	**TOTAL CONTRACTS**	**1.09**	**6**
HVAC	.34	6	**RDS/GNDS/SEC**	**.37**	**6**	PROF FEES	.03	2	ADV/PROMOTION	.03	3	CLEANING	.85	6
ELECTRICAL	.03	5	**TOTAL**			GEN OFC EXP	.05	3	COMMISSIONS			REPAIR/MAINT	.75	6
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.07	6	OTHER ADM EXP	.05	3	PROF FEES	.23	2	RDS/GROUNDS	.06	2
PLUMBING	.12	6	RDS/GNDS PAYRL						TENANT ALTS	1.51	2	SECURITY	.27	5
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.06	2				BUY-OUTS			ADMINISTRATIVE	.67	6
OTHER MAINT/SUP	.32	6	RDS/GNDS OTHER	.03	4				OTHER LEASING					

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,292,686 SQ. FT.				2,120,498 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					15.52	13.40	12.33	18.99
RETAIL AREA	6	13.65	15.24	11.79	17.04				
OTHER AREA	5	4.79	3.70	1.26	11.87				
TOTAL RENT	12	15.12	13.01	11.92	18.74				
MISCELLANEOUS	8	.14	.11	.06	.14				
TOTAL INCOME	12	15.21	13.04	12.04	18.74				
EXPENSE									
CLEANING	12	.92	.83	.76	.98	.95	.88	.80	1.00
REPAIR-MAINT	13	1.93	1.94	1.38	2.60	1.96	1.93	1.50	2.60
UTILITIES	13	1.71	1.65	1.55	2.06	1.74	1.71	1.60	2.06
RDS/GRNDS/SEC	11	.41	.42	.28	.56	.45	.48	.28	.59
ADMINISTRATIVE	12	.78	.83	.54	1.00	.84	.86	.62	1.08
TOTAL OPER EXP	12	5.57	5.18	4.62	6.58	6.03	5.91	5.00	7.16
FIXED EXPENSES	13	2.51	2.11	2.05	2.76	2.71	2.37	2.19	3.00
TOTAL OPER + FIX	12	8.19	7.41	6.83	9.57	8.87	8.29	7.41	10.47
LEASING EXP	7	2.47	.99	.60	3.99				
TOTAL PAYROLL	13	1.03	.98	.27	1.58				
TOTAL CONTRACT	13	.87	.84	.68	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7950	12
AVG SQFT/RETAIL TENANT	2222	6
AVG SQFT/OFFICE WORKER	176	6
AVG % OFFICE OCCUPANCY	91.7	13
AVG % RETAIL OCCUPANCY	83.0	6
AVG $ RATE YR-END RENT	14.78	10
RENTABLE/GROSS SQFT	.89	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**12**	**UTILITIES TOTAL**	**1.71**	**13**	SECURITY TOTAL	.37	10	**FIXED EXP TOTAL**	**2.51**	**13**	**TOTAL PAYROLL**	**1.03**	**13**
PAYROLL	.12	2	ELECTRICAL	1.31	13	SEC PAYROLL	.34	6	REAL ESTATE TAX	2.41	13	CLEANING	.12	2
CONTRACT	.83	12	GAS	.29	10	SEC CONTRACTS	.26	4	BUILDING INS	.07	13	REPAIR/MAINT	.59	12
SUP/MAT/MISC	.03	10	FUEL OIL			SEC OTHER	.07	4	PERS PROP TAX			RDS/GROUNDS	.15	3
TRASH REMOVAL	.05	10	PURCH STEAM						OTHER TAX	.05	5	SECURITY	.34	6
REPR/MAINT TOTAL	**1.93**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.78**	**12**				ADMINISTRATIVE	.33	8
PAYROLL	.59	12	COAL			PAYROLL	.33	8	**LEASING EXPENSES**	**2.47**	**7**			
ELEVATOR	.24	13	WATER/SEWER	.17	10	MGMT FEES	.40	6	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	**.87**	**13**
HVAC	.57	12	**RDS/GNDS/SEC**	**.41**	**11**	PROF FEES	.09	9	COMMISSIONS			CLEANING	.83	12
ELECTRICAL	.20	13	**TOTAL**			GEN OFC EXP	.27	8	PROF FEES	.63	5	REPAIR/MAINT	1.07	13
STRUCT/ROOF	.09	7	RDS/GNDS TOTAL	.13	6	OTHER ADM EXP	.12	2	TENANT ALTS	2.52	5	RDS/GROUNDS	.08	2
PLUMBING	.05	10	RDS/GNDS PAYRL	.15	3				BUY-OUTS			SECURITY	.26	4
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.08	2				OTHER LEASING			ADMINISTRATIVE	.30	10
OTHER MAINT/SUP	.32	12	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,563,644 SQ. FT.				1,461,395 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.33	17.92		
RETAIL AREA	2	9.05	8.91						
OTHER AREA	2	8.55	8.85						
TOTAL RENT	3	20.86	17.67						
MISCELLANEOUS	3	.83	.21						
TOTAL INCOME	3	21.69	19.72						
EXPENSE									
CLEANING	4	1.44	1.25	1.18	1.68	1.47	1.28	1.23	1.70
REPAIR-MAINT	4	1.61	1.70	1.45	1.76	1.65	1.74	1.53	1.78
UTILITIES	4	1.85	1.73	1.15	2.55	1.89	1.77	1.18	2.59
RDS/GRNDS/SEC	4	.39	.41	.34	.44	.42	.44	.36	.48
ADMINISTRATIVE	4	.79	.73	.46	1.18	.84	.78	.50	1.22
TOTAL OPER EXP	4	6.06	5.99	5.49	6.74	6.49	6.60	6.01	7.04
FIXED EXPENSES	4	3.28	2.71	2.03	4.89	3.51	2.87	2.21	5.03
TOTAL OPER + FIX	4	9.35	8.40	7.57	11.58	10.00	8.88	8.34	11.94
LEASING EXP	3	1.37	1.18						
TOTAL PAYROLL	4	1.33	.91	.53	2.10				
TOTAL CONTRACT	4	1.13	1.38	.86	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13910	4
AVG SQFT/RETAIL TENANT	3073	2
AVG SQFT/OFFICE WORKER	181	4
AVG % OFFICE OCCUPANCY	96.1	4
AVG % RETAIL OCCUPANCY	92.2	2
AVG $ RATE YR-END RENT	26.53	2
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	4	**UTILITIES TOTAL**	**1.85**	4	SECURITY TOTAL	.35	3	**FIXED EXP TOTAL**	**3.28**	4	**TOTAL PAYROLL**	**1.33**	4
PAYROLL	1.11	2	ELECTRICAL	1.58	4	SEC PAYROLL			REAL ESTATE TAX	3.13	4	CLEANING	1.11	2
CONTRACT	1.04	3	GAS	.27	2	SEC CONTRACTS	.33	3	BUILDING INS	.10	4	REPAIR/MAINT	.66	3
SUP/MAT/MISC	.11	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	1	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.61**	4	PURCH CH WTR			**ADMIN TOTAL**	**.79**	4				ADMINISTRATIVE	.29	4
PAYROLL	.66	3	COAL			PAYROLL	.29	4	**LEASING EXPENSES**	**1.37**	3			
ELEVATOR	.23	1	WATER/SEWER	.10	3	MGMT FEES	.79	2	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**1.13**	4
HVAC	.46	4	**RDS/GNDS/SEC**	**.39**	4	PROF FEES	.11	2	COMMISSIONS			CLEANING	1.04	3
ELECTRICAL	.07	4	**TOTAL**			GEN OFC EXP	.06	4	PROF FEES	.16	3	REPAIR/MAINT	.85	4
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP	.02	2	TENANT ALTS	1.17	3	RDS/GROUNDS	.21	2
PLUMBING	.04	1	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.33	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.21	2				OTHER LEASING			ADMINISTRATIVE	.58	3
OTHER MAINT/SUP	.26	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	954,938 SQ. FT.				885,033 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.74	20.45	12.76	25.54
RETAIL AREA	3	24.82	28.56						
OTHER AREA									
TOTAL RENT	4	16.82	20.49	12.73	25.10				
MISCELLANEOUS	2	.14	.14						
TOTAL INCOME	4	16.91	20.56	12.80	25.17				
EXPENSE									
CLEANING	5	1.49	1.57	1.25	1.61	1.52	1.59	1.28	1.65
REPAIR-MAINT	5	1.27	1.21	.76	2.15	1.29	1.22	.79	2.15
UTILITIES	5	1.79	1.86	1.59	2.16	1.80	1.86	1.60	2.21
RDS/GRNDS/SEC	5	.56	.64	.44	1.01	.61	.70	.52	1.05
ADMINISTRATIVE	5	.82	1.24	.48	1.58	.89	1.24	.52	1.69
TOTAL OPER EXP	5	5.93	6.80	5.24	7.66	6.40	7.48	6.00	7.85
FIXED EXPENSES	5	3.30	4.29	1.60	5.46	3.56	4.50	1.61	6.43
TOTAL OPER + FIX	5	9.22	11.16	7.81	12.10	9.95	12.55	7.86	13.75
LEASING EXP	2	.27	.21						
TOTAL PAYROLL	5	1.24	.83	.57	2.67				
TOTAL CONTRACT	5	1.40	1.39	.90	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15805	4
AVG SQFT/RETAIL TENANT	2471	3
AVG SQFT/OFFICE WORKER	258	4
AVG % OFFICE OCCUPANCY	99.4	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	13.81	3
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.49**	5	**UTILITIES TOTAL**	**1.78**	5	SECURITY TOTAL	.41	5	**FIXED EXP TOTAL**	**3.30**	5	**TOTAL PAYROLL**	**1.24**	5
PAYROLL	.51	2	ELECTRICAL	1.45	5	SEC PAYROLL			REAL ESTATE TAX	3.13	5	CLEANING	.51	2
CONTRACT	.97	5	GAS	.20	5	SEC CONTRACTS	.37	5	BUILDING INS	.08	4	REPAIR/MAINT	.57	4
SUP/MAT/MISC	.16	5	FUEL OIL	.08	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.18	2
TRASH REMOVAL	.09	4	PURCH STEAM						OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	**1.27**	5	PURCH CH WTR			**ADMIN TOTAL**	**.82**	5				ADMINISTRATIVE	.64	3
PAYROLL	.57	4	COAL			PAYROLL	.64	3	**LEASING EXPENSES**	**.27**	2			
ELEVATOR	.14	5	WATER/SEWER	.14	3	MGMT FEES	.69	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.40**	5
HVAC	.21	5	**RDS/GNDS/SEC**	**.56**	5	PROF FEES	.11	4	COMMISSIONS			CLEANING	.97	5
ELECTRICAL	.05	4	**TOTAL**			GEN OFC EXP	.05	4	PROF FEES	.09	2	REPAIR/MAINT	.62	5
STRUCT/ROOF	.31	3	RDS/GNDS TOTAL	.18	4	OTHER ADM EXP	.09	2	TENANT ALTS	.17	2	RDS/GROUNDS	.06	4
PLUMBING	.04	4	RDS/GNDS PAYRL	.18	2				BUY-OUTS			SECURITY	.37	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.06	4				OTHER LEASING			ADMINISTRATIVE	.59	4
OTHER MAINT/SUP	.12	5	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	525,785 SQ. FT.				464,054 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.64	17.17		
RETAIL AREA	2	29.57	30.48						
OTHER AREA									
TOTAL RENT	2	16.14	17.34						
MISCELLANEOUS									
TOTAL INCOME	2	16.20	17.41						
EXPENSE									
CLEANING	3	1.46	1.57			1.48	1.59		
REPAIR-MAINT	3	1.70	2.12			1.71	2.12		
UTILITIES	3	1.95	1.86			1.95	1.86		
RDS/GRNDS/SEC	3	.64	.64			.72	.70		
ADMINISTRATIVE	3	.78	1.24			.89	1.24		
TOTAL OPER EXP	3	6.52	6.80			7.39	7.48		
FIXED EXPENSES	3	4.25	5.44			4.82	5.98		
TOTAL OPER+FIX	3	10.78	11.18			12.21	13.46		
LEASING EXP									
TOTAL PAYROLL	3	1.65	.83						
TOTAL CONTRACT	3	1.29	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24146	3
AVG SQFT/RETAIL TENANT	2396	2
AVG SQFT/OFFICE WORKER	259	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.85	2
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**3**	**UTILITIES TOTAL**	**1.95**	**3**	SECURITY TOTAL	.38	3	**FIXED EXP TOTAL**	**4.25**	**3**	**TOTAL PAYROLL**	**1.65**	**3**
PAYROLL			ELECTRICAL	1.60	3	SEC PAYROLL			REAL ESTATE TAX	4.02	3	CLEANING		
CONTRACT	.84	3	GAS	.16	3	SEC CONTRACTS	.38	3	BUILDING INS	.08	2	REPAIR/MAINT	.75	3
SUP/MAT/MISC	.16	3	FUEL OIL	.11	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.18	2
TRASH REMOVAL	.12	2	PURCH STEAM			**ADMIN TOTAL**	**.78**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.70**	**3**	PURCH CH WTR			PAYROLL	.50	2				ADMINISTRATIVE	.50	2
PAYROLL	.75	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.11	3	WATER/SEWER	.14	2	PROF FEES	.28	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.29**	**3**
HVAC	.28	3	**RDS/GNDS/SEC**	**.64**	**3**	GEN OFC EXP	.03	2	COMMISSIONS			CLEANING	.84	3
ELECTRICAL	.08	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.82	3
STRUCT/ROOF	.31	3	RDS/GNDS TOTAL	.34	2				TENANT ALTS			RDS/GROUNDS	.10	2
PLUMBING	.06	2	RDS/GNDS PAYRL	.18	2				BUY-OUTS			SECURITY	.38	3
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.10	2				OTHER LEASING			ADMINISTRATIVE	.72	2
OTHER MAINT/SUP	.12	3	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,135,073 SQ. FT.				1,022,197 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.87	13.24	12.74	14.99
RETAIL AREA	4	24.73	20.65	17.77	31.55				
OTHER AREA	3	6.64	6.13						
TOTAL RENT	6	15.84	13.55	12.31	14.99				
MISCELLANEOUS	4	.07	.06	.05	.09				
TOTAL INCOME	6	15.89	13.61	12.31	14.99				
EXPENSE									
CLEANING	7	1.00	1.06	.77	1.45	1.05	1.10	.77	1.66
REPAIR-MAINT	7	1.41	1.25	.92	1.60	1.48	1.25	.92	1.66
UTILITIES	7	1.78	1.80	1.54	1.96	1.85	1.84	1.54	2.17
RDS/GRNDS/SEC	7	.56	.42	.25	.68	.62	.45	.26	.81
ADMINISTRATIVE	7	.85	.75	.53	1.01	.94	.86	.61	1.05
TOTAL OPER EXP	7	5.59	4.96	4.65	6.49	6.20	5.89	5.06	6.90
FIXED EXPENSES	6	2.82	2.34	2.16	2.61	3.13	2.50	2.24	2.75
TOTAL OPER+FIX	6	8.46	7.67	7.12	9.74	9.38	8.66	7.12	9.74
LEASING EXP	5	2.28	1.61	.24	3.83				
TOTAL PAYROLL	6	.73	.65	.40	1.01				
TOTAL CONTRACT	7	1.34	1.21	1.03	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4642	7
AVG SQFT/RETAIL TENANT	1463	4
AVG SQFT/OFFICE WORKER	225	5
AVG % OFFICE OCCUPANCY	89.0	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	18.04	6
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**7**	**UTILITIES TOTAL**	**1.73**	**7**	SECURITY TOTAL	.54	7	**FIXED EXP TOTAL**	**2.82**	**6**	**TOTAL PAYROLL**	**.73**	**6**
PAYROLL			ELECTRICAL	1.44	6	SEC PAYROLL	.04	2	REAL ESTATE TAX	2.73	6	CLEANING		
CONTRACT	.82	7	GAS	.37	4	SEC CONTRACTS	.53	6	BUILDING INS	.09	7	REPAIR/MAINT	.55	5
SUP/MAT/MISC	.10	7	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS	.04	2
TRASH REMOVAL	.06	7	PURCH STEAM			**ADMIN TOTAL**	**.91**	**6**	OTHER TAX	.04	2	SECURITY	.04	2
REPR/MAINT TOTAL	**1.41**	**7**	PURCH CH WTR			PAYROLL	.24	4				ADMINISTRATIVE	.24	4
PAYROLL	.55	5	COAL			MGMT FEES	.80	4	**LEASING EXPENSES**	**2.28**	**5**			
ELEVATOR	.21	7	WATER/SEWER	.17	4	PROF FEES	.03	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.34**	**7**
HVAC	.43	7	**RDS/GNDS/SEC**	**.56**	**7**	GEN OFC EXP	.05	3	COMMISSIONS			CLEANING	.82	7
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.17	4	PROF FEES	.28	3	REPAIR/MAINT	.73	7
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.05	4				TENANT ALTS	.98	4	RDS/GROUNDS	.08	3
PLUMBING	.06	4	RDS/GNDS PAYRL	.04	2				BUY-OUTS			SECURITY	.53	6
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR	.08	3				OTHER LEASING	2.18	2	ADMINISTRATIVE	.60	6
OTHER MAINT/SUP	.32	6	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	623,851 SQ. FT.				571,721 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.85	14.99		
RETAIL AREA	2	25.99	31.55						
OTHER AREA									
TOTAL RENT	3	18.35	14.99						
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	3	18.42	14.99						
EXPENSE									
CLEANING	3	.99	1.06			1.08	1.10		
REPAIR-MAINT	3	1.45	1.57			1.56	1.69		
UTILITIES	3	1.92	1.84			2.08	1.87		
RDS/GRNDS/SEC	3	.53	.42			.58	.45		
ADMINISTRATIVE	3	1.00	1.16			1.09	1.24		
TOTAL OPER EXP	3	5.89	6.07			6.43	6.45		
FIXED EXPENSES	3	3.23	2.61			3.52	2.61		
TOTAL OPER + FIX	3	9.12	8.17			9.95	8.69		
LEASING EXP	2	.82	.96						
TOTAL PAYROLL	3	.78	.73						
TOTAL CONTRACT	3	1.27	1.21						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5653	3
AVG SQFT/RETAIL TENANT	1474	2
AVG SQFT/OFFICE WORKER	194	2
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.40	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**3**
PAYROLL		
CONTRACT	.80	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	**1.45**	**3**
PAYROLL	.56	3
ELEVATOR	.18	3
HVAC	.30	3
ELECTRICAL	.05	3
STRUCT/ROOF	.01	2
PLUMBING	.06	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**3**
ELECTRICAL	1.56	3
GAS	.30	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	2
RDS/GNDS/SEC	**.53**	**3**
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	3
SEC PAYROLL	.04	2
SEC CONTRACTS	.48	3
SEC OTHER	.04	2
ADMIN TOTAL	**1.00**	**3**
PAYROLL	.26	2
MGMT FEES	.66	2
PROF FEES	.03	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.18	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.23**	**3**
REAL ESTATE TAX	3.15	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.82**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**3**
CLEANING		
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	**1.27**	**3**
CLEANING	.80	3
REPAIR/MAINT	.63	3
RDS/GROUNDS		
SECURITY	.48	3
ADMINISTRATIVE	.67	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	142 BLDS	42,722,183 SQ. FT.				39,246,070 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	119					21.85	16.87	13.10	24.48
RETAIL AREA	84	25.47	22.10	14.06	33.32				
OTHER AREA	30	6.53	6.13	3.87	14.29				
TOTAL RENT	123	21.61	17.16	13.53	23.41				
MISCELLANEOUS	88	.32	.12	.05	.24				
TOTAL INCOME	124	21.86	17.34	13.79	23.93				
EXPENSE									
CLEANING	142	.96	.91	.77	1.14	1.00	.96	.81	1.18
REPAIR-MAINT	141	1.32	1.26	.98	1.63	1.37	1.31	1.01	1.69
UTILITIES	141	1.51	1.55	1.24	1.85	1.54	1.60	1.26	1.92
RDS/GRNDS/SEC	135	.42	.36	.22	.52	.45	.38	.22	.56
ADMINISTRATIVE	141	.81	.77	.54	1.15	.88	.84	.59	1.22
TOTAL OPER EXP	139	5.04	5.03	4.39	6.01	5.48	5.35	4.60	6.45
FIXED EXPENSES	137	3.62	2.65	2.11	4.18	3.93	2.86	2.24	4.53
TOTAL OPER+FIX	134	8.64	7.92	6.79	10.50	9.37	8.56	7.19	11.37
LEASING EXP	98	1.48	.66	.22	2.14				
TOTAL PAYROLL	130	.79	.60	.39	.94				
TOTAL CONTRACT	133	1.02	.97	.78	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11878	130
AVG SQFT/RETAIL TENANT	1954	89
AVG SQFT/OFFICE WORKER	229	89
AVG % OFFICE OCCUPANCY	91.0	138
AVG % RETAIL OCCUPANCY	90.0	96
AVG $ RATE YR-END RENT	23.19	108
RENTABLE/GROSS SQFT	.87	96

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**136**	**UTILITIES TOTAL**	**1.50**	**136**	SECURITY TOTAL	.37	126	**FIXED EXP TOTAL**	**3.63**	**134**	**TOTAL PAYROLL**	**.79**	**130**
PAYROLL	.21	45	ELECTRICAL	1.27	134	SEC PAYROLL	.26	48	REAL ESTATE TAX	3.50	134	CLEANING	.21	45
CONTRACT	.81	132	GAS	.17	107	SEC CONTRACTS	.29	101	BUILDING INS	.10	131	REPAIR/MAINT	.41	117
SUP/MAT/MISC	.07	114	FUEL OIL	.08	14	SEC OTHER	.04	51	PERS PROP TAX	.55	8	RDS/GROUNDS	.07	10
TRASH REMOVAL	.05	122	PURCH STEAM	.17	8	**ADMIN TOTAL**	**.81**	**135**	OTHER TAX	.11	41	SECURITY	.26	48
REPR/MAINT TOTAL	**1.33**	**137**	PURCH CH WTR COAL			PAYROLL	.25	92				ADMINISTRATIVE	.25	92
PAYROLL	.41	117	WATER/SEWER	.09	117	MGMT FEES	.63	91	**LEASING EXPENSES**	**1.48**	**98**			
ELEVATOR	.22	137				PROF FEES	.04	95	ADV/PROMOTION	.05	61	**TOTAL CONTRACTS**	**1.02**	**133**
HVAC	.29	133	**RDS/GNDS/SEC**	**.41**	**131**	GEN OFC EXP	.18	98	COMMISSIONS	.06	20	CLEANING	.81	132
ELECTRICAL	.08	120	**TOTAL**			OTHER ADM EXP	.06	78	PROF FEES	.23	66	REPAIR/MAINT	.65	137
STRUCT/ROOF	.08	66	RDS/GNDS TOTAL	.07	97				TENANT ALTS	.94	64	RDS/GROUNDS	.03	70
PLUMBING	.03	107	RDS/GNDS PAYRL	.07	10				BUY-OUTS	.50	9	SECURITY	.29	101
FIRE/LIFE SFTY	.04	80	RDS/GNDS CONTR	.03	70				OTHER LEASING	.94	31	ADMINISTRATIVE	.48	117
OTHER MAINT/SUP	.31	130	RDS/GNDS OTHER	.02	39									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	196,275 SQ. FT.				184,805 SQ. FT.				
	#	DOL	. FT.	MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	DIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.72	11.06	7.52	19.63
RETAIL AREA	2	14.59	14.54						
OTHER AREA									
TOTAL RENT	5	13.99	12.31	7.98	19.63				
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	5	14.01	12.31	8.02	19.63				
EXPENSE									
CLEANING	6	1.17	1.15	.60	1.42	1.23	1.15	.69	1.42
REPAIR-MAINT	5	1.45	.88	.66	2.58	1.54	1.04	.69	2.58
UTILITIES	6	1.75	1.21	1.13	2.49	1.80	1.30	1.16	2.49
RDS/GRNDS/SEC	6	.09	.05	.03	.13	.09	.05	.03	.13
ADMINISTRATIVE	6	.70	.65	.34	.85	.75	.70	.36	.87
TOTAL OPER EXP	5	5.28	4.42	2.96	7.79	5.64	5.16	3.22	7.79
FIXED EXPENSES	5	2.89	2.01	1.72	4.30	2.98	2.05	1.86	4.30
TOTAL OPER+FIX	4	8.61	7.23	4.68	12.09	8.93	7.64	5.09	12.09
LEASING EXP	4	.35	.40	.17	.68				
TOTAL PAYROLL	3	.13	.08						
TOTAL CONTRACT	5	1.07	1.07	.58	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2884	6
AVG SQFT/RETAIL TENANT	1884	2
AVG SQFT/OFFICE WORKER	262	4
AVG % OFFICE OCCUPANCY	92.1	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.17	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**5**	**UTILITIES TOTAL**	**1.15**	**5**	SECURITY TOTAL	.05	4	**FIXED EXP TOTAL**	**2.09**	**4**	**TOTAL PAYROLL**	**.13**	**3**
PAYROLL			ELECTRICAL	1.09	4	SEC PAYROLL			REAL ESTATE TAX	1.91	4	CLEANING		
CONTRACT	1.03	5	GAS			SEC CONTRACTS	.03	3	BUILDING INS	.09	5	REPAIR/MAINT		
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	4	PURCH STEAM			**ADMIN TOTAL**	**.67**	**5**	OTHER TAX	.22	2	SECURITY		
REPR/MAINT TOTAL	**1.17**	**4**	PURCH CH WTR COAL			PAYROLL						ADMINISTRATIVE		
PAYROLL			WATER/SEWER	.23	5	MGMT FEES	.55	5	**LEASING EXPENSES**	**.35**	**4**			
ELEVATOR	.17	4				PROF FEES	.03	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.07**	**5**
HVAC	.42	4	**RDS/GNDS/SEC**	**.10**	**5**	GEN OFC EXP	.05	2	COMMISSIONS			CLEANING	1.03	5
ELECTRICAL	.15	3	**TOTAL**			OTHER ADM EXP	.13	3	PROF FEES	.25	2	REPAIR/MAINT	.72	4
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.08	3				TENANT ALTS	.45	2	RDS/GROUNDS	.04	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.03	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.56	5
OTHER MAINT/SUP	.37	4	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,109,596 SQ. FT.				1,077,300 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.03	16.32	13.53	19.17
RETAIL AREA	5	23.54	21.08	5.67	31.50				
OTHER AREA									
TOTAL RENT	14	17.26	16.59	13.87	20.81				
MISCELLANEOUS	11	.33	.06	.04	.58				
TOTAL INCOME	14	17.52	17.10	14.03	20.88				
EXPENSE									
CLEANING	15	1.11	1.04	.87	1.34	1.08	1.16	.87	1.37
REPAIR-MAINT	15	1.31	1.15	.99	1.65	1.28	1.25	.95	1.69
UTILITIES	15	1.94	2.03	1.64	2.23	1.89	1.96	1.57	2.28
RDS/GRNDS/SEC	14	.44	.34	.22	.49	.46	.35	.22	.49
ADMINISTRATIVE	15	.99	.96	.72	1.23	1.02	.96	.77	1.24
TOTAL OPER EXP	15	5.75	5.34	4.99	6.54	5.93	5.72	5.15	6.54
FIXED EXPENSES	15	2.85	2.40	2.08	3.75	2.93	2.40	2.09	3.77
TOTAL OPER+FIX	15	8.60	8.05	7.15	9.77	8.86	8.51	7.35	9.95
LEASING EXP	10	1.25	.70	.25	2.95				
TOTAL PAYROLL	14	.80	.53	.46	.96				
TOTAL CONTRACT	15	1.14	.99	.82	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3252	14
AVG SQFT/RETAIL TENANT	2062	4
AVG SQFT/OFFICE WORKER	246	7
AVG % OFFICE OCCUPANCY	92.3	15
AVG % RETAIL OCCUPANCY	94.3	5
AVG $ RATE YR-END RENT	17.46	12
RENTABLE/GROSS SQFT	.86	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	15
PAYROLL	.56	3
CONTRACT	.79	15
SUP/MAT/MISC	.13	14
TRASH REMOVAL	.10	14
REPR/MAINT TOTAL	1.31	15
PAYROLL	.44	12
ELEVATOR	.18	15
HVAC	.22	14
ELECTRICAL	.04	12
STRUCT/ROOF	.03	6
PLUMBING	.08	12
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	1.47	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.94	15
ELECTRICAL	1.53	15
GAS	.29	13
FUEL OIL	.32	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC TOTAL	.44	14
RDS/GNDS TOTAL	.07	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	9
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	14
SEC PAYROLL	.25	2
SEC CONTRACTS	.37	13
SEC OTHER	.03	3
ADMIN TOTAL	.99	15
PAYROLL	.40	9
MGMT FEES	.66	12
PROF FEES	.09	11
GEN OFC EXP	.08	11
OTHER ADM EXP	.13	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.85	15
REAL ESTATE TAX	2.74	15
BUILDING INS	.10	15
PERS PROP TAX		
OTHER TAX	.03	5
LEASING EXPENSES	1.25	10
ADV/PROMOTION	.05	6
COMMISSIONS		
PROF FEES	.44	8
TENANT ALTS	.96	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	14
CLEANING	.56	3
REPAIR/MAINT	.44	12
RDS/GROUNDS		
SECURITY	.25	2
ADMINISTRATIVE	.40	9
TOTAL CONTRACTS	1.14	15
CLEANING	.79	15
REPAIR/MAINT	.51	15
RDS/GROUNDS	.06	9
SECURITY	.37	13
ADMINISTRATIVE	.60	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	9,528,174 SQ. FT.				8,999,050 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					18.02	15.96	12.30	24.12
RETAIL AREA	28	24.72	23.14	14.53	32.95				
OTHER AREA	10	5.65	4.74	3.75	6.81				
TOTAL RENT	46	18.10	15.96	11.75	23.41				
MISCELLANEOUS	35	.24	.13	.07	.24				
TOTAL INCOME	47	18.50	16.22	12.13	24.47				
EXPENSE									
CLEANING	49	.95	.86	.77	1.07	.97	.90	.80	1.12
REPAIR-MAINT	49	1.48	1.40	1.03	1.80	1.52	1.41	1.06	1.90
UTILITIES	49	1.55	1.61	1.30	1.80	1.58	1.68	1.32	1.87
RDS/GRNDS/SEC	45	.38	.36	.21	.53	.40	.36	.22	.53
ADMINISTRATIVE	48	.83	.78	.54	1.15	.87	.81	.63	1.20
TOTAL OPER EXP	48	5.16	5.05	4.45	5.74	5.46	5.30	4.63	6.19
FIXED EXPENSES	48	3.41	2.58	2.11	4.30	3.62	2.77	2.28	4.49
TOTAL OPER+FIX	47	8.63	7.93	7.03	10.29	9.15	8.34	7.29	11.14
LEASING EXP	37	1.99	1.17	.29	2.76				
TOTAL PAYROLL	47	.61	.55	.32	.74				
TOTAL CONTRACT	46	1.05	.95	.78	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7194	45
AVG SQFT/RETAIL TENANT	1938	26
AVG SQFT/OFFICE WORKER	212	28
AVG % OFFICE OCCUPANCY	91.3	47
AVG % RETAIL OCCUPANCY	89.9	27
AVG $ RATE YR-END RENT	19.47	38
RENTABLE/GROSS SQFT	.89	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	47
PAYROLL	.13	16
CONTRACT	.80	46
SUP/MAT/MISC	.09	40
TRASH REMOVAL	.06	43
REPR/MAINT TOTAL	1.47	48
PAYROLL	.37	46
ELEVATOR	.21	48
HVAC	.43	47
ELECTRICAL	.10	45
STRUCT/ROOF	.13	28
PLUMBING	.05	37
FIRE/LIFE SFTY	.05	31
OTHER MAINT/SUP	.26	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	48
ELECTRICAL	1.29	48
GAS	.19	36
FUEL OIL	.06	4
PURCH STEAM	.32	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	41
RDS/GNDS/SEC TOTAL	.37	44
RDS/GNDS TOTAL	.03	34
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.02	19
RDS/GNDS OTHER	.02	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	44
SEC PAYROLL	.17	16
SEC CONTRACTS	.32	34
SEC OTHER	.06	12
ADMIN TOTAL	.81	46
PAYROLL	.24	26
MGMT FEES	.65	31
PROF FEES	.05	34
GEN OFC EXP	.13	29
OTHER ADM EXP	.06	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.46	47
REAL ESTATE TAX	3.31	47
BUILDING INS	.06	46
PERS PROP TAX		
OTHER TAX	.14	21
LEASING EXPENSES	1.99	37
ADV/PROMOTION	.02	17
COMMISSIONS	.10	9
PROF FEES	.36	26
TENANT ALTS	1.87	23
BUY-OUTS	1.23	5
OTHER LEASING	.69	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	47
CLEANING	.13	16
REPAIR/MAINT	.37	48
RDS/GROUNDS	.08	2
SECURITY	.17	18
ADMINISTRATIVE	.24	26
TOTAL CONTRACTS	1.06	48
CLEANING	.80	46
REPAIR/MAINT	.87	48
RDS/GROUNDS	.02	19
SECURITY	.32	34
ADMINISTRATIVE	.56	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	12,839,314 SQ. FT.				11,745,566 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	26					21.69	17.87	16.11	27.40
RETAIL AREA	20	25.91	19.78	13.79	35.53				
OTHER AREA	12	8.54	8.42	4.54	16.05				
TOTAL RENT	28	21.50	17.69	16.18	28.67				
MISCELLANEOUS	20	.44	.15	.06	.78				
TOTAL INCOME	28	21.81	18.27	16.25	26.79				
EXPENSE									
CLEANING	31	.98	.97	.75	1.20	1.03	1.02	.81	1.20
REPAIR-MAINT	31	1.41	1.27	1.03	1.60	1.47	1.41	1.05	1.63
UTILITIES	31	1.62	1.54	1.29	1.87	1.66	1.56	1.31	2.05
RDS/GRNDS/SEC	29	.49	.48	.32	.55	.53	.51	.33	.65
ADMINISTRATIVE	31	.90	.76	.62	1.19	.98	.91	.68	1.32
TOTAL OPER EXP	31	5.41	5.18	4.40	6.32	5.92	6.06	4.59	6.82
FIXED EXPENSES	29	3.75	2.87	2.32	4.77	4.10	3.24	2.78	4.98
TOTAL OPER + FIX	29	9.03	7.94	6.86	10.89	9.87	8.93	7.35	11.94
LEASING EXP	23	1.01	.46	.18	1.86				
TOTAL PAYROLL	29	.82	.87	.57	.94				
TOTAL CONTRACT	28	1.06	1.12	.81	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14261	30
AVG SQFT/RETAIL TENANT	1996	23
AVG SQFT/OFFICE WORKER	241	22
AVG % OFFICE OCCUPANCY	92.8	31
AVG % RETAIL OCCUPANCY	86.8	24
AVG $ RATE YR-END RENT	23.69	26
RENTABLE/GROSS SQFT	.87	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**29**
PAYROLL	.24	10
CONTRACT	.79	28
SUP/MAT/MISC	.07	25
TRASH REMOVAL	.05	28
REPR/MAINT TOTAL	**1.43**	**30**
PAYROLL	.41	25
ELEVATOR	.25	30
HVAC	.33	29
ELECTRICAL	.09	24
STRUCT/ROOF	.08	13
PLUMBING	.04	22
FIRE/LIFE SFTY	.03	16
OTHER MAINT/SUP	.30	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**29**
ELECTRICAL	1.35	29
GAS	.18	25
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	23
RDS/GNDS/SEC TOTAL	**.49**	**28**
RDS/GNDS TOTAL	.06	20
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR	.05	16
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	27
SEC PAYROLL	.31	13
SEC CONTRACTS	.34	21
SEC OTHER	.04	14
ADMIN TOTAL	**.90**	**29**
PAYROLL	.27	24
MGMT FEES	.72	18
PROF FEES	.05	23
GEN OFC EXP	.16	25
OTHER ADM EXP	.14	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.75**	**29**
REAL ESTATE TAX	3.61	29
BUILDING INS	.11	30
PERS PROP TAX	.97	2
OTHER TAX	.14	8
LEASING EXPENSES	**1.01**	**23**
ADV/PROMOTION	.04	16
COMMISSIONS	.03	7
PROF FEES	.19	15
TENANT ALTS	.81	17
BUY-OUTS	.47	2
OTHER LEASING	.59	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**29**
CLEANING	.24	10
REPAIR/MAINT	.41	25
RDS/GROUNDS	.12	2
SECURITY	.31	13
ADMINISTRATIVE	.27	24
TOTAL CONTRACTS	**1.06**	**28**
CLEANING	.79	28
REPAIR/MAINT	.73	30
RDS/GROUNDS	.05	16
SECURITY	.34	21
ADMINISTRATIVE	.49	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	9,003,471 SQ. FT.				7,948,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					25.09	24.34	16.82	29.83
RETAIL AREA	8	27.66	28.62	13.86	36.87				
OTHER AREA	4	9.23	8.34	5.59	12.20				
TOTAL RENT	7	24.46	21.87	17.49	29.91				
MISCELLANEOUS	6	.10	.06	.01	.08				
TOTAL INCOME	7	24.55	21.92	17.56	30.17				
EXPENSE									
CLEANING	11	.90	.85	.76	1.07	.96	.99	.80	1.15
REPAIR-MAINT	11	1.15	1.07	.82	1.31	1.22	1.11	.84	1.35
UTILITIES	10	1.28	1.28	1.15	1.49	1.31	1.30	1.19	1.60
RDS/GRNDS/SEC	11	.36	.34	.19	.49	.41	.37	.21	.53
ADMINISTRATIVE	11	.68	.54	.34	.88	.77	.66	.44	.97
TOTAL OPER EXP	10	4.50	4.58	3.67	5.68	5.05	5.13	4.22	6.40
FIXED EXPENSES	10	3.99	3.37	2.05	5.72	4.49	3.85	2.27	7.21
TOTAL OPER + FIX	9	8.53	8.92	5.80	11.62	9.52	10.35	6.15	12.53
LEASING EXP	3	.62	.33						
TOTAL PAYROLL	10	.91	1.01	.53	1.17				
TOTAL CONTRACT	9	.76	.85	.41	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34723	9
AVG SQFT/RETAIL TENANT	1750	8
AVG SQFT/OFFICE WORKER	188	6
AVG % OFFICE OCCUPANCY	89.3	9
AVG % RETAIL OCCUPANCY	88.4	8
AVG $ RATE YR-END RENT	34.22	5
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**10**
PAYROLL	.37	6
CONTRACT	.70	8
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	**1.16**	**10**
PAYROLL	.37	9
ELEVATOR	.15	10
HVAC	.20	9
ELECTRICAL	.06	8
STRUCT/ROOF	.01	4
PLUMBING	.02	7
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.32	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.30**	**9**
ELECTRICAL	1.10	8
GAS	.15	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	**.34**	**10**
RDS/GNDS TOTAL	.23	6
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	9
SEC PAYROLL	.14	5
SEC CONTRACTS	.20	6
SEC OTHER	.04	6
ADMIN TOTAL	**.67**	**10**
PAYROLL	.28	9
MGMT FEES	.47	4
PROF FEES	.04	6
GEN OFC EXP	.26	7
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.04**	**9**
REAL ESTATE TAX	3.93	9
BUILDING INS	.10	8
PERS PROP TAX		
OTHER TAX	.10	3
LEASING EXPENSES	**.62**	**3**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.20	2
TENANT ALTS	.40	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**10**
CLEANING	.37	6
REPAIR/MAINT	.37	9
RDS/GROUNDS	.11	2
SECURITY	.14	5
ADMINISTRATIVE	.28	9
TOTAL CONTRACTS	**.76**	**9**
CLEANING	.70	8
REPAIR/MAINT	.44	10
RDS/GROUNDS	.04	4
SECURITY	.20	6
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 43 BLDS, 7,339,388 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 6,883,399 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	36					16.21	13.57	9.90	19.57
RETAIL AREA	20	19.00	19.11	11.44	24.85				
OTHER AREA	5	10.95	5.00	4.27	9.12				
TOTAL RENT	36	16.21	13.13	10.16	18.54				
MISCELLANEOUS	22	.47	.11	.05	.16				
TOTAL INCOME	36	16.48	13.13	10.18	18.95				
EXPENSE									
CLEANING	41	1.11	.85	.71	1.19	1.15	.88	.73	1.28
REPAIR-MAINT	43	1.29	1.19	.81	1.48	1.33	1.28	.88	1.59
UTILITIES	42	1.85	1.79	1.59	2.03	1.88	1.82	1.59	2.06
RDS/GRNDS/SEC	43	.51	.29	.13	.61	.54	.31	.14	.65
ADMINISTRATIVE	42	.73	.59	.49	.83	.78	.65	.50	.85
TOTAL OPER EXP	40	5.44	4.94	4.11	6.24	5.80	5.34	4.14	6.83
FIXED EXPENSES	43	2.83	2.04	1.64	3.55	3.01	2.24	1.72	3.60
TOTAL OPER+FIX	40	8.34	7.81	6.09	9.10	8.90	8.01	6.71	9.92
LEASING EXP	27	1.69	1.03	.63	2.03				
TOTAL PAYROLL	34	1.13	.75	.31	1.10				
TOTAL CONTRACT	42	1.00	.80	.55	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9897	43
AVG SQFT/RETAIL TENANT	3968	21
AVG SQFT/OFFICE WORKER	214	30
AVG % OFFICE OCCUPANCY	93.6	43
AVG % RETAIL OCCUPANCY	86.7	22
AVG $ RATE YR-END RENT	18.28	34
RENTABLE/GROSS SQFT	.88	28

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	40	**UTILITIES TOTAL**	1.84	41	SECURITY TOTAL	.34	35	**FIXED EXP TOTAL**	2.85	42	**TOTAL PAYROLL**	1.13	34
PAYROLL	.82	12	ELECTRICAL	1.53	41	SEC PAYROLL	.18	8	REAL ESTATE TAX	2.64	42	CLEANING	.82	12
CONTRACT	.70	38	GAS	.39	28	SEC CONTRACTS	.35	30	BUILDING INS	.07	42	REPAIR/MAINT	.49	33
SUP/MAT/MISC	.09	29	FUEL OIL	.17	3	SEC OTHER	.03	8	PERS PROP TAX	.11	3	RDS/GROUNDS	.09	11
TRASH REMOVAL	.06	30	PURCH STEAM			**ADMIN TOTAL**	.75	38	OTHER TAX	.26	17	SECURITY	.18	8
REPR/MAINT TOTAL	1.28	42	PURCH CH WTR			PAYROLL	.40	18				ADMINISTRATIVE	.40	18
PAYROLL	.49	33	COAL			MGMT FEES	.43	32	**LEASING EXPENSES**	1.69	27			
ELEVATOR	.13	37	WATER/SEWER	.08	33	PROF FEES	.08	19	ADV/PROMOTION	.12	14	**TOTAL CONTRACTS**	1.00	42
HVAC	.25	41	**RDS/GNDS/SEC**	.46	42	GEN OFC EXP	.07	26	COMMISSIONS	.05	7	CLEANING	.70	38
ELECTRICAL	.10	41	**TOTAL**			OTHER ADM EXP	.10	22	PROF FEES	.21	17	REPAIR/MAINT	.57	42
STRUCT/ROOF	.10	22	RDS/GNDS TOTAL	.18	39				TENANT ALTS	1.91	22	RDS/GROUNDS	.16	33
PLUMBING	.03	34	RDS/GNDS PAYRL	.09	11				BUY-OUTS			SECURITY	.35	30
FIRE/LIFE SFTY	.05	22	RDS/GNDS CONTR	.16	33				OTHER LEASING	.18	13	ADMINISTRATIVE	.41	36
OTHER MAINT/SUP	.34	38	RDS/GNDS OTHER	.07	15									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 10 BLDS, 300,732 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 278,313 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	10					13.42	12.35	11.85	16.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	12.93	12.35	11.85	14.93				
MISCELLANEOUS	5	.10	.08	.03	.15				
TOTAL INCOME	10	12.98	12.35	11.85	15.05				
EXPENSE									
CLEANING	9	.84	.84	.69	1.27	.87	.84	.74	1.27
REPAIR-MAINT	10	.87	.80	.49	1.32	.89	.80	.49	1.42
UTILITIES	10	1.82	1.80	1.71	2.01	1.87	1.84	1.78	2.03
RDS/GRNDS/SEC	10	.15	.14	.04	.21	.17	.17	.06	.21
ADMINISTRATIVE	10	.74	.63	.51	.77	.80	.67	.51	.77
TOTAL OPER EXP	9	4.44	4.16	3.70	6.13	4.81	4.61	3.78	6.57
FIXED EXPENSES	10	2.00	1.91	1.69	2.22	2.16	1.91	1.80	2.62
TOTAL OPER+FIX	9	6.45	6.10	5.70	7.76	6.99	6.92	5.84	8.33
LEASING EXP	7	2.04	1.37	1.11	1.93				
TOTAL PAYROLL	3	.96	.20						
TOTAL CONTRACT	10	.65	.79	.41	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2595	10
AVG SQFT/RETAIL TENANT	2383	2
AVG SQFT/OFFICE WORKER	264	4
AVG % OFFICE OCCUPANCY	89.5	10
AVG % RETAIL OCCUPANCY	79.2	2
AVG $ RATE YR-END RENT	13.65	8
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	9	**UTILITIES TOTAL**	1.82	10	SECURITY TOTAL	.03	6	**FIXED EXP TOTAL**	1.90	10	**TOTAL PAYROLL**	.96	3
PAYROLL	.98	2	ELECTRICAL	1.48	10	SEC PAYROLL			REAL ESTATE TAX	1.87	10	CLEANING	.98	2
CONTRACT	.64	8	GAS	.32	8	SEC CONTRACTS	.03	6	BUILDING INS	.11	10	REPAIR/MAINT	.35	3
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	8	PURCH STEAM			**ADMIN TOTAL**	.79	10	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.86	10	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.35	3	COAL			MGMT FEES	.61	10	**LEASING EXPENSES**	2.04	7			
ELEVATOR	.10	7	WATER/SEWER	.15	9	PROF FEES	.29	5	ADV/PROMOTION			**TOTAL CONTRACTS**	.85	10
HVAC	.19	10	**RDS/GNDS/SEC**	.15	10	GEN OFC EXP	.05	6	COMMISSIONS			CLEANING	.64	8
ELECTRICAL	.08	9	**TOTAL**			OTHER ADM EXP	.03	7	PROF FEES	.38	4	REPAIR/MAINT	.39	10
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.14	9				TENANT ALTS	2.18	6	RDS/GROUNDS	.12	9
PLUMBING	.05	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.00	6
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.12	9				OTHER LEASING	.09	2	ADMINISTRATIVE	.73	10
OTHER MAINT/SUP	.34	9	RDS/GNDS OTHER	.54	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	338,762 SQ. FT.				324,395 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.32	17.49	12.21	19.99
RETAIL AREA	3	20.42	20.05						
OTHER AREA									
TOTAL RENT	4	16.57	17.64	12.32	20.07				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	16.57	17.65	12.32	20.08				
EXPENSE									
CLEANING	4	.91	.98	.76	1.03	.95	.99	.77	1.10
REPAIR-MAINT	4	1.53	1.35	1.02	1.99	1.59	1.46	1.03	2.09
UTILITIES	4	1.90	1.92	1.53	2.24	1.91	1.92	1.53	2.27
RDS/GRNDS/SEC	4	.27	.16	.13	.38	.28	.16	.13	.42
ADMINISTRATIVE	4	.59	.60	.55	.64	.62	.64	.58	.65
TOTAL OPER EXP	4	5.21	5.43	4.39	5.89	5.44	5.86	4.44	6.30
FIXED EXPENSES	4	2.53	2.46	1.26	3.65	2.64	2.54	1.27	3.93
TOTAL OPER + FIX	4	7.74	8.29	6.11	9.08	8.08	8.43	6.15	9.80
LEASING EXP	3	1.28	1.06						
TOTAL PAYROLL	4	.58	.56	.28	.85				
TOTAL CONTRACT	4	.82	.83	.66	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2548	4
AVG SQFT/RETAIL TENANT	1437	3
AVG SQFT/OFFICE WORKER	340	3
AVG % OFFICE OCCUPANCY	92.7	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	18.45	4
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	4	**UTILITIES TOTAL**	1.90	4	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	2.53	4	**TOTAL PAYROLL**	.58	4
PAYROLL			ELECTRICAL	1.65	4	SEC PAYROLL			REAL ESTATE TAX	2.45	4	CLEANING		
CONTRACT	.76	4	GAS	.41	2	SEC CONTRACTS			BUILDING INS	.06	4	REPAIR/MAINT	.31	4
SUP/MAT/MISC	.13	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.53	4	PURCH CH WTR			**ADMIN TOTAL**	.59	4				ADMINISTRATIVE		
PAYROLL	.31	4	COAL			PAYROLL			**LEASING EXPENSES**	1.28	3			
ELEVATOR	.20	3	WATER/SEWER	.06	3	MGMT FEES	.44	4	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	.82	4
HVAC	.21	4	**RDS/GNDS/SEC**	.27	4	PROF FEES	.09	2	COMMISSIONS			CLEANING	.76	4
ELECTRICAL	.09	4	**TOTAL**			GEN OFC EXP	.02	2	PROF FEES	.11	3	REPAIR/MAINT	.64	4
STRUCT/ROOF	.23	3	RDS/GNDS TOTAL	.08	4	OTHER ADM EXP	.01	2	TENANT ALTS	.94	3	RDS/GROUNDS	.05	3
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	3				OTHER LEASING	.22	3	ADMINISTRATIVE	.48	4
OTHER MAINT/SUP	.56	4	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. F".

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,768,306 SQ. FT.				3,612,573 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					15.26	10.63	9.48	19.07
RETAIL AREA	8	12.62	19.20	9.90	27.94				
OTHER AREA	3	4.36	4.84						
TOTAL RENT	14	15.30	12.07	9.48	18.66				
MISCELLANEOUS	8	.74	.12	.06	.84				
TOTAL INCOME	14	15.72	12.66	9.63	19.14				
EXPENSE									
CLEANING	18	.93	.60	.71	1.19	.95	.83	.71	1.28
REPAIR-MAINT	19	1.43	1.25	1.06	1.48	1.46	1.30	1.06	1.51
UTILITIES	18	1.97	1.79	1.63	2.12	1.99	1.79	1.63	2.12
RDS/GRNDS/SEC	19	.68	.59	.20	.77	.71	.61	.20	.80
ADMINISTRATIVE	19	.68	.58	.47	.94	.71	.66	.49	.96
TOTAL OPER EXP	17	5.75	4.74	4.14	7.46	5.99	5.05	4.14	7.71
FIXED EXPENSES	19	2.93	2.12	1.65	3.75	3.05	2.26	1.76	3.76
TOTAL OPER + FIX	17	8.84	8.15	6.59	10.53	9.22	8.46	7.17	10.95
LEASING EXP	11	2.01	.75	.63	1.90				
TOTAL PAYROLL	17	.90	.60	.31	1.24				
TOTAL CONTRACT	18	1.15	.90	.54	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10500	19
AVG SQFT/RETAIL TENANT	4506	8
AVG SQFT/OFFICE WORKER	235	16
AVG % OFFICE OCCUPANCY	92.4	19
AVG % RETAIL OCCUPANCY	98.9	8
AVG $ RATE YR-END RENT	16.52	16
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	17	**UTILITIES TOTAL**	1.95	17	SECURITY TOTAL	.35	17	**FIXED EXP TOTAL**	2.98	18	**TOTAL PAYROLL**	.90	17
PAYROLL	.33	4	ELECTRICAL	1.69	17	SEC PAYROLL	.18	4	REAL ESTATE TAX	2.69	18	CLEANING	.33	4
CONTRACT	.71	17	GAS	.22	13	SEC CONTRACTS	.37	14	BUILDING INS	.07	18	REPAIR/MAINT	.52	17
SUP/MAT/MISC	.08	12	FUEL OIL	.21	2	SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS	.16	5
TRASH REMOVAL	.07	13	PURCH STEAM						OTHER TAX	.41	8	SECURITY	.18	4
REPR/MAINT TOTAL	1.43	18	PURCH CH WTR			**ADMIN TOTAL**	.70	15				ADMINISTRATIVE	.39	9
PAYROLL	.52	17	COAL			PAYROLL	.39	9	**LEASING EXPENSES**	2.01	11			
ELEVATOR	.11	17	WATER/SEWER	.09	13	MGMT FEES	.38	11	ADV/PROMOTION	.17	7	**TOTAL CONTRACTS**	1.15	18
HVAC	.31	17	**RDS/GNDS/SEC**	.59	18	PROF FEES	.11	10	COMMISSIONS	.06	5	CLEANING	.71	17
ELECTRICAL	.10	18	**TOTAL**			GEN OFC EXP	.05	11	PROF FEES	.24	7	REPAIR/MAINT	.62	18
STRUCT/ROOF	.12	9	RDS/GNDS TOTAL	.27	17	OTHER ADM EXP	.16	7	TENANT ALTS	2.16	8	RDS/GROUNDS	.23	14
PLUMBING	.03	16	RDS/GNDS PAYRL	.16	5				BUY-OUTS			SECURITY	.37	14
FIRE/LIFE SFTY	.05	13	RDS/GNDS CONTR	.23	14				OTHER LEASING	.19	6	ADMINISTRATIVE	.37	14
OTHER MAINT/SUP	.32	17	RDS/GNDS OTHER	.10	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,141,284 SQ. FT.				998,592 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					24.87	24.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	24.67	24.09						
MISCELLANEOUS	2	.26	.28						
TOTAL INCOME	2	24.93	24.36						
EXPENSE									
CLEANING	3	1.49	1.30			1.62	1.51		
REPAIR-MAINT	3	1.22	1.03			1.33	1.14		
UTILITIES	3	2.22	1.53			2.34	1.53		
RDS/GRNDS/SEC	3	.45	.42			.52	.48		
ADMINISTRATIVE	3	1.21	.58			1.38	.65		
TOTAL OPER EXP	3	6.59	5.80			7.53	6.66		
FIXED EXPENSES	3	3.65	4.44			4.18	4.91		
TOTAL OPER+FIX	3	10.25	9.11			11.71	10.09		
LEASING EXP									
TOTAL PAYROLL	3	1.73	.91						
TOTAL CONTRACT	3	1.15	1.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11806	3
AVG SQFT/RETAIL TENANT	5799	2
AVG SQFT/OFFICE WORKER	161	3
AVG % OFFICE OCCUPANCY	88.7	3
AVG % RETAIL OCCUPANCY	64.0	2
AVG $ RATE YR-END RENT	24.17	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.49**	**3**
PAYROLL		
CONTRACT	1.11	2
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.22**	**3**
PAYROLL	.71	2
ELEVATOR	.18	3
HVAC	.27	3
ELECTRICAL	.10	3
STRUCT/ROOF	.06	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.16	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.22**	**3**
ELECTRICAL	1.31	3
GAS	.81	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	**.45**	**3**
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	3
SEC PAYROLL		
SEC CONTRACTS	.39	3
SEC OTHER		
ADMIN TOTAL	**1.21**	**3**
PAYROLL	.58	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.15	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.65**	**3**
REAL ESTATE TAX	3.40	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX	.29	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.73**	**3**
CLEANING		
REPAIR/MAINT	.71	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	3
TOTAL CONTRACTS	**1.15**	**3**
CLEANING	1.11	2
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY	.39	3
ADMINISTRATIVE	.74	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Private Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	37 BLDS	15,031,666 SQ. FT.				14,204,972 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	30					19.90	16.79	12.74	19.30	
RETAIL AREA	21	23.24	20.30	14.45	31.32					
OTHER AREA	6	6.82	4.54	3.75	13.42					
TOTAL RENT	30	19.73	16.76	12.77	19.51					
MISCELLANEOUS	18	.37	.09	.01	.21					
TOTAL INCOME	30	19.98	17.31	12.87	20.20					
EXPENSE										
CLEANING	37	.81	.80	.68	.91	.84	.82	.71	.93	
REPAIR-MAINT	37	1.14	1.11	.81	1.38	1.16	1.11	.83	1.39	
UTILITIES	37	1.19	1.24	1.09	1.43	1.20	1.25	1.10	1.44	
RDS/GRNDS/SEC	37	.42	.34	.25	.49	.44	.36	.26	.52	
ADMINISTRATIVE	37	.75	.70	.49	1.05	.79	.77	.49	1.07	
TOTAL OPER EXP	37	4.31	4.37	3.87	4.82	4.56	4.54	4.06	5.27	
FIXED EXPENSES	35	2.20	2.13	1.88	2.37	2.33	2.25	1.97	2.58	
TOTAL OPER + FIX	35	6.40	6.45	5.86	7.17	6.79	6.79	6.16	7.41	
LEASING EXP	21	1.45	.91	.26	2.74					
TOTAL PAYROLL	36	.81	.56	.40	.95					
TOTAL CONTRACT	35	.84	.87	.72	.98					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25991	31
AVG SQFT/RETAIL TENANT	2221	23
AVG SQFT/OFFICE WORKER	329	28
AVG % OFFICE OCCUPANCY	87.5	36
AVG % RETAIL OCCUPANCY	90.3	27
AVG $ RATE YR-END RENT	17.57	29
RENTABLE/GROSS SQFT	.85	28

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**36**	**UTILITIES TOTAL**	**1.19**	**36**	SECURITY TOTAL	.38	36	**FIXED EXP TOTAL**	**2.21**	**34**	**TOTAL PAYROLL**	**.81**	**36**
PAYROLL	.18	16	ELECTRICAL	.97	36	SEC PAYROLL	.40	15	REAL ESTATE TAX	2.10	34	CLEANING	.18	16
CONTRACT	.72	34	GAS	.15	36	SEC CONTRACTS	.21	26	BUILDING INS	.10	36	REPAIR/MAINT	.35	32
SUP/MAT/MISC	.04	30	FUEL OIL			SEC OTHER	.05	23	PERS PROP TAX	.63	6	RDS/GROUNDS	.07	4
TRASH REMOVAL	.02	33	PURCH STEAM						OTHER TAX	.00	6	SECURITY	.40	15
REPR/MAINT TOTAL	**1.13**	**36**	PURCH CH WTR			**ADMIN TOTAL**	**.75**	**36**				ADMINISTRATIVE	.22	29
PAYROLL	.35	32	COAL			PAYROLL	.22	29	**LEASING EXPENSES**	**1.45**	**21**			
ELEVATOR	.23	36	WATER/SEWER	.07	33	MGMT FEES	.51	24	ADV/PROMOTION	.08	12	**TOTAL CONTRACTS**	**.84**	**35**
HVAC	.20	34				PROF FEES	.05	22	COMMISSIONS	.01	2	CLEANING	.72	34
ELECTRICAL	.05	32	**RDS/GNDS/SEC**	**.42**	**36**	GEN OFC EXP	.21	29	PROF FEES	.16	11	REPAIR/MAINT	.52	36
STRUCT/ROOF	.06	14	**TOTAL**			OTHER ADM EXP	.09	15	TENANT ALTS	.64	15	RDS/GROUNDS	.02	17
PLUMBING	.02	26	RDS/GNDS TOTAL	.06	21				BUY-OUTS	.37	4	SECURITY	.21	26
FIRE/LIFE SFTY	.03	19	RDS/GNDS PAYRL	.07	4				OTHER LEASING	.36	12	ADMINISTRATIVE	.36	33
OTHER MAINT/SUP	.21	35	RDS/GNDS CONTR	.02	17									
			RDS/GNDS OTHER	.05	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	1,763,908 SQ. FT.				1,698,895 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					14.62	15.02	11.71	17.29	
RETAIL AREA	3	19.21	14.08							
OTHER AREA										
TOTAL RENT	8	14.37	14.10	11.50	17.45					
MISCELLANEOUS	4	.13	.06	.01	.20					
TOTAL INCOME	8	14.42	14.30	11.50	17.45					
EXPENSE										
CLEANING	8	.74	.77	.66	.82	.76	.79	.67	.82	
REPAIR-MAINT	8	1.13	1.10	.81	1.46	1.14	1.12	.83	1.51	
UTILITIES	8	1.20	1.20	.95	1.48	1.21	1.20	.95	1.53	
RDS/GRNDS/SEC	8	.32	.30	.20	.42	.33	.31	.20	.43	
ADMINISTRATIVE	8	.80	.77	.60	.94	.83	.80	.63	1.00	
TOTAL OPER EXP	8	4.18	4.28	3.97	4.63	4.34	4.50	3.97	4.95	
FIXED EXPENSES	7	1.91	1.88	1.79	2.25	1.99	1.98	1.87	2.30	
TOTAL OPER + FIX	7	6.14	6.43	6.25	6.51	6.42	6.60	6.43	6.79	
LEASING EXP	5	3.46	3.41	.65	6.83					
TOTAL PAYROLL	7	.47	.55	.32	.56					
TOTAL CONTRACT	7	.92	.93	.82	.95					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14499	6
AVG SQFT/RETAIL TENANT	1580	3
AVG SQFT/OFFICE WORKER	321	4
AVG % OFFICE OCCUPANCY	93.0	7
AVG % RETAIL OCCUPANCY	89.5	3
AVG $ RATE YR-END RENT	11.62	6
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**7**	**UTILITIES TOTAL**	**1.19**	**7**	SECURITY TOTAL	.27	7	**FIXED EXP TOTAL**	**1.97**	**6**	**TOTAL PAYROLL**	**.47**	**7**
PAYROLL	.06	3	ELECTRICAL	.96	7	SEC PAYROLL			REAL ESTATE TAX	1.91	6	CLEANING	.06	3
CONTRACT	.66	7	GAS	.15	7	SEC CONTRACTS	.26	6	BUILDING INS	.07	7	REPAIR/MAINT	.32	7
SUP/MAT/MISC	.11	5	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.00**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**7**				ADMINISTRATIVE	.16	4
PAYROLL	.32	7	COAL			PAYROLL	.16	4	**LEASING EXPENSES**	**3.46**	**5**			
ELEVATOR	.21	7	WATER/SEWER	.08	5	MGMT FEES	.54	6	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**.92**	**7**
HVAC	.17	6				PROF FEES	.11	6	COMMISSIONS			CLEANING	.66	7
ELECTRICAL	.12	6	**RDS/GNDS/SEC**	**.28**	**7**	GEN OFC EXP	.08	6	PROF FEES	.40	5	REPAIR/MAINT	.51	7
STRUCT/ROOF	.05	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS	1.93	5	RDS/GROUNDS	.02	5
PLUMBING	.02	5	RDS/GNDS TOTAL	.02	6				BUY-OUTS			SECURITY	.26	6
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING	1.86	2	ADMINISTRATIVE	.60	7
OTHER MAINT/SUP	.18	7	RDS/GNDS CONTR	.02	5									
			RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,305,424 SQ. FT.				3,930,609 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.85	16.28	12.32	17.34
RETAIL AREA	6	25.97	20.19	14.83	33.40				
OTHER AREA	4	5.06	4.54	2.63	10.88				
TOTAL RENT	9	15.97	16.23	12.19	18.39				
MISCELLANEOUS	5	.31	.10	.03	.67				
TOTAL INCOME	9	16.15	16.28	12.24	18.50				
EXPENSE									
CLEANING	10	.77	.78	.65	.81	.82	.81	.77	.85
REPAIR-MAINT	10	1.45	1.15	.96	1.48	1.48	1.15	1.00	1.47
UTILITIES	10	1.30	1.29	1.17	1.44	1.32	1.31	1.17	1.52
RDS/GRNDS/SEC	10	.50	.45	.28	.52	.55	.47	.28	.65
ADMINISTRATIVE	10	.70	.63	.44	1.04	.77	.77	.47	1.07
TOTAL OPER EXP	10	4.72	4.45	3.88	4.87	5.18	4.64	4.41	6.06
FIXED EXPENSES	9	2.35	2.36	1.93	2.78	2.59	2.86	2.04	2.96
TOTAL OPER+FIX	9	6.70	6.53	5.90	7.38	7.40	7.28	6.31	8.35
LEASING EXP	6	1.01	.95	.40	1.61				
TOTAL PAYROLL	10	1.02	.93	.53	1.02				
TOTAL CONTRACT	9	.66	.76	.37	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23703	10
AVG SQFT/RETAIL TENANT	2501	7
AVG SQFT/OFFICE WORKER	262	6
AVG % OFFICE OCCUPANCY	90.5	10
AVG % RETAIL OCCUPANCY	92.1	7
AVG $ RATE YR-END RENT	14.52	8
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	10	**UTILITIES TOTAL**	1.30	10	SECURITY TOTAL	.47	10	**FIXED EXP TOTAL**	2.35	9	**TOTAL PAYROLL**	1.02	10
PAYROLL	.42	5	ELECTRICAL	1.05	10	SEC PAYROLL	.49	6	REAL ESTATE TAX	2.24	9	CLEANING	.42	5
CONTRACT	.58	9	GAS	.18	10	SEC CONTRACTS	.19	4	BUILDING INS	.11	10	REPAIR/MAINT	.35	9
SUP/MAT/MISC	.04	9	FUEL OIL			SEC OTHER	.08	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	10	PURCH STEAM						OTHER TAX			SECURITY	.49	6
REPR/MAINT TOTAL	1.45	10	PURCH CH WTR			**ADMIN TOTAL**	.70	10				ADMINISTRATIVE	.23	9
PAYROLL	.35	9	COAL			PAYROLL	.23	9	**LEASING EXPENSES**	1.01	6			
ELEVATOR	.23	10	WATER/SEWER	.08	9	MGMT FEES	.57	5	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	.66	9
HVAC	.32	9	**RDS/GNDS/SEC**	.50	10	PROF FEES	.04	7	COMMISSIONS			CLEANING	.58	9
ELECTRICAL	.06	7	**TOTAL**			GEN OFC EXP	.19	7	PROF FEES	.15	3	REPAIR/MAINT	.63	10
STRUCT/ROOF	.10	4	RDS/GNDS TOTAL	.06	6	OTHER ADM EXP	.20	4	TENANT ALTS	.77	4	RDS/GROUNDS	.04	3
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.04	3				OTHER LEASING	.48	4	ADMINISTRATIVE	.26	10
OTHER MAINT/SUP	.31	9	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,591,170 SQ. FT.				2,456,318 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					27.99	26.88		
RETAIL AREA	2	16.45	19.18						
OTHER AREA									
TOTAL RENT	2	26.97	25.89						
MISCELLANEOUS	2	.03	.04						
TOTAL INCOME	2	27.00	25.92						
EXPENSE									
CLEANING	3	.70	.70			.72	.71		
REPAIR-MAINT	3	.72	.61			.73	.62		
UTILITIES	3	1.09	1.07			1.10	1.06		
RDS/GRNDS/SEC	3	.35	.34			.37	.37		
ADMINISTRATIVE	3	.61	.29			.65	.31		
TOTAL OPER EXP	3	3.47	3.63			3.66	3.90		
FIXED EXPENSES	3	1.99	1.98			2.10	2.05		
TOTAL OPER+FIX	3	5.45	5.74			5.75	6.14		
LEASING EXP									
TOTAL PAYROLL	3	.71	.53						
TOTAL CONTRACT	3	.53	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79220	3
AVG SQFT/RETAIL TENANT	2822	2
AVG SQFT/OFFICE WORKER	371	2
AVG % OFFICE OCCUPANCY	77.4	3
AVG % RETAIL OCCUPANCY	74.7	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3	**UTILITIES TOTAL**	1.09	3	SECURITY TOTAL	.25	3	**FIXED EXP TOTAL**	1.99	3	**TOTAL PAYROLL**	.71	3
PAYROLL	.26	2	ELECTRICAL	.89	3	SEC PAYROLL	.16	2	REAL ESTATE TAX	1.88	3	CLEANING	.26	2
CONTRACT	.67	2	GAS	.13	3	SEC CONTRACTS	.12	2	BUILDING INS	.10	3	REPAIR/MAINT	.18	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.01	3	PURCH STEAM						OTHER TAX			SECURITY	.16	2
REPR/MAINT TOTAL	.72	3	PURCH CH WTR			**ADMIN TOTAL**	.61	3				ADMINISTRATIVE	.19	3
PAYROLL	.18	3	COAL			PAYROLL	.19	3	**LEASING EXPENSES**					
ELEVATOR	.16	3	WATER/SEWER	.07	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.53	3
HVAC	.18	3	**RDS/GNDS/SEC**	.35	3	PROF FEES	.06	2	COMMISSIONS			CLEANING	.67	2
ELECTRICAL	.01	3	**TOTAL**			GEN OFC EXP	.13	3	PROF FEES			REPAIR/MAINT	.37	3
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP	.09	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	2
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.40	2
OTHER MAINT/SUP	.17	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	267,681 SQ. FT.				259,846 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.06	9.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.89	10.62						
MISCELLANEOUS	2	.84	.53						
TOTAL INCOME	3	11.52	10.66						
EXPENSE									
CLEANING	3	.68	.63			.70	.73		
REPAIR-MAINT	3	.76	.78			.79	.78		
UTILITIES	3	1.43	1.47			1.48	1.47		
RDS/GRNDS/SEC	3	.43	.14			.44	.14		
ADMINISTRATIVE	3	.59	.59			.61	.66		
TOTAL OPER EXP	3	3.89	4.07			4.01	4.08		
FIXED EXPENSES	3	1.45	1.39			1.50	1.39		
TOTAL OPER + FIX	3	5.35	5.48			5.51	5.48		
LEASING EXP	3	.75	.85						
TOTAL PAYROLL	2	.16	.20						
TOTAL CONTRACT	3	.86	.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5841	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	449	2
AVG % OFFICE OCCUPANCY	85.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.34	3
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	3	**UTILITIES TOTAL**	1.43	3	SECURITY TOTAL	.36	2	**FIXED EXP TOTAL**	1.45	3	**TOTAL PAYROLL**	.16	2
PAYROLL			ELECTRICAL	1.16	3	SEC PAYROLL			REAL ESTATE TAX	1.37	3	CLEANING		
CONTRACT	.59	3	GAS	.20	3	SEC CONTRACTS	.35	2	BUILDING INS	.09	3	REPAIR/MAINT	.16	2
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**.59**	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.76	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.16	2	COAL			MGMT FEES	.43	3	**LEASING EXPENSES**	.75	3			
ELEVATOR	.10	2	WATER/SEWER	.09	3	PROF FEES			ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**.86**	3
HVAC	.15	3	**RDS/GNDS/SEC**	**.43**	3	GEN OFC EXP	.07	2	COMMISSIONS			CLEANING	.59	3
ELECTRICAL	.05	3	**TOTAL**			OTHER ADM EXP	.14	2	PROF FEES	.05	3	REPAIR/MAINT	.39	3
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.17	3				TENANT ALTS	.41	3	RDS/GROUNDS	.05	2
PLUMBING	.07	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	2
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.05	2				OTHER LEASING	.18	2	ADMINISTRATIVE	.44	3
OTHER MAINT/SUP	.23	3	RDS/GNDS OTHER	.17	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Edmonton, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,653,316 SQ. FT.				3,251,515 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.97	10.53	10.13	18.07
RETAIL AREA	5	11.38	11.79	9.48	15.90				
OTHER AREA	2	1.54	1.26						
TOTAL RENT	5	16.02	11.60	10.02	16.81				
MISCELLANEOUS	5	.23	.15	.09	.60				
TOTAL INCOME	5	16.25	11.72	10.62	16.91				
EXPENSE									
CLEANING	10	.83	.86	.81	.91	.88	.90	.83	.98
REPAIR-MAINT	10	1.14	1.33	1.01	1.81	1.20	1.37	1.04	1.81
UTILITIES	9	1.36	1.49	1.25	1.63	1.38	1.52	1.26	1.63
RDS/GRNDS/SEC	10	.39	.42	.21	.58	.44	.48	.23	.63
ADMINISTRATIVE	10	.60	.54	.50	.76	.67	.63	.53	.79
TOTAL OPER EXP	9	4.63	4.66	4.32	5.36	5.07	4.86	4.68	6.19
FIXED EXPENSES	10	2.59	2.34	2.05	2.77	2.91	2.48	2.37	3.08
TOTAL OPER + FIX	9	7.36	7.41	7.03	7.62	8.07	8.19	7.32	8.65
LEASING EXP	5	.70	.46	.23	1.31				
TOTAL PAYROLL	9	.69	.72	.45	.98				
TOTAL CONTRACT	9	.90	.88	.84	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11446	9
AVG SQFT/RETAIL TENANT	1998	9
AVG SQFT/OFFICE WORKER	268	2
AVG % OFFICE OCCUPANCY	89.4	9
AVG % RETAIL OCCUPANCY	81.3	9
AVG $ RATE YR-END RENT	12.39	8
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	9	**UTILITIES TOTAL**	**1.45**	8	SECURITY TOTAL	.37	7	**FIXED EXP TOTAL**	**2.32**	9	**TOTAL PAYROLL**	**.69**	9
PAYROLL			ELECTRICAL	1.17	8	SEC PAYROLL	.33	5	REAL ESTATE TAX	2.25	9	CLEANING		
CONTRACT	.81	9	GAS	.17	8	SEC CONTRACTS	.12	4	BUILDING INS	.07	9	REPAIR/MAINT	.31	9
SUP/MAT/MISC	.03	8	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	9	PURCH STEAM			**ADMIN TOTAL**	**.54**	9	OTHER TAX	.01	4	SECURITY	.33	5
REPR/MAINT TOTAL	**1.16**	9	PURCH CH WTR			PAYROLL	.16	6	**LEASING EXPENSES**	**.70**	5	ADMINISTRATIVE	.16	6
PAYROLL	.31	9	COAL			MGMT FEES	.46	5	ADV/PROMOTION	.01	5	**TOTAL CONTRACTS**	**.90**	9
ELEVATOR	.20	9	WATER/SEWER	.13	6	PROF FEES	.05	7	COMMISSIONS	.06	2	CLEANING	.81	9
HVAC	.29	9	**RDS/GNDS/SEC**	**.35**	9	GEN OFC EXP	.16	8	PROF FEES	.16	3	REPAIR/MAINT	.71	9
ELECTRICAL	.12	9	**TOTAL**			OTHER ADM EXP	.03	4	TENANT ALTS	.46	2	RDS/GROUNDS	.02	5
STRUCT/ROOF	.07	5	RDS/GNDS TOTAL	.02	6				BUY-OUTS	.36	2	SECURITY	.12	4
PLUMBING	.02	8	RDS/GNDS PAYRL						OTHER LEASING	.31	2	ADMINISTRATIVE	.34	8
FIRE/LIFE SFTY	.05	6	RDS/GNDS CONTR	.02	5									
OTHER MAINT/SUP	.14	9	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,213,970 SQ. FT.				1,094,518 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.65	10.44	10.13	11.16
RETAIL AREA	4	12.53	13.12	11.07	15.90				
OTHER AREA	2	1.54	1.26						
TOTAL RENT	4	10.87	10.87	10.02	11.67				
MISCELLANEOUS	4	.38	.29	.14	.60				
TOTAL INCOME	4	11.25	11.32	10.62	11.81				
EXPENSE									
CLEANING	5	.86	.86	.81	.91	.89	.90	.83	.94
REPAIR-MAINT	5	1.71	1.69	1.47	1.94	1.72	1.69	1.50	1.93
UTILITIES	5	1.51	1.61	1.34	1.63	1.53	1.60	1.38	1.63
RDS/GRNDS/SEC	5	.42	.42	.31	.57	.47	.48	.32	.66
ADMINISTRATIVE	5	.59	.54	.53	.66	.65	.63	.59	.71
TOTAL OPER EXP	5	5.09	5.36	4.66	5.38	5.65	6.19	4.86	6.26
FIXED EXPENSES	5	2.24	2.34	2.05	2.41	2.48	2.46	2.37	2.86
TOTAL OPER + FIX	5	7.33	7.41	7.03	7.62	8.13	8.56	7.32	8.87
LEASING EXP	2	1.44	1.31						
TOTAL PAYROLL	5	.81	.98	.48	1.08				
TOTAL CONTRACT	5	.92	.84	.81	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6401	5
AVG SQFT/RETAIL TENANT	2448	5
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.1	5
AVG % RETAIL OCCUPANCY	75.7	5
AVG $ RATE YR-END RENT	8.43	5
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**5**	**UTILITIES TOTAL**	**1.51**	**5**	SECURITY TOTAL	.41	5	**FIXED EXP TOTAL**	**2.24**	**5**	**TOTAL PAYROLL**	**.81**	**5**
PAYROLL			ELECTRICAL	1.21	5	SEC PAYROLL	.43	3	REAL ESTATE TAX	2.15	5	CLEANING		
CONTRACT	.80	5	GAS	.17	5	SEC CONTRACTS	.29	2	BUILDING INS	.09	5	REPAIR/MAINT	.38	5
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	5	PURCH STEAM						OTHER TAX			SECURITY	.43	3
REPR/MAINT TOTAL	**1.71**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.59**	**5**				ADMINISTRATIVE	.19	4
PAYROLL	.38	5	COAL			PAYROLL	.19	4	**LEASING EXPENSES**	**1.44**	**2**			
ELEVATOR	.25	5	WATER/SEWER	.14	5	MGMT FEES	.47	2	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**.92**	**5**
HVAC	.51	5	**RDS/GNDS/SEC**	**.42**	**5**	PROF FEES	.03	4	COMMISSIONS			CLEANING	.80	5
ELECTRICAL	.17	5	**TOTAL**			GEN OFC EXP	.26	4	PROF FEES	.32	2	REPAIR/MAINT	1.03	5
STRUCT/ROOF			RDS/GNDS TOTAL	.03	2	OTHER ADM EXP	.06	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	2
FIRE/LIFE SFTY	.14	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.21	5
OTHER MAINT/SUP	.30	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	481,777 SQ. FT.				433,534 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.56	9.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.41	8.60						
MISCELLANEOUS									
TOTAL INCOME	3	8.42	8.62						
EXPENSE									
CLEANING	3	.61	.70			.68	.70		
REPAIR-MAINT	4	.79	.71	.64	.85	.84	.79	.68	.90
UTILITIES	4	1.43	1.65	1.33	1.68	1.54	1.65	1.45	1.68
RDS/GRNDS/SEC	4	.08	.10	.04	.19	.09	.11	.05	.20
ADMINISTRATIVE	4	.58	.60	.35	.86	.65	.67	.42	.92
TOTAL OPER EXP	3	3.48	3.52			3.88	3.52		
FIXED EXPENSES	4	1.80	1.72	1.66	1.87	2.00	1.91	1.70	2.14
TOTAL OPER + FIX	3	5.28	5.28			5.89	5.43		
LEASING EXP	2	.66	.64						
TOTAL PAYROLL	2	.46	.46						
TOTAL CONTRACT	4	.54	.46	.31	.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3778	4
AVG SQFT/RETAIL TENANT	7938	2
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	84.5	4
AVG % RETAIL OCCUPANCY	98.7	2
AVG $ RATE YR-END RENT	9.51	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**3**	**UTILITIES TOTAL**	**1.43**	**4**	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	**1.80**	**4**	**TOTAL PAYROLL**	**.46**	**2**
PAYROLL			ELECTRICAL	1.13	4	SEC PAYROLL			REAL ESTATE TAX	1.74	4	CLEANING		
CONTRACT	.48	3	GAS	.25	4	SEC CONTRACTS	.04	3	BUILDING INS	.05	4	REPAIR/MAINT	.41	2
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.79**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.77**	**3**				ADMINISTRATIVE		
PAYROLL	.41	2	COAL			PAYROLL			**LEASING EXPENSES**	**.66**	**2**			
ELEVATOR	.12	3	WATER/SEWER	.05	4	MGMT FEES	.38	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.54**	**4**
HVAC	.10	4	**RDS/GNDS/SEC**	**.08**	**4**	PROF FEES	.30	3	COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.02	4	**TOTAL**			GEN OFC EXP	.02	3	PROF FEES	.13	2	REPAIR/MAINT	.31	4
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.03	4	OTHER ADM EXP	.12	2	TENANT ALTS			RDS/GROUNDS	.03	4
PLUMBING	.03	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.03	4				OTHER LEASING			ADMINISTRATIVE	.68	3
OTHER MAINT/SUP	.22	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Edmonton, AB

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	472,415 SQ. FT.				424,172 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					8.46	8.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.31	8.29			1			
MISCELLANEOUS									
TOTAL INCOME	2	8.32	8.30						
EXPENSE									
CLEANING	3	.61	.70			.68	.70		
REPAIR-MAINT	3	.79	.74			.85	.84		
UTILITIES	3	1.43	1.63			1.53	1.63		
RDS/GRNDS/SEC	3	.07	.06			.08	.06		
ADMINISTRATIVE	3	.58	.54			.65	.66		
TOTAL OPER EXP	3	3.48	3.52			3.88	3.52		
FIXED EXPENSES	3	1.80	1.76			2.01	2.07		
TOTAL OPER+FIX	3	5.28	5.28			5.89	5.43		
LEASING EXP	2	.66	.64						
TOTAL PAYROLL	2	.46	.46						
TOTAL CONTRACT	3	.55	.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3799	3
AVG SQFT/RETAIL TENANT	7938	2
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	84.2	3
AVG % RETAIL OCCUPANCY	98.7	2
AVG $ RATE YR-END RENT	9.57	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	3	**UTILITIES TOTAL**	1.43	3	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	1.80	3	**TOTAL PAYROLL**	.46	2
PAYROLL			ELECTRICAL	1.13	3	SEC PAYROLL			REAL ESTATE TAX	1.74	3	CLEANING		
CONTRACT	.48	3	GAS	.25	3	SEC CONTRACTS	.04	3	BUILDING INS	.05	3	REPAIR/MAINT	.41	2
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.77	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.79	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.41	2	COAL			MGMT FEES	.38	2	**LEASING EXPENSES**	.66	2			
ELEVATOR	.12	3	WATER/SEWER	.04	3	PROF FEES	.30	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.55	3
HVAC	.10	3	**RDS/GNDS/SEC**	.07	3	GEN OFC EXP	.02	2	COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.13	2	REPAIR/MAINT	.31	3
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.03	3				TENANT ALTS			RDS/GROUNDS	.03	3
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.68	2
OTHER MAINT/SUP	.21	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Halifax, NS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,837,308 SQ. FT.				1,743,719 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					14.74	14.77	12.26	15.63
RETAIL AREA	2	14.83	21.04						
OTHER AREA	3	5.61	5.52						
TOTAL RENT	8	14.69	14.71	12.18	15.60				
MISCELLANEOUS	7	.06	.06	.05	.09				
TOTAL INCOME	8	14.75	14.72	12.26	15.68				
EXPENSE									
CLEANING	8	.87	.83	.70	1.08	.91	.91	.70	1.08
REPAIR-MAINT	8	1.90	2.06	1.30	2.56	1.98	2.06	1.34	2.56
UTILITIES	8	1.48	1.34	1.15	1.84	1.54	1.34	1.15	1.98
RDS/GRNDS/SEC	8	.17	.18	.09	.22	.18	.19	.10	.23
ADMINISTRATIVE	8	.67	.74	.53	.84	.70	.77	.56	.86
TOTAL OPER EXP	8	5.08	5.37	4.48	6.01	5.35	5.50	4.81	6.09
FIXED EXPENSES	8	2.68	2.47	2.09	2.74	2.82	2.50	2.19	2.76
TOTAL OPER+FIX	8	7.76	7.89	7.42	8.13	8.17	8.17	7.77	8.46
LEASING EXP	8	.84	1.17	.31	1.54				
TOTAL PAYROLL	8	.49	.43	.20	.70				
TOTAL CONTRACT	7	.73	.72	.62	.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6668	8
AVG SQFT/RETAIL TENANT	2063	2
AVG SQFT/OFFICE WORKER	141	2
AVG % OFFICE OCCUPANCY	90.2	8
AVG % RETAIL OCCUPANCY	83.0	2
AVG $ RATE YR-END RENT	22.13	7
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	8	**UTILITIES TOTAL**	1.48	8	SECURITY TOTAL	.16	8	**FIXED EXP TOTAL**	2.68	8	**TOTAL PAYROLL**	.49	8
PAYROLL	.24	3	ELECTRICAL	1.39	8	SEC PAYROLL	.03	3	REAL ESTATE TAX	2.60	8	CLEANING	.24	3
CONTRACT	.67	7	GAS			SEC CONTRACTS	.12	3	BUILDING INS	.05	8	REPAIR/MAINT	.28	8
SUP/MAT/MISC	.12	8	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	.67	8	PROF FEES			SECURITY	.03	3
REPR/MAINT TOTAL	1.90	8	PURCH CH WTR			PAYROLL	.19	3	OTHER TAX	.04	6	ADMINISTRATIVE	.19	3
PAYROLL	.28	8	COAL			MGMT FEES			**LEASING EXPENSES**	.84	6			
ELEVATOR	.23	8	WATER/SEWER	.07	8	PROF FEES	.01	3	ADV/PROMOTION	.09	3	**TOTAL CONTRACTS**	.73	7
HVAC	.89	6	**RDS/GNDS/SEC**	.17	8	GEN OFC EXP	.15	3	COMMISSIONS			CLEANING	.67	7
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	1.33	8
STRUCT/ROOF	.30	5	RDS/GNDS TOTAL	.03	6				TENANT ALTS	1.92	2	RDS/GROUNDS		
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	3
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.08	3
OTHER MAINT/SUP	.29	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Halifax, NS

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,276,679 SQ. FT.				1,257,805 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					13.55	14.54	12.26	15.15
RETAIL AREA									
OTHER AREA	3	5.81	5.52						
TOTAL RENT	7	13.56	14.43	12.18	15.03				
MISCELLANEOUS	6	.06	.06	.04	.10				
TOTAL INCOME	7	13.61	14.46	12.26	15.06				
EXPENSE									
CLEANING	7	.92	.91	.70	1.08	.92	.95	.70	1.08
REPAIR-MAINT	7	2.38	2.12	1.80	2.56	2.38	2.12	1.83	2.56
UTILITIES	7	1.32	1.19	1.15	1.66	1.32	1.19	1.15	1.66
RDS/GRNDS/SEC	7	.16	.17	.09	.22	.17	.17	.10	.23
ADMINISTRATIVE	7	.79	.77	.70	.84	.80	.77	.72	.86
TOTAL OPER EXP	7	5.68	5.68	4.97	6.01	5.65	5.88	5.07	6.09
FIXED EXPENSES	7	2.33	2.42	2.09	2.56	2.37	2.42	2.19	2.59
TOTAL OPER+FIX	7	7.90	7.93	7.62	8.13	8.02	8.03	7.77	8.33
LEASING EXP	7	1.15	1.35	.66	1.54				
TOTAL PAYROLL	7	.44	.25	.20	.70				
TOTAL CONTRACT	6	.74	.71	.57	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5148	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.82	6
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	7	**UTILITIES TOTAL**	1.32	7	SECURITY TOTAL	.14	7	**FIXED EXP TOTAL**	2.33	7	**TOTAL PAYROLL**	.44	7
PAYROLL	.63	2	ELECTRICAL	1.21	7	SEC PAYROLL	.02	2	REAL ESTATE TAX	2.25	7	CLEANING	.63	2
CONTRACT	.72	6	GAS			SEC CONTRACTS	.09	2	BUILDING INS	.04	7	REPAIR/MAINT	.25	7
SUP/MAT/MISC	.12	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM						OTHER TAX	.04	6	SECURITY	.02	2
REPR/MAINT TOTAL	2.38	7	PURCH CH WTR			**ADMIN TOTAL**	.79	7				ADMINISTRATIVE	.20	2
PAYROLL	.25	7	COAL			PAYROLL	.20	2	**LEASING EXPENSES**	1.15	7			
ELEVATOR	.23	7	WATER/SEWER	.08	7	MGMT FEES			ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	.74	6
HVAC	1.26	7				PROF FEES	.02	2	COMMISSIONS			CLEANING	.72	6
ELECTRICAL	.05	7	**RDS/GNDS/SEC**	.16	7	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT	1.78	7
STRUCT/ROOF	.30	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS	1.92	2	RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS TOTAL	.03	6				BUY-OUTS			SECURITY	.09	2
FIRE/LIFE SFTY	.02	6	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.25	2
OTHER MAINT/SUP	.35	7	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	5,291,660 SQ. FT.				4,760,730 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	13					18.20	17.92	14.48	21.71
RETAIL AREA	11	19.83	18.24	11.15	28.92				
OTHER AREA	5	10.54	6.13	2.65	18.00				
TOTAL RENT	15	17.86	17.47	16.15	19.49				
MISCELLANEOUS	14	.67	.33	.15	1.18				
TOTAL INCOME	15	18.45	17.71	16.42	20.21				
EXPENSE									
CLEANING	17	1.10	1.07	.98	1.31	1.18	1.16	1.03	1.38
REPAIR-MAINT	17	1.42	1.26	.98	1.62	1.52	1.44	1.00	1.66
UTILITIES	17	1.62	1.47	1.31	1.92	1.72	1.66	1.36	2.23
RDS/GRNDS/SEC	15	.52	.47	.35	.57	.57	.51	.40	.64
ADMINISTRATIVE	17	.91	.78	.52	1.25	1.02	.91	.67	1.40
TOTAL OPER EXP	16	5.71	5.84	5.23	6.16	6.36	6.29	5.62	7.13
FIXED EXPENSES	15	2.66	2.66	2.19	2.96	2.90	2.81	2.32	3.44
TOTAL OPER+FIX	14	8.21	8.32	7.16	9.31	8.95	8.87	8.42	9.74
LEASING EXP	9	1.75	1.25	.34	2.71				
TOTAL PAYROLL	14	.73	.66	.40	.92				
TOTAL CONTRACT	13	1.37	1.37	1.22	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8165	15
AVG SQFT/RETAIL TENANT	2372	12
AVG SQFT/OFFICE WORKER	204	13
AVG % OFFICE OCCUPANCY	92.1	16
AVG % RETAIL OCCUPANCY	93.1	13
AVG $ RATE YR-END RENT	24.98	15
RENTABLE/GROSS SQFT	.87	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	14	**UTILITIES TOTAL**	1.54	15	SECURITY TOTAL	.42	13	**FIXED EXP TOTAL**	2.86	15	**TOTAL PAYROLL**	.73	14
PAYROLL	.38	5	ELECTRICAL	1.32	15	SEC PAYROLL	.06	4	REAL ESTATE TAX	2.54	15	CLEANING	.38	5
CONTRACT	.98	13	GAS	.28	10	SEC CONTRACTS	.39	13	BUILDING INS	.11	16	REPAIR/MAINT	.50	11
SUP/MAT/MISC	.08	12	FUEL OIL	.05	5	SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	13	PURCH STEAM						OTHER TAX	.05	4	SECURITY	.06	4
REPR/MAINT TOTAL	1.48	16	PURCH CH WTR			**ADMIN TOTAL**	.93	14				ADMINISTRATIVE	.29	9
PAYROLL	.50	11	COAL			PAYROLL	.29	9	**LEASING EXPENSES**	1.75	9			
ELEVATOR	.21	16	WATER/SEWER	.02	3	MGMT FEES	.74	10	ADV/PROMOTION	.02	7	**TOTAL CONTRACTS**	1.37	13
HVAC	.47	16				PROF FEES	.08	10	COMMISSIONS	.02	3	CLEANING	.98	13
ELECTRICAL	.09	12	**RDS/GNDS/SEC**	.51	14	GEN OFC EXP	.19	9	PROF FEES	.26	5	REPAIR/MAINT	.87	16
STRUCT/ROOF	.05	9	**TOTAL**			OTHER ADM EXP	.09	9	TENANT ALTS	1.11	6	RDS/GROUNDS	.02	7
PLUMBING	.07	13	RDS/GNDS TOTAL	.22	11				BUY-OUTS			SECURITY	.39	13
FIRE/LIFE SFTY	.06	10	RDS/GNDS PAYRL						OTHER LEASING	2.03	2	ADMINISTRATIVE	.70	12
OTHER MAINT/SUP	.38	13	RDS/GNDS CONTR	.02	7									
			RDS/GNDS OTHER	.01	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	223,000 SQ. FT.				210,810 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.93	17.00		
RETAIL AREA	2	17.22	14.63						
OTHER AREA									
TOTAL RENT	2	16.96	17.00						
MISCELLANEOUS	2	1.08	1.09						
TOTAL INCOME	2	18.04	18.09						
EXPENSE									
CLEANING	3	1.40	1.10			1.48	1.16		
REPAIR-MAINT	3	1.21	1.12			1.28	1.25		
UTILITIES	3	2.03	2.03			2.15	2.27		
RDS/GRNDS/SEC	3	.81	.58			.86	.61		
ADMINISTRATIVE	3	.56	.64			.60	.68		
TOTAL OPER EXP	3	6.01	5.41			6.36	5.90		
FIXED EXPENSES	3	2.16	2.40			2.29	2.40		
TOTAL OPER+FIX	3	8.17	8.05			8.64	8.51		
LEASING EXP									
TOTAL PAYROLL	3	.72	.67						
TOTAL CONTRACT	3	1.97	1.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4964	3
AVG SQFT/RETAIL TENANT	2941	2
AVG SQFT/OFFICE WORKER	235	3
AVG % OFFICE OCCUPANCY	91.8	3
AVG % RETAIL OCCUPANCY	96.5	2
AVG $ RATE YR-END RENT	22.90	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	3	**UTILITIES TOTAL**	2.03	3	SECURITY TOTAL	.74	3	**FIXED EXP TOTAL**	2.16	3	**TOTAL PAYROLL**	.72	3
PAYROLL			ELECTRICAL	1.68	3	SEC PAYROLL			REAL ESTATE TAX	1.98	3	CLEANING		
CONTRACT	1.19	3	GAS	.24	2	SEC CONTRACTS	.73	3	BUILDING INS	.18	3	REPAIR/MAINT	.62	3
SUP/MAT/MISC	.16	3	FUEL OIL	.29	2	SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.56	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.21	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.62	3	COAL			MGMT FEES	.70	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.97	3
ELEVATOR	.17	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	1.19	3
HVAC	.23	3	**RDS/GNDS/SEC**	.81	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.56	3
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.07	2
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.07	3				BUY-OUTS			SECURITY	.73	3
PLUMBING	.16	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.47	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.07	2									
OTHER MAINT/SUP	.04	2	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	860,776 SQ. FT.				803,456 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.44	23.43	16.39	28.04
RETAIL AREA	3	40.85	40.04						
OTHER AREA									
TOTAL RENT	4	21.48	23.11	16.03	28.96				
MISCELLANEOUS	4	.27	.20	.11	.38				
TOTAL INCOME	4	21.76	23.49	16.32	29.16				
EXPENSE									
CLEANING	4	1.05	1.07	.93	1.24	1.09	1.13	.97	1.31
REPAIR-MAINT	4	1.18	1.14	.94	1.38	1.22	1.21	.95	1.47
UTILITIES	4	1.49	1.52	1.24	1.78	1.52	1.54	1.26	1.81
RDS/GRNDS/SEC	3	.51	.47			.54	.51		
ADMINISTRATIVE	4	1.26	1.22	1.15	1.45	1.35	1.29	1.23	1.55
TOTAL OPER EXP	3	5.81	6.06			6.19	6.45		
FIXED EXPENSES	4	2.98	3.19	2.48	3.63	3.20	3.46	2.67	3.88
TOTAL OPER+FIX	3	8.86	9.04			9.43	9.47		
LEASING EXP	2	1.86	1.50						
TOTAL PAYROLL	3	.72	.66						
TOTAL CONTRACT	3	1.50	1.53						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5977	4
AVG SQFT/RETAIL TENANT	2506	3
AVG SQFT/OFFICE WORKER	155	4
AVG % OFFICE OCCUPANCY	87.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	27.50	4
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	3	**UTILITIES TOTAL**	1.48	4	SECURITY TOTAL	.50	3	**FIXED EXP TOTAL**	2.98	4	**TOTAL PAYROLL**	.72	3
PAYROLL	.08	2	ELECTRICAL	1.33	4	SEC PAYROLL	.05	2	REAL ESTATE TAX	2.83	4	CLEANING	.08	2
CONTRACT	1.04	3	GAS	.25	2	SEC CONTRACTS	.45	3	BUILDING INS	.09	4	REPAIR/MAINT	.51	3
SUP/MAT/MISC	.07	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	1.33	3	OTHER TAX	.13	2	SECURITY	.05	2
REPR/MAINT TOTAL	1.18	4	PURCH CH WTR			PAYROLL	.21	2				ADMINISTRATIVE	.21	2
PAYROLL	.51	3	COAL			MGMT FEES	.96	3	**LEASING EXPENSES**	1.86	2			
ELEVATOR	.16	4	WATER/SEWER			PROF FEES	.05	3	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	1.50	3
HVAC	.29	4				GEN OFC EXP	.15	2	COMMISSIONS			CLEANING	1.04	3
ELECTRICAL	.08	3	**RDS/GNDS/SEC**	.51	3	OTHER ADM EXP	.15	2	PROF FEES			REPAIR/MAINT	.75	4
STRUCT/ROOF	.01	2	**TOTAL**						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.11	4	RDS/GNDS TOTAL	.01	2				BUY-OUTS			SECURITY	.45	3
FIRE/LIFE SFTY	.13	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	1.01	3
OTHER MAINT/SUP	.14	3	RDS/GNDS CONTR											
			RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	9 BLDS	3,459,014 SQ. FT.				3,129,587 SQ. FT.			
OFFICE AREA	7					17.23	17.14	14.49	19.36
RETAIL AREA	6	13.09	13.25	10.22	18.24				
OTHER AREA	4	10.91	7.92	3.75	18.00				
TOTAL RENT	9	16.99	16.55	14.11	19.10				
MISCELLANEOUS	8	.76	.32	.16	1.60				
TOTAL INCOME	9	17.65	17.51	15.19	20.21				
EXPENSE									
CLEANING	9	1.15	1.14	.98	1.37	1.21	1.17	1.03	1.43
REPAIR-MAINT	9	1.29	1.50	.96	1.60	1.36	1.56	1.03	1.63
UTILITIES	9	1.68	1.47	1.27	2.14	1.75	1.50	1.31	2.34
RDS/GRNDS/SEC	8	.41	.38	.32	.49	.45	.41	.33	.56
ADMINISTRATIVE	9	.93	.76	.65	1.29	1.03	.91	.68	1.52
TOTAL OPER EXP	9	5.63	5.72	4.84	6.21	6.22	6.12	5.17	7.53
FIXED EXPENSES	8	2.60	2.70	2.17	2.91	2.86	2.87	2.41	3.36
TOTAL OPER+FIX	8	8.10	8.21	6.86	9.07	8.89	8.85	7.54	10.07
LEASING EXP	7	1.73	1.25	.77	2.41				
TOTAL PAYROLL	7	.57	.60	.29	.88				
TOTAL CONTRACT	7	1.30	1.37	1.21	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9506	8
AVG SQFT/RETAIL TENANT	2315	7
AVG SQFT/OFFICE WORKER	225	6
AVG % OFFICE OCCUPANCY	93.4	9
AVG % RETAIL OCCUPANCY	92.0	8
AVG $ RATE YR-END RENT	24.42	9
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	7
PAYROLL	.15	2
CONTRACT	.95	7
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.37	8
PAYROLL	.48	5
ELEVATOR	.24	8
HVAC	.53	8
ELECTRICAL	.06	6
STRUCT/ROOF	.06	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.22	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	7
ELECTRICAL	1.34	7
GAS	.32	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.38	7
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.07	2
SEC CONTRACTS	.34	7
SEC OTHER	.03	2
ADMIN TOTAL	.98	7
PAYROLL	.22	5
MGMT FEES	.68	5
PROF FEES	.09	6
GEN OFC EXP	.20	7
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	8
REAL ESTATE TAX	2.50	8
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	1.73	7
ADV/PROMOTION	.02	5
COMMISSIONS	.02	3
PROF FEES	.26	5
TENANT ALTS	1.11	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	7
CLEANING	.15	2
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY	.07	2
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	1.30	7
CLEANING	.95	7
REPAIR/MAINT	.87	8
RDS/GROUNDS	.01	5
SECURITY	.34	7
ADMINISTRATIVE	.65	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	3 BLDS	509,199 SQ. FT.				484,555 SQ. FT.			
OFFICE AREA	3					23.00	19.75		
RETAIL AREA	2	15.33	17.00						
OTHER AREA	2	4.25	4.27						
TOTAL RENT	3	22.33	19.14						
MISCELLANEOUS									
TOTAL INCOME	3	22.33	19.14						
EXPENSE									
CLEANING	3	1.13	1.02			1.15	1.02		
REPAIR-MAINT	3	2.70	2.54			2.75	2.54		
UTILITIES	3	2.71	2.14			2.76	2.14		
RDS/GRNDS/SEC	3	.54	.59			.57	.61		
ADMINISTRATIVE	3	.70	.62			.73	.63		
TOTAL OPER EXP	3	7.79	7.91			8.19	8.53		
FIXED EXPENSES	3	2.61	2.76			2.74	2.98		
TOTAL OPER+FIX	3	10.40	10.67			10.92	11.51		
LEASING EXP									
TOTAL PAYROLL	3	1.84	1.46						
TOTAL CONTRACT	3	1.34	1.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8141	3
AVG SQFT/RETAIL TENANT	1540	2
AVG SQFT/OFFICE WORKER	200	3
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	21.53	3
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL		
CONTRACT	1.04	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL		
REPR/MAINT TOTAL	2.70	3
PAYROLL	1.15	3
ELEVATOR	.22	3
HVAC	.36	3
ELECTRICAL	.19	3
STRUCT/ROOF		
PLUMBING	.10	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.71	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.71	3
ELECTRICAL	2.40	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.54	3
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	3
SEC PAYROLL		
SEC CONTRACTS	.22	2
SEC OTHER	.01	2
ADMIN TOTAL	.70	3
PAYROLL	.46	3
MGMT FEES	.13	3
PROF FEES	.05	2
GEN OFC EXP	.08	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.61	3
REAL ESTATE TAX	2.50	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX	.07	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.84	3
CLEANING		
REPAIR/MAINT	1.15	3
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.46	3
TOTAL CONTRACTS	1.34	3
CLEANING	1.04	3
REPAIR/MAINT	.85	3
RDS/GROUNDS	.20	2
SECURITY	.22	2
ADMINISTRATIVE	.16	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	3,061,821 SQ. FT.				2,901,994 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					18.23	13.95	12.87	18.71
RETAIL AREA	8	20.57	16.45	14.06	22.81				
OTHER AREA									
TOTAL RENT	12	18.80	14.58	13.01	19.32				
MISCELLANEOUS	5	.05	.06	.03	.12				
TOTAL INCOME	13	19.42	16.54	13.04	21.62				
EXPENSE									
CLEANING	13	.83	.80	.70	.91	.84	.86	.70	.95
REPAIR-MAINT	13	.94	.93	.81	1.37	.95	.99	.77	1.42
UTILITIES	13	1.74	1.66	1.48	1.94	1.76	1.72	1.40	1.96
RDS/GRNDS/SEC	9	.41	.39	.20	.45	.44	.41	.20	.48
ADMINISTRATIVE	13	.57	.55	.34	1.13	.60	.58	.37	.13
TOTAL OPER EXP	13	4.36	4.43	3.84	5.17	4.60	4.57	4.00	5.48
FIXED EXPENSES	13	3.58	2.37	2.07	4.05	3.78	2.46	2.15	4.19
TOTAL OPER+FIX	13	7.95	7.32	6.44	8.28	8.39	7.76	6.80	8.62
LEASING EXP	12	2.96	.54	.14	4.20				
TOTAL PAYROLL	12	.57	.32	.24	.54				
TOTAL CONTRACT	13	.89	.83	.73	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8546	13
AVG SQFT/RETAIL TENANT	1805	10
AVG SQFT/OFFICE WORKER	208	10
AVG % OFFICE OCCUPANCY	87.8	13
AVG % RETAIL OCCUPANCY	95.7	10
AVG $ RATE YR-END RENT	26.88	10
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**13**	**UTILITIES TOTAL**	**1.74**	**13**	SECURITY TOTAL	.40	8	**FIXED EXP TOTAL**	**3.60**	**13**	**TOTAL PAYROLL**	**.57**	**12**
PAYROLL			ELECTRICAL	1.51	13	SEC PAYROLL	.28	4	REAL ESTATE TAX	3.53	13	CLEANING		
CONTRACT	.77	13	GAS	.11	11	SEC CONTRACTS	.34	6	BUILDING INS	.06	13	REPAIR/MAINT	.31	10
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER	.00	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	9	PURCH STEAM						OTHER TAX	.05	2	SECURITY	.28	4
REPR/MAINT TOTAL	**.94**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.57**	**13**				ADMINISTRATIVE	.19	6
PAYROLL	.31	10	COAL			PAYROLL	.19	6	**LEASING EXPENSES**	**2.96**	**12**			
ELEVATOR	.19	13	WATER/SEWER	.13	12	MGMT FEES	.53	11	ADV/PROMOTION	.03	9	**TOTAL CONTRACTS**	**.89**	**13**
HVAC	.17	13	**RDS/GNDS/SEC**	**.42**	**9**	PROF FEES	.04	10	COMMISSIONS	.04	3	CLEANING	.77	13
ELECTRICAL	.06	12	**TOTAL**			GEN OFC EXP	.07	5	PROF FEES	.22	11	REPAIR/MAINT	.49	13
STRUCT/ROOF	.08	6	RDS/GNDS TOTAL	.03	9	OTHER ADM EXP	.04	7	TENANT ALTS	2.45	6	RDS/GROUNDS	.01	6
PLUMBING	.03	11	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	6
FIRE/LIFE SFTY	.04	8	RDS/GNDS CONTR	.01	6				OTHER LEASING	4.59	3	ADMINISTRATIVE	.39	13
OTHER MAINT/SUP	.24	11	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,066,355 SQ. FT.				1,019,433 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.98	12.95	12.27	16.33
RETAIL AREA	5	16.97	15.86	14.06	20.13				
OTHER AREA									
TOTAL RENT	5	13.99	13.04	12.16	16.47				
MISCELLANEOUS	2	.10	.11						
TOTAL INCOME	6	16.61	13.89	13.03	18.35				
EXPENSE									
CLEANING	6	.79	.80	.77	.85	.82	.86	.77	.88
REPAIR-MAINT	6	1.08	1.08	.82	1.40	1.12	1.17	.84	1.42
UTILITIES	6	1.61	1.61	1.42	1.66	1.65	1.72	1.42	1.77
RDS/GRNDS/SEC	3	.41	.40			.42	.45		
ADMINISTRATIVE	6	.64	.55	.37	1.00	.67	.58	.38	1.12
TOTAL OPER EXP	6	4.33	4.43	4.23	4.52	4.53	4.57	4.26	4.98
FIXED EXPENSES	6	2.51	2.11	2.04	2.55	2.62	2.31	2.12	2.63
TOTAL OPER+FIX	6	6.84	6.81	6.34	7.11	7.15	7.26	6.37	7.99
LEASING EXP	6	2.90	1.32	.12	5.87				
TOTAL PAYROLL	6	.35	.31	.23	.32				
TOTAL CONTRACT	6	.90	.83	.77	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7259	6
AVG SQFT/RETAIL TENANT	1580	5
AVG SQFT/OFFICE WORKER	209	4
AVG % OFFICE OCCUPANCY	87.6	6
AVG % RETAIL OCCUPANCY	97.3	5
AVG $ RATE YR-END RENT	20.36	4
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**6**	**UTILITIES TOTAL**	**1.61**	**6**	SECURITY TOTAL	.38	3	**FIXED EXP TOTAL**	**2.51**	**6**	**TOTAL PAYROLL**	**.35**	**6**
PAYROLL			ELECTRICAL	1.26	6	SEC PAYROLL			REAL ESTATE TAX	2.43	6	CLEANING		
CONTRACT	.71	6	GAS	.23	5	SEC CONTRACTS	.36	3	BUILDING INS	.07	6	REPAIR/MAINT	.25	5
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.08**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.64**	**6**				ADMINISTRATIVE	.28	2
PAYROLL	.25	5	COAL			PAYROLL	.28	2	**LEASING EXPENSES**	**2.90**	**6**			
ELEVATOR	.19	6	WATER/SEWER	.19	5	MGMT FEES	.44	6	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**.90**	**6**
HVAC	.22	6	**RDS/GNDS/SEC**	**.41**	**3**	PROF FEES	.05	5	COMMISSIONS			CLEANING	.71	6
ELECTRICAL	.10	6	**TOTAL**			GEN OFC EXP			PROF FEES	.37	6	REPAIR/MAINT	.65	6
STRUCT/ROOF	.13	4	RDS/GNDS TOTAL	.03	3	OTHER ADM EXP	.12	2	TENANT ALTS	3.90	4	RDS/GROUNDS		
PLUMBING	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.36	3
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.48	6
OTHER MAINT/SUP	.22	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	312,233 SQ. FT.				310,139 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					22.54	12.71	11.99	24.45	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	22.59	12.71	11.99	23.74					
MISCELLANEOUS										
TOTAL INCOME	5	22.59	12.71	11.99	23.75					
EXPENSE										
CLEANING	5	.81	.77	.74	1.30	.81	.77	.74	1.30	
REPAIR-MAINT	5	1.07	.68	.49	1.64	1.07	.68	.49	1.64	
UTILITIES	5	1.80	1.78	1.76	2.19	1.80	1.78	1.76	2.19	
RDS/GRNDS/SEC	5	.30	.21	.06	.31	.31	.21	.06	.31	
ADMINISTRATIVE	5	1.25	.51	.48	1.20	1.26	.51	.48	1.23	
TOTAL OPER EXP	5	5.24	4.16	3.70	6.36	5.27	4.16	3.70	6.68	
FIXED EXPENSES	5	2.94	1.93	1.89	3.17	2.96	1.93	1.89	3.30	
TOTAL OPER + FIX	5	8.18	6.09	5.59	9.52	8.24	6.09	5.59	9.97	
LEASING EXP	4	.61	1.37	.69	1.72					
TOTAL PAYROLL	2	.71	.46							
TOTAL CONTRACT	5	1.03	.80	.79	1.38					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4101	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	3
AVG % OFFICE OCCUPANCY	96.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.48	4
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	5	**UTILITIES TOTAL**	1.80	5	SECURITY TOTAL	.16	4	**FIXED EXP TOTAL**	2.85	5	**TOTAL PAYROLL**	.71	2
PAYROLL			ELECTRICAL	1.41	5	SEC PAYROLL			REAL ESTATE TAX	2.85	5	CLEANING		
CONTRACT	.74	5	GAS	.25	5	SEC CONTRACTS	.16	4	BUILDING INS	.11	5	REPAIR/MAINT	.38	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	1.30	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.06	5	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.38	2	COAL			MGMT FEES	.81	5	**LEASING EXPENSES**	.61	4			
ELEVATOR	.10	3	WATER/SEWER	.14	5	PROF FEES	.13	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.03	5
HVAC	.17	5	**RDS/GNDS/SEC**	.30	5	GEN OFC EXP			COMMISSIONS			CLEANING	.74	5
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.32	2	PROF FEES	.16	2	REPAIR/MAINT	.31	5
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.16	4				TENANT ALTS	1.33	3	RDS/GROUNDS	.15	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	4
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.15	4				OTHER LEASING	.09	2	ADMINISTRATIVE	.90	5
OTHER MAINT/SUP	.52	4	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	131,233 SQ. FT.				130,039 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					12.88	12.35	11.99	16.05	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	12.76	12.35	11.99	15.24					
MISCELLANEOUS										
TOTAL INCOME	4	12.77	12.35	11.99	15.24					
EXPENSE										
CLEANING	4	.87	.79	.74	1.30	.87	.79	.74	1.30	
REPAIR-MAINT	4	.69	.59	.49	1.31	.69	.59	.49	1.31	
UTILITIES	4	1.89	1.91	1.78	2.19	1.89	1.91	1.78	2.19	
RDS/GP'NDS/SEC	4	.16	.16	.06	.21	.17	.16	.06	.21	
ADMINISTRATIVE	4	.50	.49	.48	.56	.50	.49	.48	.58	
TOTAL OPER EXP	4	4.12	3.93	3.70	5.41	4.15	3.93	3.70	5.72	
FIXED EXPENSES	4	1.98	1.91	1.89	2.31	2.00	1.91	1.89	2.43	
TOTAL OPER + FIX	4	6.10	5.84	5.59	7.72	6.16	5.84	5.59	8.15	
LEASING EXP	3	1.53	1.37							
TOTAL PAYROLL										
TOTAL CONTRACT	4	.89	.80	.79	1.21					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2093	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	240	2
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.14	3
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	4	**UTILITIES TOTAL**	1.89	4	SECURITY TOTAL	.01	3	**FIXED EXP TOTAL**	1.76	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.31	4	SEC PAYROLL			REAL ESTATE TAX	1.90	4	CLEANING		
CONTRACT	.75	4	GAS	.38	4	SEC CONTRACTS	.01	3	BUILDING INS	.12	4	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	4	PURCH STEAM			**ADMIN TOTAL**	.61	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.67	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.50	4	**LEASING EXPENSES**	1.53	3			
ELEVATOR	.12	2	WATER/SEWER	.20	4	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.89	4
HVAC	.24	4	**RDS/GNDS/SEC**	.16	4	GEN OFC EXP			COMMISSIONS			CLEANING	.75	4
ELECTRICAL	.10	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.16	2	REPAIR/MAINT	.41	4
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.18	3				TENANT ALTS	1.33	3	RDS/GROUNDS	.15	3
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.01	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.15	3				OTHER LEASING	.09	2	ADMINISTRATIVE	.61	4
OTHER MAINT/SUP	.22	3	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	1,422,351 SQ. FT.				1,293,747 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					12.46	11.60	9.48	13.57	
RETAIL AREA	4	10.17	9.50							
OTHER AREA										
TOTAL RENT	8	12.31	11.25	9.48	13.13					
MISCELLANEOUS	6	.12	.11	.06	.16					
TOTAL INCOME	8	12.35	11.35	9.48	13.13					
EXPENSE										
CLEANING	7	.90	.99	.78	1.51	.93	1.07	.79	1.51	
REPAIR-MAINT	8	1.18	1.72	.83	2.33	1.21	1.72	.90	2.33	
UTILITIES	8	1.50	1.84	1.82	2.01	1.52	1.92	1.82	2.01	
RDS/GRNDS/SEC	8	.27	.37	.12	.54	.29	.38	.14	.57	
ADMINISTRATIVE	8	.60	.87	.77	1.24	.66	.93	.77	1.24	
TOTAL OPER EXP	7	4.19	6.09	4.06	6.90	4.62	6.16	4.47	7.31	
FIXED EXPENSES	8	1.66	1.50	1.14	1.69	1.83	1.56	1.24	1.80	
TOTAL OPER+FIX	7	5.93	7.67	5.62	8.46	6.55	7.85	6.21	8.92	
LEASING EXP	5	1.29	1.79							
TOTAL PAYROLL	7	1.27	1.65	.81	2.85					
TOTAL CONTRACT	8	.66	.56	.22	1.06					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31278	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	191	4
AVG % OFFICE OCCUPANCY	99.1	8
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.37	7
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**7**
PAYROLL	.25	6
CONTRACT	.64	6
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.18**	**8**
PAYROLL	.64	7
ELEVATOR	.09	8
HVAC	.17	8
ELECTRICAL	.05	8
STRUCT/ROOF	.09	6
PLUMBING	.01	7
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.25	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**8**
ELECTRICAL	1.45	8
GAS	.05	2
FUEL OIL	.21	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC	**.27**	**8**
TOTAL		
RDS/GNDS TOTAL	.21	8
RDS/GNDS PAYRL	.15	3
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	5
SEC PAYROLL		
SEC CONTRACTS	.19	5
SEC OTHER		
ADMIN TOTAL	**.60**	**8**
PAYROLL	.28	6
MGMT FEES	.21	7
PROF FEES	.08	5
GEN OFC EXP	.03	8
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.66**	**8**
REAL ESTATE TAX	1.52	8
BUILDING INS	.04	8
PERS PROP TAX	.11	3
OTHER TAX	.03	5
LEASING EXPENSES	**1.29**	**5**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.19	4
TENANT ALTS	1.13	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.27**	**7**
CLEANING	.25	6
REPAIR/MAINT	.64	7
RDS/GROUNDS	.15	3
SECURITY		
ADMINISTRATIVE	.28	6
TOTAL CONTRACTS	**.66**	**8**
CLEANING	.64	6
REPAIR/MAINT	.46	8
RDS/GROUNDS	.05	8
SECURITY	.19	5
ADMINISTRATIVE	.25	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	31 BLDS	10,564,194 SQ. FT.				9,431,967 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	27					31.72	27.87	23.39	32.85	
RETAIL AREA	20	36.58	37.67	26.26	42.61					
OTHER AREA	10	5.06	7.91	5.86	15.46					
TOTAL RENT	27	31.13	27.91	23.41	33.41					
MISCELLANEOUS	23	.23	.14	.05	.23					
TOTAL INCOME	27	31.31	28.45	24.44	33.41					
EXPENSE										
CLEANING	31	1.19	1.22	.98	1.34	1.23	1.27	1.02	1.41	
REPAIR-MAINT	31	1.54	1.51	1.14	1.90	1.60	1.53	1.21	1.95	
UTILITIES	31	1.86	1.90	1.67	2.15	1.88	1.93	1.67	2.29	
RDS/GRNDS/SEC	31	.43	.47	.29	.55	.49	.47	.29	.59	
ADMINISTRATIVE	31	.95	1.01	.70	1.36	1.07	1.05	.74	1.47	
TOTAL OPER EXP	31	5.97	5.98	5.45	6.95	6.68	6.37	5.78	7.48	
FIXED EXPENSES	31	6.43	5.88	4.63	6.76	7.21	6.46	5.00	7.31	
TOTAL OPER+FIX	31	12.40	12.07	11.18	13.98	13.89	13.26	11.45	14.18	
LEASING EXP	20	.99	.35	.17	1.98					
TOTAL PAYROLL	30	.91	.81	.55	1.02					
TOTAL CONTRACT	30	1.24	1.26	.93	1.64					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14519	28
AVG SQFT/RETAIL TENANT	1604	18
AVG SQFT/OFFICE WORKER	182	22
AVG % OFFICE OCCUPANCY	97.0	30
AVG % RETAIL OCCUPANCY	87.4	20
AVG $ RATE YR-END RENT	34.71	19
RENTABLE/GROSS SQFT	.89	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**30**
PAYROLL	.22	10
CONTRACT	.88	30
SUP/MAT/MISC	.11	28
TRASH REMOVAL	.11	30
REPR/MAINT TOTAL	**1.53**	**30**
PAYROLL	.56	28
ELEVATOR	.25	30
HVAC	.23	29
ELECTRICAL	.08	24
STRUCT/ROOF	.10	16
PLUMBING	.05	24
FIRE/LIFE SFTY	.04	20
OTHER MAINT/SUP	.44	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**30**
ELECTRICAL	1.64	29
GAS	.16	24
FUEL OIL	.13	6
PURCH STEAM	.13	3
PURCH CH WTR		
COAL		
WATER/SEWER	.12	29
RDS/GNDS/SEC	**.43**	**30**
TOTAL		
RDS/GNDS TOTAL	.07	25
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.06	18
RDS/GNDS OTHER	.02	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	29
SEC PAYROLL	.11	9
SEC CONTRACTS	.38	27
SEC OTHER	.04	10
ADMIN TOTAL	**.95**	**30**
PAYROLL	.29	22
MGMT FEES	.79	22
PROF FEES	.02	25
GEN OFC EXP	.09	27
OTHER ADM EXP	.08	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.43**	**30**
REAL ESTATE TAX	6.23	30
BUILDING INS	.11	28
PERS PROP TAX		
OTHER TAX	.25	16
LEASING EXPENSES	**.99**	**20**
ADV/PROMOTION	.02	10
COMMISSIONS	.08	6
PROF FEES	.28	15
TENANT ALTS	.75	17
BUY-OUTS		
OTHER LEASING	.24	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**30**
CLEANING	.22	10
REPAIR/MAINT	.56	28
RDS/GROUNDS	.06	3
SECURITY	.11	9
ADMINISTRATIVE	.29	22
TOTAL CONTRACTS	**1.24**	**30**
CLEANING	.88	30
REPAIR/MAINT	.61	30
RDS/GROUNDS	.06	18
SECURITY	.38	27
ADMINISTRATIVE	.69	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	543,749 SQ. FT.				532,557 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					20.09	19.17	17.84	24.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	20.18	20.81	17.84	23.45				
MISCELLANEOUS	6	.20	.06	.04	.07				
TOTAL INCOME	7	20.36	20.88	17.89	23.46				
EXPENSE									
CLEANING	7	1.10	.95	.89	1.36	1.11	.95	.89	1.43
REPAIR-MAINT	7	1.45	1.55	1.14	1.72	1.48	1.63	1.14	1.76
UTILITIES	7	1.92	1.96	1.67	2.24	1.95	1.96	1.67	2.30
RDS/GRNDS/SEC	7	.39	.33	.24	.44	.40	.33	.24	.44
ADMINISTRATIVE	7	.99	.96	.80	1.15	1.01	.96	.85	1.15
TOTAL OPER EXP	7	5.85	5.92	4.99	6.54	5.98	5.92	5.34	6.54
FIXED EXPENSES	7	3.55	3.85	2.93	4.09	3.63	3.89	2.93	4.44
TOTAL OPER+FIX	7	9.41	9.81	7.99	10.93	9.60	10.10	8.47	10.93
LEASING EXP	5	1.14	.52	.24	2.42				
TOTAL PAYROLL	7	.68	.56	.45	.84				
TOTAL CONTRACT	7	1.11	.99	.86	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3574	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	230	2
AVG % OFFICE OCCUPANCY	96.8	7
AVG % RETAIL OCCUPANCY	86.2	2
AVG $ RATE YR-END RENT	17.08	5
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**7**	**UTILITIES TOTAL**	**1.92**	**7**	SECURITY TOTAL	.03	7	**FIXED EXP TOTAL**	**3.55**	**7**	**TOTAL PAYROLL**	**.68**	**7**
PAYROLL			ELECTRICAL	1.51	7	SEC PAYROLL			REAL ESTATE TAX	3.45	7	CLEANING		
CONTRACT	.79	7	GAS	.27	7	SEC CONTRACTS	.31	6	BUILDING INS	.09	7	REPAIR/MAINT	.38	6
SUP/MAT/MISC	.13	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	7	PURCH STEAM			**ADMIN TOTAL**	**.99**	**7**	OTHER TAX	.63	4	SECURITY		
REPR/MAINT TOTAL	**1.45**	**7**	PURCH CH WTR			PAYROLL	.33	5				ADMINISTRATIVE	.33	5
PAYROLL	.38	6	COAL			MGMT FEES	.69	6	**LEASING EXPENSES**	**1.14**	**5**			
ELEVATOR	.19	7	WATER/SEWER	.09	7	PROF FEES	.03	6	ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**1.11**	**7**
HVAC	.20	7	**RDS/GNDS/SEC**	**.39**	**7**	GEN OFC EXP	.08	7	COMMISSIONS			CLEANING	.79	7
ELECTRICAL	.05	6	**TOTAL**			OTHER ADM EXP	.04	6	PROF FEES	.61	4	REPAIR/MAINT	.53	7
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.07	7				TENANT ALTS	.77	4	RDS/GROUNDS	.07	5
PLUMBING	.07	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	6
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.07	5				OTHER LEASING			ADMINISTRATIVE	.64	7
OTHER MAINT/SUP	2.48	7	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,197,023 SQ. FT.				2,021,674 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					29.00	25.11	24.70	32.51
RETAIL AREA	8	32.65	29.53	23.51	38.60				
OTHER AREA	2	7.08	6.68						
TOTAL RENT	9	29.14	25.20	24.55	33.76				
MISCELLANEOUS	9	.28	.14	.12	.26				
TOTAL INCOME	9	29.42	25.34	24.66	33.98				
EXPENSE									
CLEANING	10	1.17	1.11	.98	1.31	1.23	1.14	1.02	1.35
REPAIR-MAINT	10	1.41	1.31	1.14	1.90	1.48	1.33	1.18	1.95
UTILITIES	10	1.94	1.90	1.72	2.09	2.01	1.93	1.86	2.12
RDS/GRNDS/SEC	10	.52	.55	.37	.61	.57	.57	.41	.69
ADMINISTRATIVE	10	.93	1.24	.68	1.31	1.01	1.32	.74	1.47
TOTAL OPER EXP	10	5.98	5.74	5.55	6.80	6.50	6.24	5.91	7.48
FIXED EXPENSES	10	5.97	5.82	5.44	6.73	6.48	6.46	5.81	7.16
TOTAL OPER+FIX	10	11.95	12.20	11.41	12.54	12.98	13.38	12.54	14.03
LEASING EXP	7	1.31	.31	.19	1.91				
TOTAL PAYROLL	10	.72	.65	.54	.83				
TOTAL CONTRACT	10	1.30	1.27	1.10	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11911	8
AVG SQFT/RETAIL TENANT	1591	6
AVG SQFT/OFFICE WORKER	225	8
AVG % OFFICE OCCUPANCY	97.9	9
AVG % RETAIL OCCUPANCY	94.9	7
AVG $ RATE YR-END RENT	30.66	6
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**10**	**UTILITIES TOTAL**	**1.94**	**10**	SECURITY TOTAL	.09	10	**FIXED EXP TOTAL**	**5.97**	**10**	**TOTAL PAYROLL**	**.72**	**10**
PAYROLL	.12	4	ELECTRICAL	1.61	10	SEC PAYROLL	.10	4	REAL ESTATE TAX	5.67	10	CLEANING	.12	4
CONTRACT	.88	10	GAS	.18	9	SEC CONTRACTS	.41	10	BUILDING INS	.10	9	REPAIR/MAINT	.41	10
SUP/MAT/MISC	.11	10	FUEL OIL			SEC OTHER	.06	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	10	PURCH STEAM			**ADMIN TOTAL**	**.93**	**10**	OTHER TAX	.34	6	SECURITY	.10	4
REPR/MAINT TOTAL	**1.41**	**10**	PURCH CH WTR			PAYROLL	.31	6				ADMINISTRATIVE	.31	6
PAYROLL	.41	10	COAL			MGMT FEES	.96	6	**LEASING EXPENSES**	**1.31**	**7**			
ELEVATOR	.22	10	WATER/SEWER	.14	10	PROF FEES	.03	8	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	**1.30**	**10**
HVAC	.29	10	**RDS/GNDS/SEC**	**.52**	**10**	GEN OFC EXP	.13	9	COMMISSIONS	.06	3	CLEANING	.88	10
ELECTRICAL	.08	9	**TOTAL**			OTHER ADM EXP	.02	7	PROF FEES	.38	5	REPAIR/MAINT	.75	10
STRUCT/ROOF	.13	8	RDS/GNDS TOTAL	.05	7				TENANT ALTS	.96	6	RDS/GROUNDS	.03	4
PLUMBING	.05	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.41	10
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.03	4				OTHER LEASING	.53	3	ADMINISTRATIVE	.74	8
OTHER MAINT/SUP	.25	10	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	2,759,997 SQ. FT.				2,582,984 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					35.69	34.54	31.00	42.55	
RETAIL AREA	5	39.59	43.70	20.75	58.83					
OTHER AREA	3	15.78	15.76							
TOTAL RENT	6	35.90	34.98	32.93	41.15					
MISCELLANEOUS	4	.38	.18	.15	.67					
TOTAL INCOME	6	36.14	35.05	32.93	42.29					
EXPENSE										
CLEANING	7	1.23	1.27	1.15	1.31	1.26	1.27	1.15	1.37	
REPAIR-MAINT	7	1.75	1.55	1.37	1.94	1.85	1.54	1.40	2.00	
UTILITIES	7	1.93	1.97	1.74	2.07	1.96	1.95	1.78	2.11	
RDS/GRNDS/SEC	7	.59	.53	.47	.63	.63	.56	.47	.64	
ADMINISTRATIVE	7	1.35	1.40	1.11	1.60	1.45	1.49	1.21	1.62	
TOTAL OPER EXP	7	6.85	6.59	6.28	7.34	7.32	6.62	6.50	7.63	
FIXED EXPENSES	7	6.98	7.02	6.63	7.30	7.45	7.37	7.06	7.92	
TOTAL OPER+FIX	7	13.83	14.11	13.40	14.50	14.77	14.53	13.76	15.27	
LEASING EXP	6	.86	.23	.07	2.61					
TOTAL PAYROLL	7	.91	.93	.76	.98					
TOTAL CONTRACT	7	1.55	1.63	1.48	1.68					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12036	7
AVG SQFT/RETAIL TENANT	[illegible]	5
AVG SQFT/OFFICE WORKER	216	5
AVG % OFFICE OCCUPANCY	[illegible]	7
AVG % RETAIL OCCUPANCY	70.1	5
AVG $ RATE YR-END RENT	38.82	4
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**7**
PAYROLL	.08	2
CONTRACT	1.01	7
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.11	7
REPR/MAINT TOTAL	**1.75**	**7**
PAYROLL	.55	6
ELEVATOR	.31	7
HVAC	.29	7
ELECTRICAL	.07	7
STRUCT/ROOF	.11	4
PLUMBING	.06	6
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.44	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.93**	**7**
ELECTRICAL	1.65	7
GAS	.13	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	**.59**	**7**
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	6
SEC PAYROLL		
SEC CONTRACTS	.52	6
SEC OTHER	.01	2
ADMIN TOTAL	**1.35**	**7**
PAYROLL	.42	6
MGMT FEES	1.02	5
PROF FEES	.03	6
GEN OFC EXP	.11	7
OTHER ADM EXP	.25	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.98**	**7**
REAL ESTATE TAX	6.69	7
BUILDING INS	.12	7
PERS PROP TAX		
OTHER TAX	.29	4
LEASING EXPENSES	**.86**	**6**
ADV/PROMOTION	.02	5
COMMISSIONS	.03	2
PROF FEES	.23	4
TENANT ALTS	.79	5
BUY-OUTS		
OTHER LEASING	.18	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**7**
CLEANING	.08	2
REPAIR/MAINT	.55	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	6
TOTAL CONTRACTS	**1.55**	**7**
CLEANING	1.01	7
REPAIR/MAINT	.83	7
RDS/GROUNDS	.12	5
SECURITY	.52	6
ADMINISTRATIVE	.73	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	3,481,312 SQ. FT.				3,015,714 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					25.06	29.57			
RETAIL AREA	4	33.96	36.87	24.87	40.07					
OTHER AREA	2	8.52	8.34							
TOTAL RENT	3	25.14	29.61							
MISCELLANEOUS	2	.24	.26							
TOTAL INCOME	3	25.28	29.61							
EXPENSE										
CLEANING	4	1.12	1.22	1.03	1.29	1.17	1.28	1.06	1.37	
REPAIR-MAINT	4	1.38	1.29	1.11	1.74	1.44	1.34	1.15	1.83	
UTILITIES	4	1.46	1.54	1.35	1.63	1.46	1.54	1.35	1.63	
RDS/GRNDS/SEC	4	.24	.20	.12	.37	.28	.21	.14	.41	
ADMINISTRATIVE	4	.60	.63	.42	.87	.69	.68	.50	.94	
TOTAL OPER EXP	4	4.80	5.10	4.29	5.65	5.54	5.56	5.13	6.08	
FIXED EXPENSES	4	6.14	6.16	5.57	6.92	7.09	7.22	6.64	7.56	
TOTAL OPER+FIX	4	10.94	11.62	10.31	12.13	12.63	12.53	12.30	13.12	
LEASING EXP	2	.83	.86							
TOTAL PAYROLL	4	1.03	1.04	.94	1.13					
TOTAL CONTRACT	4	.88	.88	.44	1.27					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47609	4
AVG SQFT/RETAIL TENANT	2223	4
AVG SQFT/OFFICE WORKER	164	4
AVG % OFFICE OCCUPANCY	97.9	4
AVG % RETAIL OCCUPANCY	95.8	4
AVG $ RATE YR-END RENT	36.50	4
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**4**
PAYROLL	.30	3
CONTRACT	.67	4
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.11	4
REPR/MAINT TOTAL	**1.38**	**4**
PAYROLL	.55	4
ELEVATOR	.18	4
HVAC	.18	3
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.28	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**4**
ELECTRICAL	1.36	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	**.24**	**4**
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER		
ADMIN TOTAL	**.60**	**4**
PAYROLL	.28	3
MGMT FEES	.43	3
PROF FEES	.01	3
GEN OFC EXP	.08	2
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.14**	**4**
REAL ESTATE TAX	6.00	4
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.15	2
LEASING EXPENSES	**.83**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.20	2
TENANT ALTS	.50	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.03**	**4**
CLEANING	.30	3
REPAIR/MAINT	.55	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	**.88**	**4**
CLEANING	.67	4
REPAIR/MAINT	.39	4
RDS/GROUNDS	.04	2
SECURITY	.28	3
ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 15 BLDS 3,336,285 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 3,121,790 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	10					18.74	19.07	13.23	20.68
RETAIL AREA	8	26.04	23.51	11.44	24.85				
OTHER AREA									
TOTAL RENT	10	19.01	18.42	14.29	20.49				
MISCELLANEOUS	9	.58	.12	.08	.31				
TOTAL INCOME	10	19.53	18.77	14.40	21.33				
EXPENSE									
CLEANING	15	1.16	.90	.75	1.30	1.20	.92	.75	1.33
REPAIR-MAINT	15	1.24	1.24	1.06	1.45	1.29	1.28	1.13	1.45
UTILITIES	15	2.06	1.81	1.53	2.16	2.10	1.81	1.53	2.16
RDS/GRNDS/SEC	15	.74	.58	.25	.78	.79	.64	.25	.83
ADMINISTRATIVE	15	.82	.54	.48	.78	.87	.55	.50	.83
TOTAL OPER EXP	15	6.02	5.45	4.65	6.98	6.43	5.57	4.70	6.98
FIXED EXPENSES	15	3.62	3.78	2.12	4.42	3.87	3.82	2.26	4.72
TOTAL OPER + FIX	15	9.64	8.19	7.81	10.39	10.30	8.71	8.01	10.39
LEASING EXP	9	2.68	2.06	1.21	4.77				
TOTAL PAYROLL	14	1.01	.60	.35	.97				
TOTAL CONTRACT	14	1.33	1.29	.70	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11049	15
AVG SQFT/RETAIL TENANT	4273	9
AVG SQFT/OFFICE WORKER	226	14
AVG % OFFICE OCCUPANCY	90.6	15
AVG % RETAIL OCCUPANCY	76.6	9
AVG $ RATE YR-END RENT	20.71	9
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**14**
PAYROLL		
CONTRACT	.86	13
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.07	11
REPR/MAINT TOTAL	**1.23**	**14**
PAYROLL	.46	13
ELEVATOR	.13	14
HVAC	.32	14
ELECTRICAL	.11	14
STRUCT/ROOF	.12	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.05	10
OTHER MAINT/SUP	.16	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.05**	**14**
ELECTRICAL	1.57	14
GAS	.45	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	**.65**	**14**
RDS/GNDS TOTAL	.24	13
RDS/GNDS PAYRL	.07	5
RDS/GNDS CONTR	.27	10
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	14
SEC PAYROLL	.19	2
SEC CONTRACTS	.47	12
SEC OTHER	.04	4
ADMIN TOTAL	**.84**	**12**
PAYROLL	.51	6
MGMT FEES	.75	7
PROF FEES	.04	4
GEN OFC EXP	.11	6
OTHER ADM EXP	.20	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.74**	**14**
REAL ESTATE TAX	3.38	14
BUILDING INS	.07	14
PERS PROP TAX		
OTHER TAX	.49	8
LEASING EXPENSES	**2.68**	**9**
ADV/PROMOTION	.18	6
COMMISSIONS	.04	5
PROF FEES	.33	4
TENANT ALTS	3.40	7
BUY-OUTS		
OTHER LEASING	.23	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**14**
CLEANING		
REPAIR/MAINT	.46	13
RDS/GROUNDS	.07	5
SECURITY	.19	2
ADMINISTRATIVE	.51	6
TOTAL CONTRACTS	**1.33**	**14**
CLEANING	.86	13
REPAIR/MAINT	.69	14
RDS/GROUNDS	.27	10
SECURITY	.47	12
ADMINISTRATIVE	.47	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 9 BLDS 2,039,148 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,970,552 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	5					14.60	15.78	10.19	18.84
RETAIL AREA	4	14.23	17.47	9.90	24.80				
OTHER AREA									
TOTAL RENT	5	14.91	16.16	11.06	18.54				
MISCELLANEOUS	4	.96	.12	.09	1.56				
TOTAL INCOME	5	15.67	16.23	11.13	20.08				
EXPENSE									
CLEANING	9	.99	.85	.73	1.26	1.01	.88	.73	1.31
REPAIR-MAINT	9	1.24	1.23	1.07	1.36	1.26	1.27	1.10	1.38
UTILITIES	9	1.96	1.83	1.53	2.12	1.96	1.83	1.53	2.12
RDS/GRNDS/SEC	9	.93	.76	.25	1.52	.96	.81	.25	1.59
ADMINISTRATIVE	9	.62	.50	.47	.63	.64	.51	.49	.65
TOTAL OPER EXP	9	5.74	4.74	4.17	7.13	5.94	5.05	4.35	7.38
FIXED EXPENSES	9	3.65	3.87	2.09	4.23	3.78	3.87	2.16	4.56
TOTAL OPER + FIX	9	9.39	8.15	7.91	11.05	9.72	8.46	8.01	11.45
LEASING EXP	5	3.42	2.14	1.21	6.16				
TOTAL PAYROLL	8	.58	.56	.35	.65				
TOTAL CONTRACT	8	1.48	1.33	.70	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12160	9
AVG SQFT/RETAIL TENANT	3509	4
AVG SQFT/OFFICE WORKER	279	8
AVG % OFFICE OCCUPANCY	91.3	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	18.97	6
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**8**
PAYROLL		
CONTRACT	.78	8
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	**1.21**	**8**
PAYROLL	.35	8
ELEVATOR	.09	8
HVAC	.36	8
ELECTRICAL	.11	8
STRUCT/ROOF	.15	4
PLUMBING	.02	6
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.16	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**8**
ELECTRICAL	1.70	8
GAS	.17	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	**.79**	**8**
RDS/GNDS TOTAL	.30	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	7
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	8
SEC PAYROLL	.19	2
SEC CONTRACTS	.57	6
SEC OTHER	.04	2
ADMIN TOTAL	**.57**	**6**
PAYROLL	.42	3
MGMT FEES	.45	3
PROF FEES	.04	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.22	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.85**	**8**
REAL ESTATE TAX	3.41	8
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX	.68	4
LEASING EXPENSES	**3.42**	**5**
ADV/PROMOTION	.25	4
COMMISSIONS	.05	4
PROF FEES	.34	3
TENANT ALTS	3.49	4
BUY-OUTS		
OTHER LEASING	.26	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**8**
CLEANING		
REPAIR/MAINT	.35	8
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE	.42	3
TOTAL CONTRACTS	**1.48**	**8**
CLEANING	.78	8
REPAIR/MAINT	.70	8
RDS/GROUNDS	.30	7
SECURITY	.57	6
ADMINISTRATIVE	.28	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,141,284 SQ. FT.				996,592 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					24.87	24.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	24.67	24.09						
MISCELLANEOUS	2	.26	.28						
TOTAL INCOME	2	24.93	24.36						
EXPENSE									
CLEANING	3	1.49	1.30			1.62	1.51		
REPAIR-MAINT	3	1.22	1.03			1.33	1.14		
UTILITIES	3	2.22	1.53			2.34	1.53		
RDS/GRNDS/SEC	3	.45	.42			.52	.48		
ADMINISTRATIVE	3	1.21	.58			1.38	.65		
TOTAL OPER EXP	3	6.59	5.80			7.53	6.66		
FIXED EXPENSES	3	3.65	4.44			4.18	4.91		
TOTAL OPER+FIX	3	10.25	9.11			11.71	10.09		
LEASING EXP									
TOTAL PAYROLL	3	1.73	.91						
TOTAL CONTRACT	3	1.15	1.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11806	3
AVG SQFT/RETAIL TENANT	5799	2
AVG SQFT/OFFICE WORKER	161	3
AVG % OFFICE OCCUPANCY	88.7	3
AVG % RETAIL OCCUPANCY	64.0	2
AVG $ RATE YR-END RENT	24.17	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	3	**UTILITIES TOTAL**	2.22	3	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	3.65	3	**TOTAL PAYROLL**	1.73	3
PAYROLL			ELECTRICAL	1.31	3	SEC PAYROLL			REAL ESTATE TAX	3.40	3	CLEANING		
CONTRACT	1.11	2	GAS	.81	3	SEC CONTRACTS	.39	3	BUILDING INS	.06	3	REPAIR/MAINT	.71	2
SUP/MAT/MISC	.12	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	1.21	3	OTHER TAX	.29	2	SECURITY		
REPR/MAINT TOTAL	1.22	3	PURCH CH WTR			PAYROLL	.58	3				ADMINISTRATIVE	.58	3
PAYROLL	.71	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.16	3	WATER/SEWER	.08	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.15	3
HVAC	.27	3	**RDS/GNDS/SEC**	.45	3	GEN OFC EXP	.15	3	COMMISSIONS			CLEANING	1.11	2
ELECTRICAL	.10	3	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.55	3
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.10	2				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.74	2
OTHER MAINT/SUP	.16	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Vancouver, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,620,604 SQ. FT.				1,469,380 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.43	13.61	9.25	18.08
RETAIL AREA	13	18.74	21.81	3.50	31.02				
OTHER AREA	2	21.86	22.74						
TOTAL RENT	16	16.23	15.04	11.89	18.29				
MISCELLANEOUS	10	.21	.11	.05	.18				
TOTAL INCOME	16	16.36	15.09	11.97	18.87				
EXPENSE									
CLEANING	16	1.08	.85	.74	1.34	1.17	.91	.79	1.50
REPAIR-MAINT	16	1.69	1.17	1.05	1.59	1.83	1.24	1.13	1.69
UTILITIES	16	1.48	1.46	1.22	1.68	1.53	1.50	1.23	1.75
RDS/GRNDS/SEC	16	.39	.21	.08	.47	.44	.24	.09	.48
ADMINISTRATIVE	15	.79	.75	.58	1.15	.88	.87	.61	1.25
TOTAL OPER EXP	16	5.37	4.60	4.33	5.56	5.92	5.05	4.67	6.05
FIXED EXPENSES	15	4.39	3.77	3.42	4.42	4.83	4.38	3.44	5.15
TOTAL OPER+FIX	15	9.79	8.44	7.98	10.94	10.78	9.19	8.29	11.88
LEASING EXP	15	1.85	.73	.33	2.16				
TOTAL PAYROLL	13	.71	.43	.31	.50				
TOTAL CONTRACT	16	1.24	.96	.69	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4351	16
AVG SQFT/RETAIL TENANT	2396	11
AVG SQFT/OFFICE WORKER	202	8
AVG % OFFICE OCCUPANCY	89.7	16
AVG % RETAIL OCCUPANCY	98.7	11
AVG $ RATE YR-END RENT	18.65	12
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	16	**UTILITIES TOTAL**	1.44	16	SECURITY TOTAL	.34	16	**FIXED EXP TOTAL**	4.39	15	**TOTAL PAYROLL**	.71	13
PAYROLL	.05	8	ELECTRICAL	1.21	15	SEC PAYROLL	.11	6	REAL ESTATE TAX	4.08	15	CLEANING	.05	8
CONTRACT	.92	16	GAS	.21	10	SEC CONTRACTS	.33	14	BUILDING INS	.31	13	REPAIR/MAINT	.50	11
SUP/MAT/MISC	.09	13	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS	.17	2
TRASH REMOVAL	.07	13	PURCH STEAM	.28	5	**ADMIN TOTAL**	.79	15	OTHER TAX			SECURITY	.11	6
REPR/MAINT TOTAL	1.76	16	PURCH CH WTR			PAYROLL	.22	9				ADMINISTRATIVE	.22	9
PAYROLL	.50	11	COAL			MGMT FEES	.57	12	**LEASING EXPENSES**	1.85	15			
ELEVATOR	.23	16	WATER/SEWER	.03	16	PROF FEES	.05	10	ADV/PROMOTION	.11	10	**TOTAL CONTRACTS**	1.24	16
HVAC	.43	16	**RDS/GNDS/SEC**	.39	16	GEN OFC EXP	.07	10	COMMISSIONS			CLEANING	.92	16
ELECTRICAL	.18	15	**TOTAL**			OTHER ADM EXP	.12	13	PROF FEES	.34	15	REPAIR/MAINT	.90	16
STRUCT/ROOF	.04	11	RDS/GNDS TOTAL	.06	15				TENANT ALTS	1.80	10	RDS/GROUNDS	.04	12
PLUMBING	.03	14	RDS/GNDS PAYRL	.17	2				BUY-OUTS			SECURITY	.33	14
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.04	12				OTHER LEASING	.38	3	ADMINISTRATIVE	.61	12
OTHER MAINT/SUP	.42	15	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Vancouver, BC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	799,229 SQ. FT.				753,035 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.94	17.77	9.67	24.12
RETAIL AREA	4	20.30	27.24	12.83	32.95				
OTHER AREA									
TOTAL RENT	6	17.11	18.28	11.48	21.67				
MISCELLANEOUS	4	.29	.11	.06	.56				
TOTAL INCOME	6	17.28	18.76	11.63	21.94				
EXPENSE									
CLEANING	6	1.10	.91	.77	1.19	1.13	1.00	.81	1.19
REPAIR-MAINT	6	1.69	1.37	1.06	1.63	1.75	1.37	1.14	1.83
UTILITIES	6	1.66	1.68	1.50	1.77	1.71	1.75	1.50	1.99
RDS/GRNDS/SEC	6	.35	.34	.09	.52	.37	.37	.10	.52
ADMINISTRATIVE	5	.76	.67	.54	1.08	.81	.68	.58	1.21
TOTAL OPER EXP	6	5.42	4.84	4.38	6.03	5.75	5.04	4.68	6.79
FIXED EXPENSES	6	4.62	4.00	3.77	4.77	4.90	4.40	3.88	5.37
TOTAL OPER + FIX	6	10.03	9.62	8.22	11.39	10.65	10.53	9.06	11.85
LEASING EXP	5	2.11	1.17	.19	5.11				
TOTAL PAYROLL	6	.72	.40	.37	.49				
TOTAL CONTRACT	6	1.13	1.08	.71	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5080	6
AVG SQFT/RETAIL TENANT	2616	3
AVG SQFT/OFFICE WORKER	195	4
AVG % OFFICE OCCUPANCY	91.7	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	22.55	5
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	6	**UTILITIES TOTAL**	1.66	6	SECURITY TOTAL	.28	6	**FIXED EXP TOTAL**	4.62	6	**TOTAL PAYROLL**	.72	6
PAYROLL	.01	3	ELECTRICAL	1.34	6	SEC PAYROLL	.16	3	REAL ESTATE TAX	4.52	6	CLEANING	.01	3
CONTRACT	.91	6	GAS	.22	5	SEC CONTRACTS	.24	5	BUILDING INS	.10	6	REPAIR/MAINT	.56	6
SUP/MAT/MISC	.10	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	6	PURCH STEAM	.31	2	**ADMIN TOTAL**	.76	5	OTHER TAX			SECURITY	.16	3
REPR/MAINT TOTAL	1.69	6	PURCH CH WTR			PAYROLL	.09	3				ADMINISTRATIVE	.09	3
PAYROLL	.56	6	COAL			MGMT FEES	.56	5	**LEASING EXPENSES**	2.11	5			
ELEVATOR	.24	6	WATER/SEWER	.03	6	PROF FEES	.05	4	ADV/PROMOTION			**TOTAL CONTRACTS**	1.13	6
HVAC	.31	6				GEN OFC EXP	.04	4	COMMISSIONS			CLEANING	.91	6
ELECTRICAL	.22	6	**RDS/GNDS/SEC**	.35	6	OTHER ADM EXP	.13	3	PROF FEES	.31	5	REPAIR/MAINT	.84	6
STRUCT/ROOF	.02	4	**TOTAL**						TENANT ALTS	2.08	4	RDS/GROUNDS	.03	5
PLUMBING	.03	5	RDS/GNDS TOTAL	.07	6				BUY-OUTS			SECURITY	.24	5
FIRE/LIFE SFTY	.04	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.60	5
OTHER MAINT/SUP	.33	5	RDS/GNDS CONTR	.03	5									
			RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	963,628 SQ. FT.				940,924 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.20	17.11		
RETAIL AREA	3	23.51	22.23						
OTHER AREA									
TOTAL RENT	3	12.94	17.11						
MISCELLANEOUS	2	.45	.34						
TOTAL INCOME	3	13.37	17.11						
EXPENSE									
CLEANING	4	1.73	1.10	.64	1.73	1.76	1.17	.69	1.74
REPAIR-MAINT	4	1.39	1.41	1.14	1.47	1.41	1.45	1.14	1.59
UTILITIES	3	1.44	1.83			1.44	1.83		
RDS/GRNDS/SEC	4	.33	.21	.02	.49	.34	.22	.02	.53
ADMINISTRATIVE	3	.24	.57			.25	.65		
TOTAL OPER EXP	3	5.42	5.43			5.53	5.46		
FIXED EXPENSES	4	2.77	2.63	1.85	3.32	2.83	2.64	1.86	3.58
TOTAL OPER + FIX	3	8.51	8.47			8.69	8.52		
LEASING EXP	2	.76	.78						
TOTAL PAYROLL	3	1.53	.81						
TOTAL CONTRACT	4	.53	.72	.39	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11239	4
AVG SQFT/RETAIL TENANT	2213	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.1	4
AVG % RETAIL OCCUPANCY	97.5	3
AVG $ RATE YR-END RENT	21.66	3
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.73	4	**UTILITIES TOTAL**	1.44	3	SECURITY TOTAL	.31	3	**FIXED EXP TOTAL**	2.77	4	**TOTAL PAYROLL**	1.53	3
PAYROLL	1.46	2	ELECTRICAL	1.33	3	SEC PAYROLL	.18	2	REAL ESTATE TAX	2.70	4	CLEANING	1.46	2
CONTRACT	.27	4	GAS	.44	2	SEC CONTRACTS			BUILDING INS	.06	4	REPAIR/MAINT	.15	3
SUP/MAT/MISC	.20	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.24	3	OTHER TAX			SECURITY	.18	2
REPR/MAINT TOTAL	1.39	4	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.15	3	COAL			MGMT FEES	.18	3	**LEASING EXPENSES**	.76	2			
ELEVATOR	.17	3	WATER/SEWER	.05	3	PROF FEES	.05	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.53	4
HVAC	.21	3				GEN OFC EXP	.01	2	COMMISSIONS			CLEANING	.27	4
ELECTRICAL	.17	4	**RDS/GNDS/SEC**	.33	4	OTHER ADM EXP	.01	3	PROF FEES	.19	2	REPAIR/MAINT	.48	4
STRUCT/ROOF			**TOTAL**						TENANT ALTS	.50	2	RDS/GROUNDS	.03	2
PLUMBING	.02	3	RDS/GNDS TOTAL	.03	3				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.22	3
OTHER MAINT/SUP	.76	4	RDS/GNDS CONTR	.03	2									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,087,796 SQ. FT.				954,794 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.47	16.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.98	17.39						
MISCELLANEOUS	2	.24	.54						
TOTAL INCOME	3	22.15	17.47						
EXPENSE									
CLEANING	3	.85	.85			.90	.85		
REPAIR-MAINT	3	1.49	1.46			1.50	1.46		
UTILITIES	3	1.59	1.19			1.60	1.20		
RDS/GRNDS/SEC	3	.44	.43			.50	.50		
ADMINISTRATIVE	3	1.39	.83			1.58	.83		
TOTAL OPER EXP	3	5.76	5.68			6.56	6.59		
FIXED EXPENSES	3	3.43	3.28			3.91	3.76		
TOTAL OPER+FIX	3	9.19	8.92			10.47	10.35		
LEASING EXP									
TOTAL PAYROLL	3	.96	1.00						
TOTAL CONTRACT	3	.94	.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8143	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	347	2
AVG % OFFICE OCCUPANCY	94.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.89	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**3**
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.49**	**3**
PAYROLL	.27	3
ELEVATOR	.13	3
HVAC	.24	3
ELECTRICAL	.27	3
STRUCT/ROOF	.01	2
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.51	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**3**
ELECTRICAL	1.36	3
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	**.44**	**3**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL	.25	2
SEC CONTRACTS	.37	2
SEC OTHER	.05	2
ADMIN TOTAL	**1.39**	**3**
PAYROLL	.47	3
MGMT FEES		
PROF FEES	.05	2
GEN OFC EXP	.96	2
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.43**	**3**
REAL ESTATE TAX	3.34	3
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.96**	**3**
CLEANING		
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY	.25	2
ADMINISTRATIVE	.47	3
TOTAL CONTRACTS	**.94**	**3**
CLEANING	.76	3
REPAIR/MAINT	.71	3
RDS/GROUNDS	.02	2
SECURITY	.37	2
ADMINISTRATIVE	.05	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector:
Special Studies

All Buildings—1989

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings – 1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	108 BLDS	16,081,754 SQ. FT.				14,304,476 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	30					13.82	13.78	12.26	16.30	
RETAIL AREA										
OTHER AREA	19	9.53	6.77	2.96	13.73					
TOTAL RENT	49	16.46	13.23	11.74	14.43					
MISCELLANEOUS										
TOTAL INCOME	49	16.46	13.23	11.74	14.43					
EXPENSE										
CLEANING	102	1.00	.91	.74	1.20	.99	.91	.74	1.22	
REPAIR-MAINT	106	1.47	1.27	.93	1.71	1.46	1.25	.93	1.71	
UTILITIES	105	1.58	1.45	1.21	1.67	1.57	1.45	1.21	1.68	
RDS/GRNDS/SEC	104	.40	.19	.07	.44	.45	.23	.06	.55	
ADMINISTRATIVE	81	.38	.31	.21	.74	.43	.34	.22	.84	
TOTAL OPER EXP	86	4.66	4.60	3.93	5.54	5.21	5.24	4.31	6.54	
FIXED EXPENSES	72	3.39	2.11	1.65	3.29	3.81	2.40	1.86	3.56	
TOTAL OPER + FIX	53	7.94	6.66	5.96	8.32	8.87	7.65	6.70	9.98	
LEASING EXP	8	.49	.06	.01	.15					
TOTAL PAYROLL	61	1.32	.61	.33	1.27					
TOTAL CONTRACT	78	.94	.89	.69	1.28					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9266	88
AVG SQFT/RETAIL TENANT	1946	12
AVG SQFT/OFFICE WORKER	228	52
AVG % OFFICE OCCUPANCY	99.0	95
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT	19.77	44
RENTABLE/GROSS SQFT	.88	90

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**76**
PAYROLL	.23	50
CONTRACT	.80	75
SUP/MAT/MISC	.02	43
TRASH REMOVAL	.02	36
REPR/MAINT TOTAL	**1.45**	**76**
PAYROLL	.60	53
ELEVATOR	.15	72
HVAC	.34	76
ELECTRICAL	.11	73
STRUCT/ROOF	.22	64
PLUMBING	.03	44
FIRE/LIFE SFTY	.06	72
OTHER MAINT/SUP	.11	65

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**79**
ELECTRICAL	1.30	79
GAS	.40	29
FUEL OIL	.10	22
PURCH STEAM	.63	12
PURCH CH WTR		
COAL		
WATER/SEWER	.09	48
RDS/GNDS/SEC TOTAL	**.48**	**76**
RDS/GNDS TOTAL	.15	60
RDS/GNDS PAYRL	.08	28
RDS/GNDS CONTR	.07	55
RDS/GNDS OTHER	.09	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	54
SEC PAYROLL	.36	25
SEC CONTRACTS	.36	31
SEC OTHER	.31	20
ADMIN TOTAL	**.38**	**49**
PAYROLL	.24	32
MGMT FEES	.36	13
PROF FEES	.25	8
GEN OFC EXP	.01	24
OTHER ADM EXP	.07	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.01**	**32**
REAL ESTATE TAX	1.94	31
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.49**	**8**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.48	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.32**	**61**
CLEANING	.23	50
REPAIR/MAINT	.60	53
RDS/GROUNDS	.08	28
SECURITY	.36	25
ADMINISTRATIVE	.24	32
TOTAL CONTRACTS	**.94**	**78**
CLEANING	.80	75
REPAIR/MAINT	.86	76
RDS/GROUNDS	.07	55
SECURITY	.36	31
ADMINISTRATIVE	.32	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	81 BLDS	12,876,440 SQ. FT.				11,433,587 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	17					12.70	12.47	10.36	15.48	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	17	11.73	11.75	9.66	13.34					
MISCELLANEOUS										
TOTAL INCOME	17	11.73	11.75	9.66	13.34					
EXPENSE										
CLEANING	78	.96	.84	.67	1.07	.97	.84	.67	1.07	
REPAIR-MAINT	79	1.28	1.38	.96	1.73	1.28	1.38	.96	1.73	
UTILITIES	81	1.53	1.38	1.10	1.70	1.54	1.38	1.10	1.70	
RDS/GRNDS/SEC	76	.33	.17	.06	.40	.37	.19	.07	.46	
ADMINISTRATIVE	62	.34	.25	.16	.51	.37	.28	.19	.54	
TOTAL OPER EXP	76	4.18	4.32	3.57	4.98	4.71	4.76	4.09	5.42	
FIXED EXPENSES	36	3.69	2.31	1.46	3.45	4.22	2.69	1.67	4.04	
TOTAL OPER + FIX	33	7.52	6.05	5.44	7.95	8.63	7.42	5.99	9.45	
LEASING EXP										
TOTAL PAYROLL	65	1.29	.78	.44	1.25					
TOTAL CONTRACT	81	.88	.85	.64	1.19					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27830	64
AVG SQFT/RETAIL TENANT	2047	13
AVG SQFT/OFFICE WORKER	228	49
AVG % OFFICE OCCUPANCY	98.2	76
AVG % RETAIL OCCUPANCY	99.4	14
AVG $ RATE YR-END RENT	13.03	6
RENTABLE/GROSS SQFT	.79	75

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	78	**UTILITIES TOTAL**	1.53	81	SECURITY TOTAL	.30	52	**FIXED EXP TOTAL**	3.69	35	**TOTAL PAYROLL**	1.29	65
PAYROLL	.25	53	ELECTRICAL	1.19	81	SEC PAYROLL	.18	33	REAL ESTATE TAX	3.68	36	CLEANING	.25	53
CONTRACT	.75	76	GAS	.27	36	SEC CONTRACTS	.21	32	BUILDING INS			REPAIR/MAINT	.60	61
SUP/MAT/MISC	.02	33	FUEL OIL	.14	22	SEC OTHER	.03	6	PERS PROP TAX			RDS/GROUNDS	.04	42
TRASH REMOVAL	.02	36	PURCH STEAM	.64	12	**ADMIN TOTAL**	.34	62	OTHER TAX			SECURITY	.18	33
REPR/MAINT TOTAL	1.28	79	PURCH CH WTR			PAYROLL	.22	32	**LEASING EXPENSES**			ADMINISTRATIVE	.22	32
PAYROLL	.60	61	COAL			MGMT FEES	.53	9	ADV/PROMOTION			**TOTAL CONTRACTS**	.88	81
ELEVATOR	.14	74	WATER/SEWER	.08	56	PROF FEES			COMMISSIONS			CLEANING	.75	76
HVAC	.26	79	**RDS/GNDS/SEC**	.33	76	GEN OFC EXP	.02	18	PROF FEES			REPAIR/MAINT	.63	79
ELECTRICAL	.07	78	**TOTAL**			OTHER ADM EXP	.07	28	TENANT ALTS			RDS/GROUNDS	.06	62
STRUCT/ROOF	.10	77	RDS/GNDS TOTAL	.10	65				BUY-OUTS			SECURITY	.21	32
PLUMBING	.04	76	RDS/GNDS PAYRL	.04	42				OTHER LEASING			ADMINISTRATIVE	.36	10
FIRE/LIFE SFTY	.03	73	RDS/GNDS CONTR	.06	62									
OTHER MAINT/SUP	.13	72	RDS/GNDS OTHER	.03	23									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	81 BLDS	12,828,073 SQ. FT.				11,362,245 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	28					13.68	13.62	12.26	15.81	
RETAIL AREA										
OTHER AREA	18	10.39	7.31	3.55	14.00					
TOTAL RENT	31	13.25	13.21	11.61	14.44					
MISCELLANEOUS										
TOTAL INCOME	31	13.25	13.21	11.61	14.44					
EXPENSE										
CLEANING	78	1.02	.90	.71	1.20	1.00	.90	.71	1.22	
REPAIR-MAINT	79	1.49	1.30	1.00	1.82	1.47	1.29	1.00	1.82	
UTILITIES	80	1.60	1.47	1.25	1.75	1.58	1.47	1.25	1.77	
RDS/GRNDS/SEC	77	.42	.24	.08	.44	.48	.26	.10	.55	
ADMINISTRATIVE	61	.41	.32	.21	.85	.46	.36	.22	.91	
TOTAL OPER EXP	67	4.73	4.76	3.94	5.82	5.34	5.37	4.49	6.81	
FIXED EXPENSES	48	3.44	2.11	1.65	3.03	3.90	2.28	1.77	3.43	
TOTAL OPER + FIX	36	8.01	6.67	6.02	8.89	9.08	7.65	6.65	10.23	
LEASING EXP	7	.09	.05	.01	.09					
TOTAL PAYROLL	53	1.38	.61	.34	1.27					
TOTAL CONTRACT	72	.93	.85	.68	1.25					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8087	65
AVG SQFT/RETAIL TENANT	2160	11
AVG SQFT/OFFICE WORKER	235	44
AVG % OFFICE OCCUPANCY	98.9	68
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	16.15	24
RENTABLE/GROSS SQFT	.89	69

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	68	**UTILITIES TOTAL**	1.63	72	SECURITY TOTAL	.48	46	**FIXED EXP TOTAL**	1.74	25	**TOTAL PAYROLL**	1.38	53
PAYROLL	.23	46	ELECTRICAL	1.29	72	SEC PAYROLL	.37	22	REAL ESTATE TAX	1.73	25	CLEANING	.23	46
CONTRACT	.81	69	GAS	.41	26	SEC CONTRACTS	.35	27	BUILDING INS			REPAIR/MAINT	.60	47
SUP/MAT/MISC	.02	39	FUEL OIL	.09	20	SEC OTHER	.33	17	PERS PROP TAX			RDS/GROUNDS	.08	26
TRASH REMOVAL	.02	34	PURCH STEAM	.64	11	**ADMIN TOTAL**	.38	46	OTHER TAX			SECURITY	.37	22
REPR/MAINT TOTAL	1.42	68	PURCH CH WTR			PAYROLL	.24	30	**LEASING EXPENSES**	.09	7	ADMINISTRATIVE	.24	30
PAYROLL	.60	47	COAL			MGMT FEES	.38	12	ADV/PROMOTION			**TOTAL CONTRACTS**	.93	72
ELEVATOR	.15	65	WATER/SEWER	.09	44	PROF FEES	.28	7	COMMISSIONS			CLEANING	.81	69
HVAC	.32	68	**RDS/GNDS/SEC**	.47	67	GEN OFC EXP	.01	22	PROF FEES			REPAIR/MAINT	.83	68
ELECTRICAL	.09	65	**TOTAL**			OTHER ADM EXP	.08	22	TENANT ALTS	.08	7	RDS/GROUNDS	.07	51
STRUCT/ROOF	.21	58	RDS/GNDS TOTAL	.14	53				BUY-OUTS			SECURITY	.35	27
PLUMBING	.03	41	RDS/GNDS PAYRL	.08	26				OTHER LEASING			ADMINISTRATIVE	.32	19
FIRE/LIFE SFTY	.07	65	RDS/GNDS CONTR	.07	51									
OTHER MAINT/SUP	.12	57	RDS/GNDS OTHER	.04	19									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS	11,249,690 SQ. FT.				10,210,732 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.61	12.02		
RETAIL AREA									
OTHER AREA	4	4.31	5.47						
TOTAL RENT	4	11.06	11.03						
MISCELLANEOUS									
TOTAL INCOME	4	11.06	11.03						
EXPENSE									
CLEANING	62	.93	.88	.63	1.06	.94	.88	.63	1.06
REPAIR-MAINT	64	.94	.79	.52	1.25	.95	.79	.52	1.31
UTILITIES	64	1.45	1.28	1.02	1.55	1.45	1.30	1.02	1.58
RDS/GRNDS/SEC	55	.31	.17	.03	.48	.34	.19	.04	.52
ADMINISTRATIVE	56	.10	.08	.01	.19	.11	.09	.01	.20
TOTAL OPER EXP	62	3.69	3.36	2.73	4.24	4.06	3.69	2.90	4.69
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	58	1.00	.68	.42	1.18				
TOTAL CONTRACT	62	.85	.82	.55	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43066	62
AVG SQFT/RETAIL TENANT	2361	16
AVG SQFT/OFFICE WORKER	258	33
AVG % OFFICE OCCUPANCY	98.3	63
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	11.57	4
RENTABLE/GROSS SQFT	.72	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**62**
PAYROLL	.27	37
CONTRACT	.74	60
SUP/MAT/MISC	.02	31
TRASH REMOVAL	.02	33
REPR/MAINT TOTAL	**.94**	**64**
PAYROLL	.53	54
ELEVATOR	.12	59
HVAC	.11	63
ELECTRICAL	.04	61
STRUCT/ROOF	.08	32
PLUMBING	.02	59
FIRE/LIFE SFTY	.01	32
OTHER MAINT/SUP	.17	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**64**
ELECTRICAL	1.02	64
GAS	.30	29
FUEL OIL	.31	14
PURCH STEAM	1.29	11
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	**.31**	**55**
RDS/GNDS TOTAL	.06	47
RDS/GNDS PAYRL	.04	23
RDS/GNDS CONTR	.03	47
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	45
SEC PAYROLL	.26	25
SEC CONTRACTS	.15	37
SEC OTHER		
ADMIN TOTAL	**.10**	**56**
PAYROLL	.12	36
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	15
OTHER ADM EXP	.01	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.00**	**58**
CLEANING	.27	37
REPAIR/MAINT	.53	54
RDS/GROUNDS	.04	23
SECURITY	.26	25
ADMINISTRATIVE	.12	36
TOTAL CONTRACTS	**.85**	**62**
CLEANING	.74	60
REPAIR/MAINT	.34	64
RDS/GROUNDS	.03	47
SECURITY	.15	37
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS	11,128,023 SQ. FT.				10,282,243 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.80	12.58		
RETAIL AREA									
OTHER AREA	4	4.20	4.98						
TOTAL RENT	4	11.21	11.53						
MISCELLANEOUS									
TOTAL INCOME	4	11.21	11.53						
EXPENSE									
CLEANING	64	.94	.78	.64	1.02	.95	.78	.64	1.03
REPAIR-MAINT	65	1.14	1.11	.77	1.55	1.16	1.12	.77	1.55
UTILITIES	65	1.44	1.26	1.06	1.39	1.46	1.26	1.06	1.39
RDS/GRNDS/SEC	64	.25	.13	.05	.39	.27	.14	.05	.40
ADMINISTRATIVE	65	.11	.09	.03	.17	.12	.09	.04	.18
TOTAL OPER EXP	63	3.87	3.61	3.11	4.09	4.19	3.79	3.19	4.62
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	36	1.18	.84	.57	1.46				
TOTAL CONTRACT	36	1.41	1.46	1.15	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43371	65
AVG SQFT/RETAIL TENANT	4656	20
AVG SQFT/OFFICE WORKER	273	36
AVG % OFFICE OCCUPANCY	99.2	66
AVG % RETAIL OCCUPANCY	98.5	20
AVG $ RATE YR-END RENT	11.27	4
RENTABLE/GROSS SQFT	.87	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**36**
PAYROLL	.22	29
CONTRACT	.92	35
SUP/MAT/MISC	.03	13
TRASH REMOVAL	.02	24
REPR/MAINT TOTAL	**1.10**	**36**
PAYROLL	.54	35
ELEVATOR	.15	36
HVAC	.15	36
ELECTRICAL	.04	36
STRUCT/ROOF	.06	34
PLUMBING	.03	31
FIRE/LIFE SFTY	.02	36
OTHER MAINT/SUP	.06	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**35**
ELECTRICAL	1.20	35
GAS	.43	8
FUEL OIL	.18	6
PURCH STEAM	.89	10
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	**.34**	**35**
RDS/GNDS TOTAL	.10	34
RDS/GNDS PAYRL	.05	27
RDS/GNDS CONTR	.04	33
RDS/GNDS OTHER	.05	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	29
SEC PAYROLL	.18	27
SEC CONTRACTS	.16	16
SEC OTHER		
ADMIN TOTAL	**.13**	**35**
PAYROLL	.13	31
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	7
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.16**	**36**
CLEANING	.22	29
REPAIR/MAINT	.64	35
RDS/GROUNDS	.05	27
SECURITY	.18	27
ADMINISTRATIVE	.13	31
TOTAL CONTRACTS	**1.41**	**36**
CLEANING	.92	35
REPAIR/MAINT	.39	36
RDS/GROUNDS	.04	33
SECURITY	.16	16
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING-introduced.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	67 BLDS	10,987,684 SQ. FT.				10,103,592 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					13.16	12.90	11.66	13.91	
RETAIL AREA										
OTHER AREA	4	5.62	5.25							
TOTAL RENT	6	12.09	12.46	10.07	13.06					
MISCELLANEOUS										
TOTAL INCOME	6	12.09	12.46	10.07	13.06					
EXPENSE										
CLEANING	65	.97	.85	.69	1.07	1.00	.85	.70	1.09	
REPAIR-MAINT	66	1.41	1.45	.91	2.00	1.44	1.47	.91	2.01	
UTILITIES	66	1.58	1.30	1.10	1.74	1.61	1.31	1.10	1.74	
RDS/GRNDS/SEC	61	.22	.14	.04	.44	.24	.15	.04	.46	
ADMINISTRATIVE	66	.29	.19	.12	.47	.32	.21	.13	.52	
TOTAL OPER EXP	65	4.47	4.13	3.50	5.65	4.86	4.62	3.75	5.84	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	52	1.07	.64	.42	1.23					
TOTAL CONTRACT	67	1.83	2.03	1.25	2.99					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	38302	61
AVG SQFT/RETAIL TENANT	10532	18
AVG SQFT/OFFICE WORKER	267	37
AVG % OFFICE OCCUPANCY	98.4	64
AVG % RETAIL OCCUPANCY	95.2	19
AVG $ RATE YR-END RENT	11.00	6
RENTABLE/GROSS SQFT	.79	65

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**65**	**UTILITIES TOTAL**	**1.58**	**66**	SECURITY TOTAL	.20	31	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.07**	**52**
PAYROLL	.24	33	ELECTRICAL	1.15	66	SEC PAYROLL	.14	28	REAL ESTATE TAX			CLEANING	.24	33
CONTRACT	.62	64	GAS	.30	28	SEC CONTRACTS	.12	17	BUILDING INS			REPAIR/MAINT	.61	39
SUP/MAT/MISC	.03	14	FUEL OIL	.11	18	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.07	29
TRASH REMOVAL	.02	20	PURCH STEAM	.83	13	**ADMIN TOTAL**	**.29**	**66**	OTHER TAX			SECURITY	.14	28
REPR/MAINT TOTAL	**1.41**	**66**	PURCH CH WTR			PAYROLL	.27	47	**LEASING EXPENSES**			ADMINISTRATIVE	.27	47
PAYROLL	.61	39	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.83**	**67**
ELEVATOR	.17	62	WATER/SEWER	.10	45	PROF FEES			COMMISSIONS			CLEANING	.82	64
HVAC	.27	66	**RDS/GNDS/SEC**	**.22**	**61**	GEN OFC EXP	.19	3	PROF FEES			REPAIR/MAINT	.93	67
ELECTRICAL	.09	66	**TOTAL**			OTHER ADM EXP	.15	35	TENANT ALTS			RDS/GROUNDS	.05	58
STRUCT/ROOF	.15	62	RDS/GNDS TOTAL	.10	59				BUY-OUTS			SECURITY	.12	17
PLUMBING	.02	61	RDS/GNDS PAYRL	.07	29				OTHER LEASING			ADMINISTRATIVE	.15	12
FIRE/LIFE SFTY	.06	66	RDS/GNDS CONTR	.05	58									
OTHER MAINT/SUP	.39	50	RDS/GNDS OTHER	.05	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	67 BLDS	11,071,626 SQ. FT.				9,840,946 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	11					16.19	13.06	11.82	15.93	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	11	14.80	13.06	9.85	14.32					
MISCELLANEOUS										
TOTAL INCOME	11	14.80	13.06	9.85	14.32					
EXPENSE										
CLEANING	65	.97	.88	.68	1.10	.97	.88	.68	1.10	
REPAIR-MAINT	66	1.26	1.38	.96	1.76	1.27	1.40	.96	1.80	
UTILITIES	67	1.50	1.37	1.10	1.67	1.50	1.37	1.10	1.67	
RDS/GRNDS/SEC	63	.28	.19	.07	.43	.32	.21	.09	.53	
ADMINISTRATIVE	52	.29	.23	.15	.41	.32	.24	.16	.46	
TOTAL OPER EXP	63	4.16	4.26	3.56	4.97	4.68	4.78	4.09	5.44	
FIXED EXPENSES	30	4.13	2.37	1.38	3.65	4.73	2.76	1.57	4.49	
TOTAL OPER + FIX	28	7.60	6.32	5.48	8.48	8.71	7.56	5.99	9.73	
LEASING EXP										
TOTAL PAYROLL	56	1.05	.79	.34	1.36					
TOTAL CONTRACT	67	.91	.91	.64	1.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31655	52
AVG SQFT/RETAIL TENANT	2047	13
AVG SQFT/OFFICE WORKER	228	43
AVG % OFFICE OCCUPANCY	98.5	64
AVG % RETAIL OCCUPANCY	99.4	14
AVG $ RATE YR-END RENT	12.90	2
RENTABLE/GROSS SQFT	.79	65

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**65**	**UTILITIES TOTAL**	**1.50**	**67**	SECURITY TOTAL	.23	41	**FIXED EXP TOTAL**	**4.14**	**29**	**TOTAL PAYROLL**	**1.05**	**56**
PAYROLL	.25	47	ELECTRICAL	1.16	67	SEC PAYROLL	.10	28	REAL ESTATE TAX	4.12	30	CLEANING	.25	47
CONTRACT	.75	63	GAS	.28	29	SEC CONTRACTS	.21	27	BUILDING INS			REPAIR/MAINT	.60	54
SUP/MAT/MISC	.02	32	FUEL OIL	.12	18	SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.04	39
TRASH REMOVAL	.02	33	PURCH STEAM	.70	11	**ADMIN TOTAL**	**.29**	**52**	OTHER TAX			SECURITY	.10	28
REPR/MAINT TOTAL	**1.26**	**66**	PURCH CH WTR			PAYROLL	.19	30	**LEASING EXPENSES**			ADMINISTRATIVE	.19	30
PAYROLL	.50	54	COAL			MGMT FEES	.54	8	ADV/PROMOTION			**TOTAL CONTRACTS**	**.91**	**67**
ELEVATOR	.14	61	WATER/SEWER	.08	48	PROF FEES			COMMISSIONS			CLEANING	.75	63
HVAC	.26	66	**RDS/GNDS/SEC**	**.28**	**63**	GEN OFC EXP	.02	16	PROF FEES			REPAIR/MAINT	.61	66
ELECTRICAL	.07	65	**TOTAL**			OTHER ADM EXP	.07	24	TENANT ALTS			RDS/GROUNDS	.06	56
STRUCT/ROOF	.08	65	RDS/GNDS TOTAL	.11	55				BUY-OUTS			SECURITY	.21	27
PLUMBING	.04	65	RDS/GNDS PAYRL	.04	39				OTHER LEASING			ADMINISTRATIVE	.54	8
FIRE/LIFE SFTY	.03	64	RDS/GNDS CONTR	.06	56									
OTHER MAINT/SUP	.12	63	RDS/GNDS OTHER	.03	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	67 BLDS	11,027,390 SQ. FT.				9,843,288 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					16.40	13.57	12.61	15.65
RETAIL AREA									
OTHER AREA	12	14.56	11.10	4.63	14.95				
TOTAL RENT	22	16.20	13.51	12.26	15.49				
MISCELLANEOUS									
TOTAL INCOME	22	16.20	13.51	12.26	15.49				
EXPENSE									
CLEANING	65	1.03	.92	.74	1.20	1.01	.92	.74	1.22
REPAIR-MAINT	65	1.41	1.31	1.02	1.77	1.39	1.30	1.01	1.77
UTILITIES	67	1.56	1.44	1.23	1.75	1.54	1.44	1.23	1.75
RDS/GRNDS/SEC	63	.39	.25	.10	.44	.44	.29	.11	.55
ADMINISTRATIVE	51	.37	.31	.21	.68	.41	.34	.22	.76
TOTAL OPER EXP	58	4.73	4.89	3.87	5.92	5.29	5.25	4.34	6.75
FIXED EXPENSES	40	3.82	2.28	1.66	3.36	4.34	2.39	1.77	3.78
TOTAL OPER+FIX	33	8.03	6.67	6.02	9.28	9.10	7.65	6.65	10.37
LEASING EXP	7	.09	.05	.01	.09				
TOTAL PAYROLL	45	1.09	.61	.33	1.27				
TOTAL CONTRACT	59	.97	.94	.69	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7744	54
AVG SQFT/RETAIL TENANT	2160	11
AVG SQFT/OFFICE WORKER	234	39
AVG % OFFICE OCCUPANCY	99.2	56
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	17.09	17
RENTABLE/GROSS SQFT	.89	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**57**
PAYROLL	.23	41
CONTRACT	.81	57
SUP/MAT/MISC	.02	35
TRASH REMOVAL	.02	30
REPR/MAINT TOTAL	**1.42**	**56**
PAYROLL	.60	42
ELEVATOR	.16	54
HVAC	.30	56
ELECTRICAL	.09	54
STRUCT/ROOF	.22	50
PLUMBING	.02	35
FIRE/LIFE SFTY	.05	55
OTHER MAINT/SUP	.12	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**59**
ELECTRICAL	1.25	59
GAS	.43	21
FUEL OIL	.07	15
PURCH STEAM	.71	10
PURCH CH WTR		
COAL		
WATER/SEWER	.10	37
RDS/GNDS/SEC TOTAL	**.43**	**55**
RDS/GNDS TOTAL	.15	44
RDS/GNDS PAYRL	.09	24
RDS/GNDS CONTR	.07	42
RDS/GNDS OTHER	.05	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	39
SEC PAYROLL	.22	20
SEC CONTRACTS	.40	22
SEC OTHER	.39	13
ADMIN TOTAL	**.37**	**41**
PAYROLL	.22	28
MGMT FEES	.41	10
PROF FEES	.49	6
GEN OFC EXP	.01	21
OTHER ADM EXP	.08	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.09**	**18**
REAL ESTATE TAX	2.09	18
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.09**	**7**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.09**	**45**
CLEANING	.23	41
REPAIR/MAINT	.60	42
RDS/GROUNDS	.09	24
SECURITY	.22	20
ADMINISTRATIVE	.22	28
TOTAL CONTRACTS	**.97**	**59**
CLEANING	.81	57
REPAIR/MAINT	.81	58
RDS/GROUNDS	.07	42
SECURITY	.40	22
ADMINISTRATIVE	.45	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	17 BLDS	3,069,923 SQ. FT.				2,540,850 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					13.96	14.41			
RETAIL AREA										
OTHER AREA	2	3.78	3.49							
TOTAL RENT	3	13.27	13.88							
MISCELLANEOUS										
TOTAL INCOME	3	13.27	13.88							
EXPENSE										
CLEANING	17	.77	.79	.71	1.20	.78	.79	.71	1.26	
REPAIR-MAINT	16	1.08	1.00	.80	1.16	1.08	1.00	.80	1.16	
UTILITIES	17	1.55	1.66	1.44	1.84	1.55	1.66	1.44	1.86	
RDS/GRNDS/SEC	17	.45	.44	.35	.45	.54	.55	.40	.59	
ADMINISTRATIVE	3	1.03	.94			1.15	1.04			
TOTAL OPER EXP	9	3.92	3.96	3.45	5.20	4.77	4.98	4.24	5.73	
FIXED EXPENSES	13	4.55	2.52	1.82	4.20	5.60	3.23	2.25	5.33	
TOTAL OPER + FIX	6	9.01	8.34	6.09	10.09	11.06	10.45	7.98	11.93	
LEASING EXP										
TOTAL PAYROLL	15	.49	.34	.19	.67					
TOTAL CONTRACT	17	.88	.86	.69	1.31					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19137	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	13
AVG % OFFICE OCCUPANCY	98.6	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.31	3
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	17	**UTILITIES TOTAL**	1.55	17	SECURITY TOTAL	.44	15	**FIXED EXP TOTAL**	2.46	3	**TOTAL PAYROLL**	.49	15
PAYROLL	.06	15	ELECTRICAL	1.53	17	SEC PAYROLL	.01	6	REAL ESTATE TAX	2.46	3	CLEANING	.06	15
CONTRACT	.71	17	GAS			SEC CONTRACTS	.43	7	BUILDING INS			REPAIR/MAINT	.46	13
SUP/MAT/MISC	.01	8	FUEL OIL	.12	4	SEC OTHER	.39	10	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	2	PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.01	6
REPR/MAINT TOTAL	1.08	16	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.46	13	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.88	17
ELEVATOR	.14	15	WATER/SEWER	.08	2	PROF FEES			COMMISSIONS			CLEANING	.71	17
HVAC	.25	16	**RDS/GNDS/SEC TOTAL**	.45	17	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.58	16
ELECTRICAL	.08	16	RDS/GNDS TOTAL	.08	10	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.08	10
STRUCT/ROOF	.09	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.43	7
PLUMBING	.03	2	RDS/GNDS CONTR	.08	10				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	16	RDS/GNDS OTHER											
OTHER MAINT/SUP	.08	15												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	114,940 SQ. FT.				94,306 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.47	1.30			1.47	1.30			
REPAIR-MAINT	3	1.00	1.00			1.00	1.00			
UTILITIES	3	1.82	1.94			1.82	1.94			
RDS/GRNDS/SEC	3	.65	.65			.80	.84			
ADMINISTRATIVE										
TOTAL OPER EXP										
FIXED EXPENSES	2	2.67	2.70			3.27	3.37			
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	3	.76	.77							
TOTAL CONTRACT	3	1.23	.77							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6148	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	3	**UTILITIES TOTAL**	1.82	3	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.78	3
PAYROLL	.68	3	ELECTRICAL	1.76	3	SEC PAYROLL	.02	2	REAL ESTATE TAX			CLEANING	.66	3
CONTRACT	.73	3	GAS			SEC CONTRACTS	.35	2	BUILDING INS			REPAIR/MAINT	.11	2
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.02	2
REPR/MAINT TOTAL	1.00	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.11	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.23	3
ELEVATOR	.10	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.73	3
HVAC	.29	3	**RDS/GNDS/SEC TOTAL**	.65	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.92	3
ELECTRICAL	.18	3	RDS/GNDS TOTAL	.26	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.26	3
STRUCT/ROOF	.30	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	3
PLUMBING			RDS/GNDS CONTR	.26	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.03	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	159,433 SQ. FT.			139,186 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.96	.53			.96	.83		
REPAIR-MAINT	3	1.32	1.20			1.32	1.20		
UTILITIES	3	1.74	1.64			1.74	1.64		
RDS/GRNDS/SEC	3	.30	.44			.35	.51		
ADMINISTRATIVE									
TOTAL OPER EXP									
FIXED EXPENSES	2	1.96	1.95			2.35	2.34		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	.42	.42						
TOTAL CONTRACT	3	.96	.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15463	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	349	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**3**
PAYROLL	.02	2
CONTRACT	.95	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.32**	**3**
PAYROLL	.40	2
ELEVATOR	.06	2
HVAC	.53	3
ELECTRICAL	.11	3
STRUCT/ROOF	.07	3
PLUMBING		
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**3**
ELECTRICAL	1.74	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	**.30**	**3**
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.44	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.96**	**2**
REAL ESTATE TAX	1.96	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**2**
CLEANING	.02	2
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.96**	**3**
CLEANING	.95	3
REPAIR/MAINT	.81	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	863,707 SQ. FT.			726,482 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.82	.81	.71	.91	.83	.81	.71	.91
REPAIR-MAINT	5	.94	.78	.70	1.35	.96	.78	.70	1.44
UTILITIES	6	1.60	1.67	1.44	1.80	1.61	1.74	1.44	1.84
RDS/GRNDS/SEC	6	.47	.43	.28	.47	.56	.55	.31	.62
ADMINISTRATIVE									
TOTAL OPER EXP	2	4.76	4.79			5.77	5.73		
FIXED EXPENSES	4	2.05	1.97	1.53	2.55	2.61	2.61	1.96	3.23
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	.22	.19	.14	.32				
TOTAL CONTRACT	6	1.15	1.15	.85	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9870	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	147	5
AVG % OFFICE OCCUPANCY	96.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**6**
PAYROLL	.06	5
CONTRACT	.76	6
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**.94**	**5**
PAYROLL	.19	4
ELEVATOR	.12	5
HVAC	.22	5
ELECTRICAL	.14	5
STRUCT/ROOF	.10	4
PLUMBING		
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**6**
ELECTRICAL	1.53	6
GAS		
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	**.47**	**6**
TOTAL		
RDS/GNDS TOTAL	.59	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.59	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	5
SEC PAYROLL	.01	3
SEC CONTRACTS	.45	4
SEC OTHER	.15	3
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.22**	**5**
CLEANING	.06	5
REPAIR/MAINT	.19	4
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.15**	**6**
CLEANING	.76	6
REPAIR/MAINT	.61	5
RDS/GROUNDS	.09	5
SECURITY	.45	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	520,104 SQ. FT.				449,188 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.83	15.11		
-RETAIL AREA									
OTHER AREA	2	10.75	10.79						
TOTAL RENT	3	15.49	15.30						
MISCELLANEOUS									
TOTAL INCOME	3	15.49	15.30						
EXPENSE									
CLEANING	4	.72	.77	.61	.89	.72	.77	.61	.89
REPAIR-MAINT	4	1.01	1.05	.82	1.22	1.01	1.05	.82	1.22
UTILITIES	4	1.55	1.52	1.34	1.91	1.55	1.52	1.34	1.91
RDS/GRNDS/SEC	4	.29	.24	.11	.39	.34	.29	.13	.45
ADMINISTRATIVE	3	.72	1.15			.85	1.40		
TOTAL OPER EXP	3	4.32	4.44			5.11	5.41		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	.82	.84	.60	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44710	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	2
AVG % OFFICE OCCUPANCY	99.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.83	3
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.72	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.01	4
PAYROLL		
ELEVATOR	.04	4
HVAC	.42	4
ELECTRICAL	.05	4
STRUCT/ROOF	.06	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	4
ELECTRICAL	1.52	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC	.31	3
TOTAL		
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.82	4
CLEANING	.72	4
REPAIR/MAINT	.60	4
RDS/GROUNDS	.20	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	872,478 SQ. FT.				804,115 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.90	14.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.28	15.43	13.77	20.19				
MISCELLANEOUS									
TOTAL INCOME	4	15.28	15.43	13.77	20.19				
EXPENSE									
CLEANING	6	.75	.89	.62	1.19	.76	.89	.62	1.32
REPAIR-MAINT	6	1.70	1.45	1.18	2.66	1.72	1.53	1.18	2.66
UTILITIES	5	1.46	1.37	1.07	1.99	1.47	1.37	1.07	2.08
RDS/GRNDS/SEC	6	.24	.30	.20	.33	.26	.31	.21	.40
ADMINISTRATIVE	4	.62	.76	.44	1.04	.70	.83	.49	1.22
TOTAL OPER EXP	5	4.60	4.44	3.66	6.05	5.00	5.41	4.06	6.35
FIXED EXPENSES	2	2.57	2.67			2.70	2.76		
TOTAL OPER+FIX	2	7.20	7.53			7.57	7.78		
LEASING EXP									
TOTAL PAYROLL	3	.27	.31						
TOTAL CONTRACT	5	.87	1.00	.74	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	76709	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	172	2
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.62	4
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	5	**UTILITIES TOTAL**	1.43	5	SECURITY TOTAL			**FIXED EXP TOTAL**	2.57	2	**TOTAL PAYROLL**	.27	3
PAYROLL	.08	2	ELECTRICAL	1.30	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.08	2
CONTRACT	.66	5	GAS	.10	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.24	2
SUP/MAT/MISC	.02	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	.47	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.70	5	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.24	2	COAL			MGMT FEES	.43	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.87	5
ELEVATOR	.05	5	WATER/SEWER	.07	5	PROF FEES			COMMISSIONS			CLEANING	.66	5
HVAC	.56	5	**RDS/GNDS/SEC**	.24	5	GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.27	5
ELECTRICAL	.38	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.19	4
STRUCT/ROOF	.56	2	RDS/GNDS TOTAL	.17	5				BUY-OUTS			SECURITY		
PLUMBING	.03	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.43	2
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.19	4									
OTHER MAINT/SUP	.28	4	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,276,928 SQ. FT.				1,155,027 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.12	13.49		
RETAIL AREA									
OTHER AREA	2	13.83	14.00						
TOTAL RENT	4	13.20	13.43	12.76	14.42				
MISCELLANEOUS									
TOTAL INCOME	4	13.20	13.43	12.76	14.42				
EXPENSE									
CLEANING	11	.74	.78	.71	1.01	.64	.78	.71	1.01
REPAIR-MAINT	10	1.27	1.22	.96	1.37	1.06	1.12	.96	1.33
UTILITIES	11	1.19	1.43	1.20	1.82	1.02	1.43	1.20	1.82
RDS/GRNDS/SEC	11	.32	.44	.15	.53	.35	.48	.18	.58
ADMINISTRATIVE	5	.43	.40	.27	1.31	.47	.47	.27	1.81
TOTAL OPER EXP	6	3.75	4.16	3.91	5.09	4.16	4.79	3.94	5.64
FIXED EXPENSES	8	2.66	1.95	1.65	2.85	2.98	2.24	2.02	3.16
TOTAL OPER+FIX	4	6.23	6.07	5.87	6.26	6.96	7.04	6.45	7.52
LEASING EXP									
TOTAL PAYROLL	5	.33	.20	.17	.64				
TOTAL CONTRACT	8	.99	.87	.73	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18596	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	164	5
AVG % OFFICE OCCUPANCY	98.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.47	3
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	8	**UTILITIES TOTAL**	1.29	8	SECURITY TOTAL	.20	7	**FIXED EXP TOTAL**	2.16	2	**TOTAL PAYROLL**	.33	6
PAYROLL	.10	5	ELECTRICAL	1.17	8	SEC PAYROLL	.01	3	REAL ESTATE TAX	2.16	2	CLEANING	.10	5
CONTRACT	.71	8	GAS			SEC CONTRACTS	.13	5	BUILDING INS			REPAIR/MAINT	.21	5
SUP/MAT/MISC	.03	2	FUEL OIL	.13	5	SEC OTHER	.44	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.01	3
REPR/MAINT TOTAL	1.55	7	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.21	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.99	8
ELEVATOR	.08	7	WATER/SEWER	.01	2	PROF FEES			COMMISSIONS			CLEANING	.71	8
HVAC	.46	7	**RDS/GNDS/SEC**	.37	7	GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.14	7
ELECTRICAL	.24	7	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.20	5
STRUCT/ROOF	.35	6	RDS/GNDS TOTAL	.20	5				BUY-OUTS			SECURITY	.13	5
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.20	5									
OTHER MAINT/SUP	.30	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,080,514 SQ. FT.				878,229 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.71	.69	.63	.93	.73	.68	.65	.93
REPAIR-MAINT	5	1.33	.81	.62	1.59	1.35	.81	.62	1.63
UTILITIES	5	1.37	1.66	1.20	1.86	1.39	1.66	1.22	1.86
RDS/GRNDS/SEC	5	.29	.42	.25	.50	.36	.56	.32	.66
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.11	3.81			5.00	5.09		
FIXED EXPENSES	5	2.30	2.28	1.81	3.12	2.84	3.05	2.22	4.02
TOTAL OPER + FIX	3	6.39	6.09			7.77	7.83		
LEASING EXP									
TOTAL PAYROLL	5	.36	.19	.14	.41				
TOTAL CONTRACT	5	.94	1.31	.81	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6388	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	4
AVG % OFFICE OCCUPANCY	95.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL	.02	5
CONTRACT	.69	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.33	5
PAYROLL	.21	5
ELEVATOR	.08	5
HVAC	.26	5
ELECTRICAL	.07	5
STRUCT/ROOF	.42	5
PLUMBING		
FIRE/LIFE SFTY	.28	5
OTHER MAINT/SUP	.03	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	5
ELECTRICAL	1.30	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.29	5
TOTAL		
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.02	5
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL		
SEC CONTRACTS	.41	4
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.20	2
REAL ESTATE TAX	2.20	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	5
CLEANING	.02	5
REPAIR/MAINT	.21	5
RDS/GROUNDS	.02	5
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.94	5
CLEANING	.69	5
REPAIR/MAINT	1.10	5
RDS/GROUNDS	.02	5
SECURITY	.41	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,250,221 SQ. FT.				1,199,015 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					15.56	15.00		
RETAIL AREA									
OTHER AREA	2	12.03	11.20						
TOTAL RENT	3	24.26	16.22						
MISCELLANEOUS									
TOTAL INCOME	3	24.26	16.22						
EXPENSE									
CLEANING	5	.74	.90	.60	.95	.74	.90	.60	.95
REPAIR-MAINT	5	1.43	1.08	.74	3.24	1.43	1.08	.74	3.25
UTILITIES	5	1.53	1.56	1.45	1.67	1.54	1.56	1.46	1.67
RDS/GRNDS/SEC	5	.23	.23	.04	.57	.24	.25	.04	.60
ADMINISTRATIVE	4	.16	.17	.16	.18	.17	.18	.16	.20
TOTAL OPER EXP	4	4.19	3.99	3.76	5.96	4.30	4.01	3.90	6.44
FIXED EXPENSES	4	3.47	3.07	2.48	3.86	3.60	3.23	2.72	3.88
TOTAL OPER + FIX	3	7.53	7.59			7.68	7.59		
LEASING EXP									
TOTAL PAYROLL	2	1.12	1.18						
TOTAL CONTRACT	2	.66	.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33769	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.17	4
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL	.42	2
CONTRACT	.63	2
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	3
ELECTRICAL	1.30	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC	.51	3
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.18	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	2
CLEANING	.42	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.66	2
CLEANING	.63	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	490,894 SQ. FT.				423,925 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.77	11.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.41	11.61	9.44	12.97				
MISCELLANEOUS									
TOTAL INCOME	5	11.41	11.61	9.44	12.97				
EXPENSE									
CLEANING	10	1.11	.99	.74	1.22	1.11	.99	.74	1.22
REPAIR-MAINT	11	1.63	1.34	.93	1.86	1.63	1.34	.93	1.86
UTILITIES	10	1.40	1.27	.96	1.56	1.40	1.27	.96	1.56
RDS/GRNDS/SEC	11	.22	.11	.02	.28	.25	.13	.03	.28
ADMINISTRATIVE	9	.56	.38	.19	.80	.61	.38	.25	.84
TOTAL OPER EXP	7	5.06	4.89	4.52	5.99	5.55	5.04	4.79	6.39
FIXED EXPENSES	10	2.45	2.11	1.66	2.26	2.79	2.32	1.80	3.21
TOTAL OPER + FIX	7	7.04	6.64	6.06	8.13	7.72	6.91	6.65	8.87
LEASING EXP	2	.08	.06						
TOTAL PAYROLL	5	.65	.36	.27	1.13				
TOTAL CONTRACT	8	.80	.88	.39	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13952	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	323	3
AVG % OFFICE OCCUPANCY	100.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.52	4
RENTABLE/GROSS SQFT	.89	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**7**
PAYROLL	.20	4
CONTRACT	.80	7
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**1.72**	**8**
PAYROLL	.42	5
ELEVATOR	.06	7
HVAC	.41	8
ELECTRICAL	.10	8
STRUCT/ROOF	.74	7
PLUMBING	.06	4
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.42**	**8**
ELECTRICAL	1.02	8
GAS	.42	5
FUEL OIL	.54	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	**.24**	**8**
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	4
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER	.44	2
ADMIN TOTAL	**.62**	**6**
PAYROLL	.12	3
MGMT FEES		
PROF FEES	.49	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.22	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.50**	**7**
REAL ESTATE TAX	2.50	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.06**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**5**
CLEANING	.20	4
REPAIR/MAINT	.42	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	**.80**	**8**
CLEANING	.80	7
REPAIR/MAINT	1.26	8
RDS/GROUNDS	.14	4
SECURITY	.11	2
ADMINISTRATIVE	.43	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	441,930 SQ. FT.				366,616 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.84	.77	.70	1.00	.84	.77	.70	1.00
REPAIR-MAINT	4	1.21	1.14	.85	1.58	1.21	1.14	.85	1.58
UTILITIES	4	2.08	1.92	1.72	2.49	2.08	1.92	1.72	2.49
RDS/GRNDS/SEC	4	.32	.26	.13	.39	.38	.29	.14	.47
ADMINISTRATIVE	2	.21	.34			.25	.34		
TOTAL OPER EXP	3	4.85	4.55			5.78	5.45		
FIXED EXPENSES	4	3.16	2.56	1.63	5.01	3.81	2.90	1.80	6.21
TOTAL OPER + FIX	3	8.82	7.83			10.50	9.40		
LEASING EXP									
TOTAL PAYROLL	3	.54	.34						
TOTAL CONTRACT	3	.93	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15107	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	2
AVG % OFFICE OCCUPANCY	94.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**3**
PAYROLL	.03	2
CONTRACT	.74	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.09**	**3**
PAYROLL	.52	2
ELEVATOR	.07	3
HVAC	.28	3
ELECTRICAL	.09	2
STRUCT/ROOF	.12	2
PLUMBING		
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**3**
ELECTRICAL	1.65	3
GAS	.42	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.36**	**3**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	3
SEC PAYROLL		
SEC CONTRACTS	.29	2
SEC OTHER	.37	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.10**	**2**
REAL ESTATE TAX	3.10	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.54**	**3**
CLEANING	.03	2
REPAIR/MAINT	.52	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.93**	**3**
CLEANING	.74	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.02	2
SECURITY	.29	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	624,990 SQ. FT.				564,746 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.93	.92			.93	.92		
REPAIR-MAINT	3	1.26	1.40			1.26	1.40		
UTILITIES	3	1.71	1.87			1.71	1.87		
RDS/GRNDS/SEC	3	.36	.35			.39	.36		
ADMINISTRATIVE	2	.30	.27			.33	.29		
TOTAL OPER EXP	2	4.47	4.71			4.82	4.99		
FIXED EXPENSES	2	5.15	4.47			5.79	5.05		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.54	.60						
TOTAL CONTRACT	2	1.55	1.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	62750	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	185	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**2**
PAYROLL	.02	2
CONTRACT	.75	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.08**	**2**
PAYROLL	.41	2
ELEVATOR	.24	2
HVAC	.25	2
ELECTRICAL	.04	2
STRUCT/ROOF	.06	2
PLUMBING		
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.01	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**2**
ELECTRICAL	1.72	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.84**	**2**
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.76	2
SEC PAYROLL	.02	2
SEC CONTRACTS	.75	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.54**	**2**
CLEANING	.02	2
REPAIR/MAINT	.41	2
RDS/GROUNDS	.01	2
SECURITY	.02	2
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.55**	**2**
CLEANING	.75	2
REPAIR/MAINT	.65	2
RDS/GROUNDS	.06	2
SECURITY	.75	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	724,218 SQ. FT.				599,560 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					13.37	13.29	12.06	13.57
RETAIL AREA									
OTHER AREA	3	4.12	5.13						
TOTAL RENT	10	11.77	12.06	11.06	13.29				
MISCELLANEOUS									
TOTAL INCOME	10	11.77	12.06	11.06	13.29				
EXPENSE									
CLEANING	11	1.21	1.32	.98	1.97	1.21	1.32	.98	1.97
REPAIR-MAINT	11	1.47	1.27	.92	1.56	1.47	1.27	.92	1.56
UTILITIES	11	1.16	1.40	1.00	1.61	1.16	1.40	1.00	1.61
RDS/GRNDS/SEC	10	.20	.11	.09	.23	.24	.15	.11	.27
ADMINISTRATIVE	12	.37	.31	.25	.55	.44	.34	.28	.62
TOTAL OPER EXP	10	4.39	4.54	4.26	5.03	5.37	5.21	4.49	7.25
FIXED EXPENSES	9	1.67	1.49	1.09	2.20	1.99	1.85	1.23	2.43
TOTAL OPER + FIX	7	5.88	5.75	5.42	7.05	7.14	6.16	5.81	9.04
LEASING EXP									
TOTAL PAYROLL	3	.62	.94						
TOTAL CONTRACT	7	1.15	1.48	.89	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10330	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	3
AVG % OFFICE OCCUPANCY	96.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.75	7
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**6**
PAYROLL		
CONTRACT	.72	6
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	**1.79**	**6**
PAYROLL	.39	3
ELEVATOR	.09	4
HVAC	.59	6
ELECTRICAL	.08	6
STRUCT/ROOF	.44	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.26	6
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**7**
ELECTRICAL	.85	7
GAS	.26	4
FUEL OIL	.20	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	**.28**	**5**
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	2
SEC PAYROLL		
SEC CONTRACTS	.48	2
SEC OTHER		
ADMIN TOTAL	**.37**	**7**
PAYROLL	.18	3
MGMT FEES	.27	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.79**	**4**
REAL ESTATE TAX	1.79	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**3**
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	**1.15**	**7**
CLEANING	.72	6
REPAIR/MAINT	1.47	6
RDS/GROUNDS	.11	5
SECURITY	.48	2
ADMINISTRATIVE	.33	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	356,519 SQ. FT.				322,208 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.03	1.10			1.03	1.10		
REPAIR-MAINT	3	.82	.92			.82	.92		
UTILITIES	3	1.12	1.09			1.12	1.09		
RDS/GRNDS/SEC	3	.18	.03			.20	.04		
ADMINISTRATIVE	2	.15	.15			.16	.16		
TOTAL OPER EXP	2	3.34	3.36			3.57	3.59		
FIXED EXPENSES	2	1.42	1.36			1.59	1.53		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.51	.51						
TOTAL CONTRACT	2	1.07	1.07						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26851	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	195	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	2
PAYROLL	.03	2
CONTRACT	.81	2
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.74	2
PAYROLL	.37	2
ELEVATOR	.04	2
HVAC	.20	2
ELECTRICAL	.04	2
STRUCT/ROOF	.05	2
PLUMBING		
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.01	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	2
ELECTRICAL	1.09	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.30	2
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	2
CLEANING	.03	2
REPAIR/MAINT	.37	2
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.07	2
CLEANING	.81	2
REPAIR/MAINT	.36	2
RDS/GROUNDS	.05	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,551,257 SQ. FT.				1,481,229 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	21.39	20.49						
MISCELLANEOUS									
TOTAL INCOME	2	21.39	20.49						
EXPENSE									
CLEANING	9	1.00	.90	.77	1.10	1.01	.90	.77	1.10
REPAIR-MAINT	9	1.61	1.41	1.26	1.95	1.62	1.41	1.26	1.96
UTILITIES	9	1.53	1.50	1.31	1.86	1.54	1.50	1.32	1.86
RDS/GRNDS/SEC	9	.47	.07	.05	.86	.50	.07	.05	.98
ADMINISTRATIVE	9	.39	.29	.22	.77	.41	.31	.22	.87
TOTAL OPER EXP	9	5.02	5.01	4.50	5.92	5.25	5.25	4.50	6.48
FIXED EXPENSES	7	2.68	2.19	1.65	2.65	2.82	2.19	1.80	2.89
TOTAL OPER + FIX	7	7.50	7.39	6.47	8.15	7.87	7.44	7.18	8.48
LEASING EXP	2	2.01	1.55						
TOTAL PAYROLL	6	1.18	1.06	.53	1.24				
TOTAL CONTRACT	8	1.27	.85	.73	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35511	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	206	4
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.15	2
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	8
PAYROLL	.62	5
CONTRACT	.70	8
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.69	8
PAYROLL	.49	5
ELEVATOR	.21	8
HVAC	.58	8
ELECTRICAL	.20	8
STRUCT/ROOF	.24	6
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.22	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	8
ELECTRICAL	1.06	8
GAS	.87	6
FUEL OIL	.02	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.60	8
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	7
SEC PAYROLL		
SEC CONTRACTS	.59	7
SEC OTHER	.02	3
ADMIN TOTAL	.43	8
PAYROLL	.31	6
MGMT FEES	.36	3
PROF FEES	.16	2
GEN OFC EXP	.03	6
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	6
REAL ESTATE TAX	2.04	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.01	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.00	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	6
CLEANING	.62	5
REPAIR/MAINT	.49	5
RDS/GROUNDS	.07	2
SECURITY		
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	1.27	8
CLEANING	.70	8
REPAIR/MAINT	1.25	8
RDS/GROUNDS	.05	6
SECURITY	.59	7
ADMINISTRATIVE	.38	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

40-49 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	392,347 SQ. FT.				294,103 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.49	16.59		
RETAIL AREA									
OTHER AREA	3	4.68	2.23						
TOTAL RENT	3	13.53	13.49						
MISCELLANEOUS									
TOTAL INCOME	3	13.53	13.49						
EXPENSE									
CLEANING	3	1.08	.89			1.08	.89		
REPAIR-MAINT	3	1.01	1.03			1.01	1.03		
UTILITIES	3	1.41	1.30			1.41	1.30		
RDS/GRNDS/SEC	3	.11	.07			.15	.10		
ADMINISTRATIVE	3	.70	.67			.93	.89		
TOTAL OPER EXP	3	4.31	3.94			5.75	5.45		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.15	1.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10297	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.66	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	3	**UTILITIES TOTAL**	1.41	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.08	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.04	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.30	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.01	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.15	3
ELEVATOR	.21	2	WATER/SEWER	.03	2	PROF FEES			COMMISSIONS			CLEANING	1.04	3
HVAC	.35	3	**RDS/GNDS/SEC**	.11	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.67	3
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.11	3
STRUCT/ROOF			RDS/GNDS TOTAL	.11	3				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.18	3	RDS/GNDS CONTR	.11	3									
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	163,647 SQ. FT.				139,544 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.15	12.77	11.42	13.52				
MISCELLANEOUS									
TOTAL INCOME	6	13.15	12.77	11.42	13.52				
EXPENSE									
CLEANING	4	1.73	1.33	1.06	2.65	1.73	1.33	1.06	2.65
REPAIR-MAINT	6	1.26	.85	.28	1.73	1.26	.85	.28	1.73
UTILITIES	6	1.30	1.18	.96	1.60	1.30	1.18	.96	1.60
RDS/GRNDS/SEC	6	.11	.11	.08	.21	.13	.13	.09	.29
ADMINISTRATIVE	6	.30	.35	.21	.85	.36	.40	.23	1.19
TOTAL OPER EXP	4	4.72	4.62	4.46	5.00	5.47	5.18	4.85	6.54
FIXED EXPENSES	5	1.82	1.86	1.75	2.01	2.26	2.34	2.14	2.65
TOTAL OPER + FIX	3	6.56	6.48			8.09	7.69		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12513	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.67	6
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	741,671 SQ. FT.				652,697 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	22.44	14.14	11.45	22.14					
MISCELLANEOUS										
TOTAL INCOME	4	22.44	14.14	11.45	22.14					
EXPENSE										
CLEANING	5	.96	.88	.77	1.36	.96	.88	.77	1.36	
REPAIR-MAINT	5	1.37	1.26	.82	2.07	1.37	1.26	.82	2.07	
UTILITIES	5	1.30	1.18	1.00	1.49	1.30	1.18	1.00	1.49	
RDS/GRNDS/SEC	5	.05	.04	.02	.14	.06	.05	.02	.17	
ADMINISTRATIVE	5	.38	.21	.19	1.09	.43	.30	.24	1.21	
TOTAL OPER EXP	5	4.07	4.03	3.10	5.63	4.62	5.27	4.04	6.17	
FIXED EXPENSES	4	3.12	2.09	1.59	3.27	3.53	2.92	1.99	3.86	
TOTAL OPER+FIX	4	6.98	6.09	5.07	7.53	7.90	7.56	7.27	7.91	
LEASING EXP										
TOTAL PAYROLL	2	.78	.80							
TOTAL CONTRACT	2	.71	.71							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17727	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	27.68	4
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	2
PAYROLL	.54	2
CONTRACT	.59	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.98	2
PAYROLL		
ELEVATOR	.18	2
HVAC	.39	2
ELECTRICAL	.43	2
STRUCT/ROOF	.60	2
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	2
ELECTRICAL	.93	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC	.12	2
TOTAL		
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	2
CLEANING	.54	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.71	2
CLEANING	.59	2
REPAIR/MAINT	1.73	2
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,591,541 SQ. FT.				1,459,629 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.90	14.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.28	15.43	13.77	20.19				
MISCELLANEOUS									
TOTAL INCOME	4	15.28	15.43	13.77	20.19				
EXPENSE									
CLEANING	9	.93	.90	.66	2.16	.93	.90	.66	2.22
REPAIR-MAINT	9	1.47	1.20	1.03	2.18	1.48	1.20	1.03	2.27
UTILITIES	8	1.44	1.36	1.29	1.71	1.44	1.36	1.29	1.79
RDS/GRNDS/SEC	9	.29	.28	.18	.39	.31	.31	.20	.45
ADMINISTRATIVE	5	.72	.94	.44	1.10	.78	1.04	.49	1.22
TOTAL OPER EXP	8	4.50	4.98	3.73	5.67	4.91	5.46	4.19	6.35
FIXED EXPENSES	4	4.33	3.67	2.67	5.29	4.74	4.08	2.76	6.11
TOTAL OPER+FIX	4	8.61	9.62	7.52	9.85	9.42	10.48	7.78	11.45
LEASING EXP									
TOTAL PAYROLL	6	.65	.37	.31	1.04				
TOTAL CONTRACT	8	.84	.88	.70	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36136	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	5
AVG % OFFICE OCCUPANCY	100.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.62	4
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**8**
PAYROLL	.37	4
CONTRACT	.58	8
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**1.47**	**8**
PAYROLL	.30	4
ELEVATOR	.16	8
HVAC	.45	8
ELECTRICAL	.26	7
STRUCT/ROOF	.27	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.26	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.42**	**8**
ELECTRICAL	1.34	8
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC	**.29**	**8**
TOTAL		
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	4
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER	.35	2
ADMIN TOTAL	**.64**	**3**
PAYROLL	.45	2
MGMT FEES	.43	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.57**	**2**
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**6**
CLEANING	.37	4
REPAIR/MAINT	.30	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	**.84**	**8**
CLEANING	.68	8
REPAIR/MAINT	1.01	8
RDS/GROUNDS	.18	5
SECURITY	.21	3
ADMINISTRATIVE	.43	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,098,175 SQ. FT.				1,025,566 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.71	15.43						
MISCELLANEOUS									
TOTAL INCOME	2	15.71	15.43						
EXPENSE									
CLEANING	6	1.00	.95	.62	1.19	1.01	.95	.62	1.32
REPAIR-MAINT	6	1.65	1.33	1.18	1.69	1.66	1.33	1.18	1.87
UTILITIES	6	1.51	1.52	1.35	1.75	1.52	1.56	1.35	1.84
RDS/GRNDS/SEC	6	.22	.22	.15	.28	.24	.23	.19	.31
ADMINISTRATIVE	4	.68	.76	.44	.99	.73	.83	.49	1.04
TOTAL OPER EXP	6	4.87	5.54	3.92	5.77	5.22	5.92	4.41	6.38
FIXED EXPENSES	3	2.82	3.30			3.03	3.30		
TOTAL OPER+FIX	3	7.61	9.61			8.17	9.63		
LEASING EXP									
TOTAL PAYROLL	5	.78	.35	.23	2.15				
TOTAL CONTRACT	6	.86	.88	.71	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32975	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	170	4
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.71	2
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**6**
PAYROLL	.67	3
CONTRACT	.66	6
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**1.65**	**6**
PAYROLL	.25	3
ELEVATOR	.09	6
HVAC	.52	6
ELECTRICAL	.37	5
STRUCT/ROOF	.55	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.38	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.49**	**6**
ELECTRICAL	1.39	6
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC	**.22**	**6**
TOTAL		
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER		
ADMIN TOTAL	**.64**	**3**
PAYROLL	.45	2
MGMT FEES	.43	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.57**	**2**
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**5**
CLEANING	.67	3
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	**.86**	**6**
CLEANING	.66	6
REPAIR/MAINT	1.15	6
RDS/GROUNDS	.17	4
SECURITY	.21	3
ADMINISTRATIVE	.43	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	5,542,052 SQ. FT.				4,902,247 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.91	13.78	12.84	16.02
RETAIL AREA									
OTHER AREA	4	13.40	14.00	9.98	15.22				
TOTAL RENT	7	19.38	13.53	13.14	15.76				
MISCELLANEOUS									
TOTAL INCOME	7	19.38	13.53	13.14	15.76				
EXPENSE									
CLEANING	23	.75	.85	.68	.93	.73	.85	.68	.93
REPAIR-MAINT	22	1.26	1.06	.81	1.37	1.22	1.03	.81	1.33
UTILITIES	23	1.41	1.47	1.33	1.67	1.37	1.48	1.33	1.67
RDS/GRNDS/SEC	23	.34	.44	.15	.47	.38	.49	.18	.55
ADMINISTRATIVE	10	.40	.27	.17	.78	.43	.27	.18	.90
TOTAL OPER EXP	15	3.96	3.94	3.73	4.54	4.46	4.49	3.96	5.25
FIXED EXPENSES	19	3.96	2.32	1.93	3.45	4.49	2.98	2.22	4.14
TOTAL OPER + FIX	12	6.03	6.26	6.02	7.85	9.06	7.65	7.04	8.16
LEASING EXP									
TOTAL PAYROLL	14	.57	.34	.18	.61				
TOTAL CONTRACT	17	.85	.89	.69	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23930	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	14
AVG % OFFICE OCCUPANCY	99.2	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.49	7
RENTABLE/GROSS SQFT	.91	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	18
PAYROLL	.07	14
CONTRACT	.73	17
SUP/MAT/MISC	.01	8
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	1.22	15
PAYROLL	.44	13
ELEVATOR	.12	15
HVAC	.25	15
ELECTRICAL	.06	15
STRUCT/ROOF	.22	14
PLUMBING	.01	2
FIRE/LIFE SFTY	.09	15
OTHER MAINT/SUP	.06	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	18
ELECTRICAL	1.27	18
GAS	.28	4
FUEL OIL	.05	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC	.40	17
TOTAL		
RDS/GNDS TOTAL	.11	11
RDS/GNDS PAYRL	.02	8
RDS/GNDS CONTR	.08	11
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	15
SEC PAYROLL	.14	8
SEC CONTRACTS	.27	9
SEC OTHER	.42	7
ADMIN TOTAL	.53	4
PAYROLL	.23	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.43	5
REAL ESTATE TAX	2.43	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	14
CLEANING	.07	14
REPAIR/MAINT	.44	13
RDS/GROUNDS	.02	8
SECURITY	.14	8
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.85	17
CLEANING	.73	17
REPAIR/MAINT	.75	15
RDS/GROUNDS	.08	11
SECURITY	.27	9
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	183,424 SQ. FT.				144,532 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.36	14.32						
MISCELLANEOUS									
TOTAL INCOME	2	14.36	14.32						
EXPENSE									
CLEANING	5	1.03	1.13	.77	1.26	1.03	1.13	.77	1.26
REPAIR-MAINT	5	1.02	1.04	.71	1.31	1.02	1.04	.71	1.31
UTILITIES	5	1.75	1.66	1.44	2.12	1.75	1.66	1.44	2.12
RDS/GRNDS/SEC	5	.47	.44	.09	.87	.60	.57	.12	1.06
ADMINISTRATIVE	2	1.33	1.31			1.74	1.81		
TOTAL OPER EXP	3	4.78	4.37			6.22	5.64		
FIXED EXPENSES	4	2.20	1.95	1.73	2.70	2.69	2.26	2.10	3.37
TOTAL OPER + FIX	2	5.87	5.87			7.14	7.16		
LEASING EXP									
TOTAL PAYROLL	3	.37	.20						
TOTAL CONTRACT	4	1.21	.94	.71	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7855	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	2
AVG % OFFICE OCCUPANCY	98.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.16	2
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	4
PAYROLL	.22	3
CONTRACT	.89	4
SUP/MAT/MISC	.03	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.15	4
PAYROLL	.13	3
ELEVATOR	.08	4
HVAC	.49	4
ELECTRICAL	.17	4
STRUCT/ROOF	.12	3
PLUMBING		
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	4
ELECTRICAL	1.75	4
GAS		
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.74	3
TOTAL		
RDS/GNDS TOTAL	.29	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	3
SEC PAYROLL	.02	2
SEC CONTRACTS	.36	2
SEC OTHER	.44	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	3
CLEANING	.22	3
REPAIR/MAINT	.13	3
RDS/GROUNDS		
SECURITY	.02	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.21	4
CLEANING	.89	4
REPAIR/MAINT	.86	4
RDS/GROUNDS	.28	2
SECURITY	.36	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	307,852 SQ. FT.				268,906 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.88	.90	.81	.92	.88	.90	.81	.92
REPAIR-MAINT	4	2.13	1.26	1.00	3.14	2.13	1.26	1.00	3.14
UTILITIES	4	1.66	1.77	1.40	2.01	1.66	1.77	1.40	2.01
RDS/GRNDS/SEC	4	.42	.45	.33	.50	.48	.51	.36	.62
ADMINISTRATIVE									
TOTAL OPER EXP									
FIXED EXPENSES	3	2.32	1.65			2.68	2.05		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	.26	.20						
TOTAL CONTRACT	4	1.18	1.17	.84	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5919	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	4
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	4	**UTILITIES TOTAL**	1.66	4	SECURITY TOTAL	.44	3	**FIXED EXP TOTAL**	2.78	2	**TOTAL PAYROLL**	.26	3
PAYROLL	.01	3	ELECTRICAL	1.53	4	SEC PAYROLL	.01	2	REAL ESTATE TAX	2.78	2	CLEANING	.01	3
CONTRACT	.87	4	GAS			SEC CONTRACTS	.44	2	BUILDING INS			REPAIR/MAINT	.24	3
SUP/MAT/MISC			FUEL OIL	.02	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.01	2
REPR/MAINT TOTAL	1.11	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.24	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.18	4
ELEVATOR	.05	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.87	4
HVAC	.55	3	**RDS/GNDS/SEC**	.42	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.85	3
ELECTRICAL	.11	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.07	3
STRUCT/ROOF	.12	3	RDS/GNDS TOTAL	.11	3				BUY-OUTS			SECURITY	.44	2
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.07	3									
OTHER MAINT/SUP	.02	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,424,360 SQ. FT.				1,313,673 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.15	14.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.21	14.21						
MISCELLANEOUS									
TOTAL INCOME	2	14.21	14.21						
EXPENSE									
CLEANING	8	.76	.83	.65	.93	.67	.83	.65	.93
REPAIR-MAINT	7	1.20	1.01	.77	1.54	1.02	1.00	.77	1.05
UTILITIES	8	1.38	1.44	1.23	1.67	1.21	1.44	1.23	1.67
RDS/GRNDS/SEC	8	.37	.43	.25	.53	.40	.53	.26	.61
ADMINISTRATIVE	4	.21	.20	.17	.27	.22	.21	.18	.27
TOTAL OPER EXP	5	4.06	3.94	3.73	4.60	4.27	4.11	3.91	5.09
FIXED EXPENSES	6	2.50	2.30	2.28	2.65	2.75	2.72	2.28	3.05
TOTAL OPER+FIX	4	6.48	6.16	6.03	6.91	6.87	6.97	6.29	7.86
LEASING EXP									
TOTAL PAYROLL	4	.76	.37	.14	1.18				
TOTAL CONTRACT	5	.91	.89	.69	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15175	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	166	5
AVG % OFFICE OCCUPANCY	99.4	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.07	2
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	6	UTILITIES TOTAL	1.40	6	SECURITY TOTAL	.31	6	**FIXED EXP TOTAL**	2.85	2	**TOTAL PAYROLL**	.76	4
PAYROLL	.27	4	ELECTRICAL	1.21	6	SEC PAYROLL	.32	3	REAL ESTATE TAX	2.85	2	CLEANING	.27	4
CONTRACT	.67	5	GAS			SEC CONTRACTS	.15	4	BUILDING INS			REPAIR/MAINT	.34	3
SUP/MAT/MISC	.02	3	FUEL OIL			SEC OTHER	.29	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.20	2	OTHER TAX			SECURITY	.32	3
REPR/MAINT TOTAL	1.21	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.34	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.91	5
ELEVATOR	.07	4	WATER/SEWER	.03	2	PROF FEES			COMMISSIONS			CLEANING	.67	5
HVAC	.27	4	**RDS/GNDS/SEC**	.41	6	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.80	4
ELECTRICAL	.17	4	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.16	4
STRUCT/ROOF	.25	4	RDS/GNDS TOTAL	.16	4				BUY-OUTS			SECURITY	.15	4
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.16	4									
OTHER MAINT/SUP	.18	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,141,919 SQ. FT.				958,179 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.65	.63			.67	.66		
REPAIR-MAINT	3	1.24	.65			1.27	.65		
UTILITIES	3	1.14	.95			1.16	1.00		
RDS/GRNDS/SEC	3	.20	.19			.24	.22		
ADMINISTRATIVE	2	.66	.64			.77	.74		
TOTAL OPER EXP	3	3.73	3.31			4.44	4.27		
FIXED EXPENSES	3	2.66	2.76			3.17	3.56		
TOTAL OPER + FIX	3	6.39	6.30			7.61	7.86		
LEASING EXP									
TOTAL PAYROLL	2	.45	.40						
TOTAL CONTRACT	2	.77	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22966	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.7	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	2
PAYROLL	.02	2
CONTRACT	.60	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.54	2
PAYROLL	.24	2
ELEVATOR	.08	2
HVAC	.23	2
ELECTRICAL	.05	2
STRUCT/ROOF	.55	2
PLUMBING		
FIRE/LIFE SFTY	.38	2
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	2
ELECTRICAL	1.14	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.21	2
TOTAL		
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.45	2
CLEANING	.02	2
REPAIR/MAINT	.24	2
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.77	2
CLEANING	.60	2
REPAIR/MAINT	1.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,207,425 SQ. FT.				1,951,491 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.73	13.57	7.46	23.80
RETAIL AREA									
OTHER AREA	2	23.65	23.13						
TOTAL RENT	8	12.38	12.00	9.44	17.84				
MISCELLANEOUS									
TOTAL INCOME	8	12.38	12.00	9.44	17.84				
EXPENSE									
CLEANING	17	.96	.92	.72	1.17	.96	.92	.72	1.17
REPAIR-MAINT	19	1.64	1.34	.88	1.71	1.86	1.34	.88	1.71
UTILITIES	16	1.93	1.60	1.23	1.91	1.95	1.60	1.23	1.91
RDS/GRNDS/SEC	19	.64	.16	.04	.42	.72	.17	.05	.46
ADMINISTRATIVE	14	.43	.36	.21	.64	.47	.37	.21	.65
TOTAL OPER EXP	12	4.73	4.85	4.25	5.59	5.27	5.19	4.72	6.39
FIXED EXPENSES	17	2.52	2.11	1.63	3.30	2.86	2.39	1.77	3.67
TOTAL OPER + FIX	11	6.93	6.91	6.12	9.83	10.02	7.45	6.65	10.46
LEASING EXP	2	.06	.06						
TOTAL PAYROLL	11	2.63	.36	.33	.86				
TOTAL CONTRACT	14	.76	.86	.63	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23039	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	7
AVG % OFFICE OCCUPANCY	98.3	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.14	6
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	12
PAYROLL	.08	8
CONTRACT	.76	12
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.34	13
PAYROLL	.45	9
ELEVATOR	.11	12
HVAC	.32	13
ELECTRICAL	.08	12
STRUCT/ROOF	.35	11
PLUMBING	.04	6
FIRE/LIFE SFTY	.09	12
OTHER MAINT/SUP	.09	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	14
ELECTRICAL	1.60	14
GAS	.44	8
FUEL OIL	.10	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC	.81	14
TOTAL		
RDS/GNDS TOTAL	.06	10
RDS/GNDS PAYRL	.00	5
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.88	10
SEC PAYROLL	.71	4
SEC CONTRACTS	.32	7
SEC OTHER	.14	6
ADMIN TOTAL	.49	9
PAYROLL	.31	6
MGMT FEES	.23	2
PROF FEES	.10	4
GEN OFC EXP	.02	4
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	11
REAL ESTATE TAX	1.51	11
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.63	11
CLEANING	.08	8
REPAIR/MAINT	.45	9
RDS/GROUNDS	.00	5
SECURITY	.71	4
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	.76	14
CLEANING	.76	12
REPAIR/MAINT	.88	13
RDS/GROUNDS	.06	8
SECURITY	.32	7
ADMINISTRATIVE	.11	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	268,332 SQ. FT.				249,054 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.77	11.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.31	10.81	9.44	12.59				
MISCELLANEOUS									
TOTAL INCOME	4	11.31	10.81	9.44	12.59				
EXPENSE									
CLEANING	7	1.17	.80	.72	1.19	1.17	.80	.72	1.19
REPAIR-MAINT	8	1.97	1.47	.98	2.30	1.97	1.47	.98	2.30
UTILITIES	8	1.20	1.26	.95	1.53	1.20	1.26	.95	1.53
RDS/GRNDS/SEC	8	.14	.14	.04	.17	.15	.15	.05	.18
ADMINISTRATIVE	8	.56	.46	.26	.79	.61	.51	.34	.79
TOTAL OPER EXP	7	5.15	4.89	4.45	5.99	5.55	5.04	4.47	6.39
FIXED EXPENSES	7	2.06	2.11	1.75	2.13	2.22	2.11	1.77	2.80
TOTAL OPER+FIX	7	7.21	6.64	6.12	8.13	7.77	6.91	6.64	8.87
LEASING EXP									
TOTAL PAYROLL	3	.83	.32						
TOTAL CONTRACT	6	.64	.79	.16	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10942	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.21	3
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**5**	**UTILITIES TOTAL**	**1.21**	**6**	SECURITY TOTAL	.09	3	**FIXED EXP TOTAL**	**2.05**	**5**	**TOTAL PAYROLL**	**.83**	**3**
PAYROLL			ELECTRICAL	.83	6	SEC PAYROLL			REAL ESTATE TAX	2.04	5	CLEANING		
CONTRACT	.58	5	GAS	.24	4	SEC CONTRACTS	.09	3	BUILDING INS			REPAIR/MAINT	.26	2
SUP/MAT/MISC	.07	3	FUEL OIL	.54	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM			**ADMIN TOTAL**	**.61**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.14**	**6**	PURCH CH WTR			PAYROLL	.19	3	**LEASING EXPENSES**			ADMINISTRATIVE	.19	3
PAYROLL	.26	2	COAL			MGMT FEES	.23	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.64**	**6**
ELEVATOR	.06	6	WATER/SEWER	.04	5	PROF FEES	.50	2	COMMISSIONS			CLEANING	.58	5
HVAC	.58	6	**RDS/GNDS/SEC**	**.15**	**6**	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT	1.77	6
ELECTRICAL	.10	5	**TOTAL**			OTHER ADM EXP	.32	3	TENANT ALTS			RDS/GROUNDS	.14	5
STRUCT/ROOF	1.34	4	RDS/GNDS TOTAL	.11	6				BUY-OUTS			SECURITY	.09	3
PLUMBING	.05	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.39	4
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.14	5									
OTHER MAINT/SUP	.42	4	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	719,903 SQ. FT.				606,291 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.82	.83	.70	.95	.82	.83	.70	.95
REPAIR-MAINT	5	1.10	1.18	.77	1.41	1.10	1.18	.77	1.41
UTILITIES	5	1.96	1.91	1.84	2.13	1.96	1.91	1.84	2.13
RDS/GRNDS/SEC	5	.56	.44	.34	.82	.66	.55	.38	1.00
ADMINISTRATIVE									
TOTAL OPER EXP	2	4.76	4.85			5.41	5.40		
FIXED EXPENSES	4	2.81	3.05	2.11	3.48	3.43	3.67	2.58	4.25
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	.57	.69	.26	.86				
TOTAL CONTRACT	8	1.17	1.12	.83	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23443	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	5
AVG % OFFICE OCCUPANCY	96.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**5**	**UTILITIES TOTAL**	**1.96**	**5**	SECURITY TOTAL	.53	5	**FIXED EXP TOTAL**	**3.23**	**3**	**TOTAL PAYROLL**	**.57**	**5**
PAYROLL	.03	5	ELECTRICAL	1.62	5	SEC PAYROLL	.01	3	REAL ESTATE TAX	3.23	3	CLEANING	.03	5
CONTRACT	.78	5	GAS	.55	3	SEC CONTRACTS	.56	3	BUILDING INS			REPAIR/MAINT	.50	5
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER	.28	3	PERS PROP TAX			RDS/GROUNDS	.01	5
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.01	3
REPR/MAINT TOTAL	**1.10**	**5**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.50	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.17**	**5**
ELEVATOR	.13	5	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.78	5
HVAC	.26	5	**RDS/GNDS/SEC**	**.56**	**5**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.58	5
ELECTRICAL	.07	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.03	3
STRUCT/ROOF	.10	5	RDS/GNDS TOTAL	.05	3				BUY-OUTS			SECURITY	.56	3
PLUMBING			RDS/GNDS PAYRL	.01	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.03	3									
OTHER MAINT/SUP	.02	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	2,773,042 SQ. FT.				2,542,220 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					14.51	13.29	12.06	15.00
RETAIL AREA									
OTHER AREA	4	5.27	8.12	4.05	11.74				
TOTAL RENT	13	15.99	12.87	11.36	14.13				
MISCELLANEOUS									
TOTAL INCOME	13	15.99	12.87	11.36	14.13				
EXPENSE									
CLEANING	24	1.17	1.07	.81	1.71	1.17	1.07	.81	1.71
REPAIR-MAINT	24	1.47	1.28	.96	1.75	1.47	1.28	.96	1.75
UTILITIES	24	1.42	1.44	1.07	1.69	1.43	1.44	1.07	1.69
RDS/GRNDS/SEC	22	.37	.11	.05	.56	.40	.14	.05	.61
ADMINISTRATIVE	24	.36	.29	.22	.84	.39	.31	.23	.67
TOTAL OPER EXP	22	4.93	4.68	4.26	5.82	5.36	5.24	4.34	7.14
FIXED EXPENSES	18	2.30	1.65	1.48	2.41	2.50	1.85	1.59	2.45
TOTAL OPER + FIX	15	6.94	6.28	5.67	8.02	7.51	7.39	6.00	8.49
LEASING EXP	3	1.35	.01						
TOTAL PAYROLL	12	1.50	.94	.50	1.31				
TOTAL CONTRACT	18	1.14	1.01	.68	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23478	20
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	223	10
AVG % OFFICE OCCUPANCY	99.3	21
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.56	10
RENTABLE/GROSS SQFT	.89	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	17	**UTILITIES TOTAL**	1.48	18	SECURITY TOTAL	.59	10	**FIXED EXP TOTAL**	1.93	11	**TOTAL PAYROLL**	1.50	12
PAYROLL	.76	9	ELECTRICAL	1.05	18	SEC PAYROLL	.05	3	REAL ESTATE TAX	1.93	11	CLEANING	.76	9
CONTRACT	.67	17	GAS	.63	12	SEC CONTRACTS	.57	10	BUILDING INS			REPAIR/MAINT	.50	11
SUP/MAT/MISC	.08	10	FUEL OIL	.09	6	SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.04	5
TRASH REMOVAL	.03	12	PURCH STEAM						OTHER TAX			SECURITY	.05	3
REPR/MAINT TOTAL	1.60	17	PURCH CH WTR			**ADMIN TOTAL**	.39	17				ADMINISTRATIVE	.27	11
PAYROLL	.50	11	COAL			PAYROLL	.27	11	**LEASING EXPENSES**	1.35	3	**TOTAL CONTRACTS**	1.14	18
ELEVATOR	.16	15	WATER/SEWER	.09	14	MGMT FEES	.33	5	ADV/PROMOTION			CLEANING	.67	17
HVAC	.53	17	**RDS/GNDS/SEC**	.50	15	PROF FEES	.25	3	COMMISSIONS			REPAIR/MAINT	1.17	17
ELECTRICAL	.15	17	**TOTAL**			GEN OFC EXP	.03	7	PROF FEES			RDS/GROUNDS	.06	13
STRUCT/ROOF	.25	15	RDS/GNDS TOTAL	.09	13	OTHER ADM EXP	.10	9	TENANT ALTS	1.35	3	SECURITY	.57	10
PLUMBING	.03	14	RDS/GNDS PAYRL	.04	5				BUY-OUTS			ADMINISTRATIVE	.36	7
FIRE/LIFE SFTY	.09	16	RDS/GNDS CONTR	.06	13				OTHER LEASING					
OTHER MAINT/SUP	.18	15	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	179,253 SQ. FT.				165,427 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.08	12.80	11.81	13.51
RETAIL AREA									
OTHER AREA	2	9.04	8.12						
TOTAL RENT	7	12.26	12.32	11.43	13.40				
MISCELLANEOUS									
TOTAL INCOME	7	12.26	12.32	11.43	13.40				
EXPENSE									
CLEANING	6	1.65	1.42	1.15	1.88	1.65	1.42	1.15	1.88
REPAIR-MAINT	6	1.24	1.21	.99	1.82	1.24	1.21	.99	1.82
UTILITIES	6	1.47	1.51	1.40	1.63	1.47	1.51	1.40	1.63
RDS/GRNDS/SEC	6	.15	.14	.10	.23	.16	.15	.11	.27
ADMINISTRATIVE	7	.41	.31	.23	.74	.45	.31	.24	.75
TOTAL OPER EXP	5	5.13	4.91	3.77	7.47	5.64	4.91	4.17	8.12
FIXED EXPENSES	6	1.57	1.42	1.09	2.41	1.72	1.61	1.09	2.41
TOTAL OPER + FIX	4	6.59	6.81	4.86	9.11	7.41	6.81	5.40	9.96
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	3.26	1.89	1.29	9.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7237	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.64	4
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.34	3	**UTILITIES TOTAL**	1.86	4	SECURITY TOTAL			**FIXED EXP TOTAL**	1.22	3	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.24	4	SEC PAYROLL			REAL ESTATE TAX	1.22	3	CLEANING		
CONTRACT	1.32	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.45	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.60	3	PURCH CH WTR			**ADMIN TOTAL**	.49	4				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.06	4	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	3.28	4
HVAC	.53	3	**RDS/GNDS/SEC**	.20	3	PROF FEES			COMMISSIONS			CLEANING	1.32	3
ELECTRICAL	.05	3	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.10	3
STRUCT/ROOF	.34	3	RDS/GNDS TOTAL	.18	3	OTHER ADM EXP	.32	3	TENANT ALTS			RDS/GROUNDS	.18	3
PLUMBING	.04	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.11	3	RDS/GNDS CONTR	.18	3				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.21	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	485,625 SQ. FT.				402,325 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.22	12.41						
MISCELLANEOUS									
TOTAL INCOME	2	12.22	12.41						
EXPENSE									
CLEANING	6	1.27	.98	.90	2.06	1.27	.98	.90	2.06
REPAIR-MAINT	6	1.11	1.09	.84	1.28	1.11	1.09	.84	1.28
UTILITIES	6	1.46	1.48	1.06	1.75	1.46	1.48	1.06	1.75
RDS/GRNDS/SEC	6	.29	.06	.02	.76	.35	.09	.02	.83
ADMINISTRATIVE	5	.52	.39	.30	.76	.62	.64	.33	.88
TOTAL OPER EXP	5	4.93	4.71	4.43	5.53	5.93	5.50	4.90	7.37
FIXED EXPENSES	5	1.59	1.49	1.28	2.06	1.96	1.74	1.46	2.74
TOTAL OPER + FIX	4	6.66	6.17	5.91	7.43	8.23	8.51	6.57	10.11
LEASING EXP									
TOTAL PAYROLL	4	.73	.73	.47	1.09				
TOTAL CONTRACT	4	1.08	1.10	.66	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15804	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	2
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.94	2
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	4	**UTILITIES TOTAL**	1.65	4	SECURITY TOTAL	.79	2	**FIXED EXP TOTAL**	1.65	3	**TOTAL PAYROLL**	.73	4
PAYROLL	.08	4	ELECTRICAL	1.30	4	SEC PAYROLL			REAL ESTATE TAX	1.65	3	CLEANING	.08	4
CONTRACT	.75	4	GAS	2.09	3	SEC CONTRACTS	.70	2	BUILDING INS			REPAIR/MAINT	.45	4
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.81	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.26	4	PURCH CH WTR			PAYROLL	.22	3				ADMINISTRATIVE	.22	3
PAYROLL	.46	4	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.09	4	WATER/SEWER	.10	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.08	4
HVAC	.26	4	**RDS/GNDS/SEC**	.38	4	GEN OFC EXP	.07	2	COMMISSIONS			CLEANING	.75	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.70	4
STRUCT/ROOF	.34	3	RDS/GNDS TOTAL	.05	3				TENANT ALTS	-		RDS/GROUNDS	.04	3
PLUMBING	.02	2	RDS/GNDS PAYRL	.01	2				BUY-OUTS			SECURITY	.70	2
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.50	2
OTHER MAINT/SUP	.13	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,432,122 SQ. FT.				1,324,239 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.92	13.62		
RETAIL AREA									
OTHER AREA	2	4.53	7.67						
TOTAL RENT	3	13.68	12.87						
MISCELLANEOUS									
TOTAL INCOME	3	13.68	12.87						
EXPENSE									
CLEANING	10	1.27	1.01	.74	1.25	1.28	1.01	.74	1.25
REPAIR-MAINT	10	1.55	1.36	1.16	1.92	1.56	1.36	1.24	1.93
UTILITIES	10	1.36	1.26	1.04	1.85	1.37	1.26	1.04	1.85
RDS/GRNDS/SEC	8	.24	.09	.05	.59	.27	.11	.06	.62
ADMINISTRATIVE	10	.38	.27	.15	.50	.39	.30	.16	.58
TOTAL OPER EXP	10	4.96	4.53	3.44	5.16	5.36	4.95	3.75	5.91
FIXED EXPENSES	5	1.90	1.86	1.63	2.36	2.01	1.86	1.69	2.51
TOTAL OPER + FIX	5	6.01	5.98	5.09	7.03	6.36	6.03	5.61	7.41
LEASING EXP	2	1.77	1.56						
TOTAL PAYROLL	7	1.79	.94	.54	2.20				
TOTAL CONTRACT	9	.82	.76	.59	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31329	8
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	221	8
AVG % OFFICE OCCUPANCY	98.7	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.25	3
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	9	**UTILITIES TOTAL**	1.41	9	SECURITY TOTAL	.23	6	**FIXED EXP TOTAL**	1.97	4	**TOTAL PAYROLL**	1.79	7
PAYROLL	1.13	5	ELECTRICAL	1.05	9	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.96	4	CLEANING	1.13	5
CONTRACT	.83	9	GAS	.27	7	SEC CONTRACTS	.22	6	BUILDING INS			REPAIR/MAINT	.50	6
SUP/MAT/MISC	.08	7	FUEL OIL	.07	2	SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.02	7	PURCH STEAM			**ADMIN TOTAL**	.39	9	OTHER TAX			SECURITY	.04	2
REPR/MAINT TOTAL	1.60	9	PURCH CH WTR			PAYROLL	.28	7				ADMINISTRATIVE	.28	7
PAYROLL	.50	6	COAL			MGMT FEES	.29	3	**LEASING EXPENSES**	1.77	2			
ELEVATOR	.16	9	WATER/SEWER	.10	7	PROF FEES	.19	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.82	9
HVAC	.44	9	**RDS/GNDS/SEC**	.38	7	GEN OFC EXP	.02	5	COMMISSIONS			CLEANING	.03	9
ELECTRICAL	.14	9	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES			REPAIR/MAINT	1.15	9
STRUCT/ROOF	.29	8	RDS/GNDS TOTAL	.09	7				TENANT ALTS	1.77	2	RDS/GROUNDS	.06	7
PLUMBING	.03	8	RDS/GNDS PAYRL	.06	3				BUY-OUTS			SECURITY	.22	6
FIRE/LIFE SFTY	.11	9	RDS/GNDS CONTR	.06	7				OTHER LEASING			ADMINISTRATIVE	.32	4
OTHER MAINT/SUP	.17	8	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	434,389 SQ. FT.				328,869 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.89	16.20	13.28	16.88
RETAIL AREA									
OTHER AREA	4	4.65	3.18	1.21	7.13				
TOTAL RENT	4	13.16	12.77	10.84	13.97				
MISCELLANEOUS									
TOTAL INCOME	4	13.16	12.77	10.84	13.97				
EXPENSE									
CLEANING	4	1.15	1.23	.72	1.71	1.15	1.23	.72	1.71
REPAIR-MAINT	4	1.01	1.02	.73	1.45	1.01	1.02	.73	1.45
UTILITIES	4	1.46	1.45	1.28	1.78	1.46	1.45	1.28	1.78
RDS/GRNDS/SEC	4	.13	.13	.07	.22	.17	.17	.09	.28
ADMINISTRATIVE	4	.86	.86	.40	1.69	1.13	1.13	.54	2.10
TOTAL OPER EXP	4	4.61	4.63	3.71	6.36	6.09	6.22	5.03	7.97
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.40	1.37						
TOTAL CONTRACT	4	1.11	.86	.65	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8355	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.17	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**4**	**UTILITIES TOTAL**	**1.46**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.40**	**3**
PAYROLL			ELECTRICAL	1.15	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.98	4	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC	.05	2	FUEL OIL	.30	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.01**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.20	3	WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.11**	**4**
HVAC	.32	4	**RDS/GNDS/SEC**	**.13**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	.98	4
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.70	4
STRUCT/ROOF			RDS/GNDS TOTAL	.12	4				TENANT ALTS			RDS/GROUNDS	.12	4
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.16	4	RDS/GNDS CONTR	.12	4				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,037,258 SQ. FT.				906,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.87	12.06		
RETAIL AREA									
OTHER AREA	2	3.92	3.53						
TOTAL RENT	11	20.15	13.17	11.89	13.93				
MISCELLANEOUS									
TOTAL INCOME	11	20.15	13.17	11.89	13.93				
EXPENSE									
CLEANING	10	1.08	1.03	.83	1.37	1.08	1.03	.83	1.37
REPAIR-MAINT	13	1.31	1.26	.43	1.58	1.31	1.26	.43	1.58
UTILITIES	13	1.29	1.18	1.00	1.49	1.29	1.18	1.00	1.49
RDS/GRNDS/SEC	12	.06	.06	.04	.17	.07	.07	.04	.23
ADMINISTRATIVE	13	.34	.26	.19	.82	.39	.30	.22	.99
TOTAL OPER EXP	10	4.39	4.62	4.03	5.36	4.95	5.29	4.83	6.81
FIXED EXPENSES	10	2.92	1.92	1.71	2.48	3.39	2.39	2.21	3.58
TOTAL OPER + FIX	7	6.93	6.48	5.69	6.99	7.92	7.56	7.27	7.97
LEASING EXP									
TOTAL PAYROLL	3	1.98	1.11						
TOTAL CONTRACT	4	.62	.79	.71	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16534	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.1	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.67	11
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**4**	**UTILITIES TOTAL**	**1.27**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.98**	**3**
PAYROLL	.38	3	ELECTRICAL	.97	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.38	3
CONTRACT	.74	4	GAS	.29	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.61	2
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	**.45**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.78**	**4**	PURCH CH WTR			PAYROLL	.23	2				ADMINISTRATIVE	.23	2
PAYROLL	.61	2	COAL			MGMT FEES	.37	2	**LEASING EXPENSES**					
ELEVATOR	.11	4	WATER/SEWER	.04	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.82**	**4**
HVAC	.42	4	**RDS/GNDS/SEC**	**.10**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	.74	4
ELECTRICAL	.35	3	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	1.25	4
STRUCT/ROOF	.34	4	RDS/GNDS TOTAL	.09	3				TENANT ALTS			RDS/GROUNDS	.09	3
PLUMBING	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.10	3	RDS/GNDS CONTR	.09	3				OTHER LEASING			ADMINISTRATIVE	.37	2
OTHER MAINT/SUP	.25	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	108,867 SQ. FT.				87,535 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	12.78	12.36	11.36	13.35					
MISCELLANEOUS										
TOTAL INCOME	5	12.78	12.36	11.36	13.35					
EXPENSE										
CLEANING	3	2.27	1.37			2.27	1.37			
REPAIR-MAINT	5	.93	.38	.26	1.53	.93	.38	.26	1.53	
UTILITIES	5	1.14	1.10	.92	1.43	1.14	1.10	.92	1.43	
RDS/GRNDS/SEC	5	.14	.14	.08	.26	.17	.17	.09	.37	
ADMINISTRATIVE	5	.35	.35	.17	.94	.43	.41	.20	1.23	
TOTAL OPER EXP	3	4.78	4.62			5.89	5.48			
FIXED EXPENSES	5	1.82	1.86	1.75	2.01	2.26	2.34	2.14	2.65	
TOTAL OPER + FIX	3	6.56	6.48			8.09	7.69			
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9515	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.65	5
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	396,609 SQ. FT.				337,639 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					11.87	12.06			
RETAIL AREA										
OTHER AREA	2	3.92	3.53							
TOTAL RENT	3	12.32	13.88							
MISCELLANEOUS										
TOTAL INCOME	3	12.32	13.88							
EXPENSE										
CLEANING	5	1.02	.83	.77	1.39	1.02	.83	.77	1.39	
REPAIR-MAINT	5	1.65	1.32	1.20	2.31	1.65	1.32	1.20	2.31	
UTILITIES	5	1.25	1.18	1.05	1.57	1.25	1.18	1.05	1.57	
RDS/GRNDS/SEC	4	.08	.04	.02	.15	.09	.05	.02	.17	
ADMINISTRATIVE	5	.55	.26	.20	1.09	.63	.27	.25	1.21	
TOTAL OPER EXP	5	5.16	5.24	4.04	6.34	5.91	5.30	5.07	6.93	
FIXED EXPENSES	2	1.58	1.59			1.95	1.99			
TOTAL OPER + FIX	2	5.85	5.93			7.24	7.28			
LEASING EXP										
TOTAL PAYROLL	3	1.98	1.11							
TOTAL CONTRACT	4	.82	.79	.71	.94					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9826	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.29	3
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	4
PAYROLL	.39	3
CONTRACT	.74	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.78	4
PAYROLL	.61	2
ELEVATOR	.11	4
HVAC	.42	4
ELECTRICAL	.35	3
STRUCT/ROOF	.34	4
PLUMBING	.05	4
FIRE/LIFE SFTY	.10	3
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	4
ELECTRICAL	.97	4
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.45	3
PAYROLL	.23	2
MGMT FEES	.37	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.98	3
CLEANING	.36	3
REPAIR/MAINT	.61	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.82	4
CLEANING	.74	4
REPAIR/MAINT	1.25	4
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	91 BLDS	14,553,516 SQ. FT.				12,881,968 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					13.91	13.78	12.61	16.48
RETAIL AREA									
OTHER AREA	17	9.43	5.68	2.95	13.05				
TOTAL RENT	44	16.70	13.29	11.64	14.37				
MISCELLANEOUS									
TOTAL INCOME	44	16.70	13.29	11.64	14.37				
EXPENSE									
CLEANING	88	1.02	.92	.74	1.27	1.03	.92	.74	1.30
REPAIR-MAINT	92	1.43	1.26	.88	1.69	1.44	1.26	.88	1.71
UTILITIES	90	1.59	1.44	1.18	1.67	1.59	1.44	1.18	1.68
RDS/GRNDS/SEC	91	.39	.18	.06	.44	.44	.21	.07	.55
ADMINISTRATIVE	70	.37	.29	.19	.67	.41	.31	.21	.76
TOTAL OPER EXP	73	4.58	4.52	3.84	5.35	5.16	5.09	4.26	6.15
FIXED EXPENSES	62	3.47	2.08	1.64	3.36	3.94	2.39	1.92	3.92
TOTAL OPER + FIX	45	7.91	6.57	5.88	8.20	8.92	7.65	6.79	9.98
LEASING EXP	8	.49	.06	.01	.15				
TOTAL PAYROLL	51	1.34	.61	.34	1.21				
TOTAL CONTRACT	65	.93	.86	.68	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8573	79
AVG SQFT/RETAIL TENANT	1946	12
AVG SQFT/OFFICE WORKER	230	45
AVG % OFFICE OCCUPANCY	99.1	84
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT	20.01	41
RENTABLE/GROSS SQFT	.88	76

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	64	**UTILITIES TOTAL**	1.66	66	SECURITY TOTAL	.50	45	**FIXED EXP TOTAL**	1.88	23	**TOTAL PAYROLL**	1.34	51
PAYROLL	.25	45	ELECTRICAL	1.29	66	SEC PAYROLL	.37	24	REAL ESTATE TAX	1.88	23	CLEANING	.25	45
CONTRACT	.82	63	GAS	.32	21	SEC CONTRACTS	.39	25	BUILDING INS	.02	2	REPAIR/MAINT	.58	44
SUP/MAT/MISC	.02	37	FUEL OIL	.10	21	SEC OTHER	.32	16	PERS PROP TAX			RDS/GROUNDS	.08	27
TRASH REMOVAL	.02	28	PURCH STEAM	.63	12	**ADMIN TOTAL**	.37	39	OTHER TAX			SECURITY	.37	24
REPR/MAINT TOTAL	1.39	62	PURCH CH WTR			PAYROLL	.24	26				ADMINISTRATIVE	.24	26
PAYROLL	.58	44	COAL			MGMT FEES	.34	9	**LEASING EXPENSES**	.49	8			
ELEVATOR	.16	58	WATER/SEWER	.10	38	PROF FEES	.24	7	ADV/PROMOTION			**TOTAL CONTRACTS**	.93	65
HVAC	.32	62	**RDS/GNDS/SEC**	.48	64	GEN OFC EXP	.01	21	COMMISSIONS			CLEANING	.82	63
ELECTRICAL	.08	61	**TOTAL**			OTHER ADM EXP	.06	20	PROF FEES			REPAIR/MAINT	.83	62
STRUCT/ROOF	.21	56	RDS/GNDS TOTAL	.13	50				TENANT ALTS	.48	8	RDS/GROUNDS	.05	48
PLUMBING	.03	35	RDS/GNDS PAYRL	.08	27				BUY-OUTS			SECURITY	.39	25
FIRE/LIFE SFTY	.07	61	RDS/GNDS CONTR	.05	48				OTHER LEASING			ADMINISTRATIVE	.30	15
OTHER MAINT/SUP	.09	52	RDS/GNDS OTHER	.04	18									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	23 BLDS	673,329 SQ. FT.				586,184 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.49	13.29	10.91	14.97
RETAIL AREA									
OTHER AREA	3	7.13	5.13						
TOTAL RENT	18	12.09	12.34	11.06	13.51				
MISCELLANEOUS									
TOTAL INCOME	18	12.09	12.34	11.06	13.51				
EXPENSE									
CLEANING	20	1.53	1.30	1.09	1.86	1.53	1.30	1.09	1.86
REPAIR-MAINT	23	1.44	1.27	.72	1.77	1.44	1.27	.72	1.77
UTILITIES	21	1.32	1.40	.96	1.60	1.32	1.40	.96	1.60
RDS/GRNDS/SEC	23	.24	.16	.09	.36	.28	.17	.10	.41
ADMINISTRATIVE	19	.59	.35	.23	.86	.66	.39	.28	.91
TOTAL OPER EXP	16	5.20	4.85	4.34	7.12	5.97	5.56	4.65	7.42
FIXED EXPENSES	19	1.95	1.90	1.60	2.11	2.25	2.21	1.92	2.65
TOTAL OPER + FIX	14	6.84	6.39	5.81	8.03	7.88	7.55	6.68	9.92
LEASING EXP									
TOTAL PAYROLL	6	.91	1.04	.20	1.37				
TOTAL CONTRACT	11	.94	1.09	.73	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8014	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	309	4
AVG % OFFICE OCCUPANCY	99.6	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.37	15
RENTABLE/GROSS SQFT	.86	22

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	10	**UTILITIES TOTAL**	1.41	11	SECURITY TOTAL	.29	7	**FIXED EXP TOTAL**	1.92	5	**TOTAL PAYROLL**	.91	6
PAYROLL	.65	5	ELECTRICAL	1.13	11	SEC PAYROLL	.02	2	REAL ESTATE TAX	1.92	5	CLEANING	.65	5
CONTRACT	.77	10	GAS	.21	2	SEC CONTRACTS	.18	6	BUILDING INS			REPAIR/MAINT	.31	5
SUP/MAT/MISC	.07	4	FUEL OIL	.34	7	SEC OTHER	.44	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.51	7	OTHER TAX			SECURITY	.02	2
REPR/MAINT TOTAL	1.80	11	PURCH CH WTR			PAYROLL	.20	2				ADMINISTRATIVE	.20	2
PAYROLL	.31	5	COAL			MGMT FEES	.26	2	**LEASING EXPENSES**					
ELEVATOR	.08	9	WATER/SEWER	.06	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.94	11
HVAC	.56	11	**RDS/GNDS/SEC**	.34	11	GEN OFC EXP			COMMISSIONS			CLEANING	.77	10
ELECTRICAL	.13	11	**TOTAL**			OTHER ADM EXP	.38	4	PROF FEES			REPAIR/MAINT	1.51	11
STRUCT/ROOF	.73	10	RDS/GNDS TOTAL	.17	10				TENANT ALTS			RDS/GROUNDS	.19	9
PLUMBING	.06	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	6
FIRE/LIFE SFTY	.06	11	RDS/GNDS CONTR	.19	9				OTHER LEASING			ADMINISTRATIVE	.30	3
OTHER MAINT/SUP	.23	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,150,962 SQ. FT.				960,178 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.66	14.10	11.75	15.50
RETAIL AREA									
OTHER AREA	4	2.38	3.53	1.52	5.22				
TOTAL RENT	7	12.35	12.96	11.86	13.51				
MISCELLANEOUS									
TOTAL INCOME	7	12.35	12.96	11.86	13.51				
EXPENSE									
CLEANING	15	1.05	.90	.74	1.13	1.05	.90	.74	1.13
REPAIR-MAINT	15	1.58	1.25	.89	1.75	1.58	1.25	.89	1.75
UTILITIES	15	1.43	1.45	1.21	1.63	1.43	1.45	1.21	1.63
RDS/GRNDS/SEC	15	.17	.07	.02	.34	.20	.10	.03	.38
ADMINISTRATIVE	10	.49	.34	.19	.69	.59	.48	.23	.77
TOTAL OPER EXP	10	4.89	4.61	4.24	5.24	5.92	5.29	4.88	7.04
FIXED EXPENSES	11	1.75	1.59	1.48	1.68	2.10	1.80	1.70	2.35
TOTAL OPER + FIX	6	5.97	5.95	5.75	6.28	7.34	6.98	6.58	7.56
LEASING EXP	3	.06	.06						
TOTAL PAYROLL	10	.56	.45	.33	.53				
TOTAL CONTRACT	12	.89	.71	.66	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8177	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	6
AVG % OFFICE OCCUPANCY	96.4	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.19	7
RENTABLE/GROSS SQFT	.88	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**12**
PAYROLL	.15	9
CONTRACT	.75	12
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.42**	**11**
PAYROLL	.41	9
ELEVATOR	.10	10
HVAC	.39	11
ELECTRICAL	.15	11
STRUCT/ROOF	.35	10
PLUMBING	.03	5
FIRE/LIFE SFTY	.05	10
OTHER MAINT/SUP	.12	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**12**
ELECTRICAL	1.35	12
GAS	.24	5
FUEL OIL	.16	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC	**.20**	**12**
TOTAL		
RDS/GNDS TOTAL	.07	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	9
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL	.01	2
SEC CONTRACTS	.32	3
SEC OTHER	.44	2
ADMIN TOTAL	**.45**	**6**
PAYROLL	.16	3
MGMT FEES	.37	2
PROF FEES	.45	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.88**	**7**
REAL ESTATE TAX	1.88	7
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.06**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.56**	**10**
CLEANING	.15	9
REPAIR/MAINT	.41	9
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	**.89**	**12**
CLEANING	.75	12
REPAIR/MAINT	1.00	11
RDS/GROUNDS	.06	9
SECURITY	.32	3
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	4,130,618 SQ. FT.				3,673,737 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.56	15.80	14.25	16.69
RETAIL AREA									
OTHER AREA	5	6.40	10.13	2.59	14.28				
TOTAL RENT	8	14.32	14.37	13.18	15.33				
MISCELLANEOUS									
TOTAL INCOME	8	14.32	14.37	13.18	15.33				
EXPENSE									
CLEANING	27	1.08	.93	.76	1.13	1.09	.93	.76	1.13
REPAIR-MAINT	26	1.22	1.17	.78	1.46	1.23	1.18	.78	1.46
UTILITIES	27	1.47	1.44	1.20	1.82	1.48	1.44	1.20	1.84
RDS/GRNDS/SEC	25	.31	.28	.09	.52	.36	.31	.10	.60
ADMINISTRATIVE	19	.44	.29	.19	.62	.48	.31	.20	.67
TOTAL OPER EXP	22	4.59	4.47	3.48	5.33	5.10	5.09	3.98	5.91
FIXED EXPENSES	15	2.45	2.32	1.82	3.05	2.80	2.74	2.20	3.54
TOTAL OPER + FIX	11	6.38	5.96	5.34	7.49	7.08	7.39	6.00	7.86
LEASING EXP	3	.93	.01						
TOTAL PAYROLL	18	1.13	.65	.33	1.04				
TOTAL CONTRACT	22	.99	.99	.69	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18006	22
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	190	17
AVG % OFFICE OCCUPANCY	98.3	25
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.80	9
RENTABLE/GROSS SQFT	.90	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**23**
PAYROLL	.58	15
CONTRACT	.74	22
SUP/MAT/MISC	.05	14
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	**1.27**	**21**
PAYROLL	.40	14
ELEVATOR	.13	20
HVAC	.34	21
ELECTRICAL	.11	20
STRUCT/ROOF	.26	17
PLUMBING	.03	11
FIRE/LIFE SFTY	.08	21
OTHER MAINT/SUP	.16	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**23**
ELECTRICAL	1.21	23
GAS	.31	11
FUEL OIL	.15	7
PURCH STE/M	.51	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC	**.35**	**21**
TOTAL		
RDS/GNDS TOTAL	.11	17
RDS/GNDS PAYRL	.02	9
RDS/GNDS CONTR	.09	17
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	16
SEC PAYROLL	.12	9
SEC CONTRACTS	.31	13
SEC OTHER	.14	6
ADMIN TOTAL	**.42**	**12**
PAYROLL	.30	10
MGMT FEES	.35	3
PROF FEES	.19	2
GEN OFC EXP	.01	6
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.64**	**8**
REAL ESTATE TAX	2.63	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.93**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.92	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.13**	**18**
CLEANING	.58	15
REPAIR/MAINT	.40	14
RDS/GROUNDS	.02	9
SECURITY	.12	8
ADMINISTRATIVE	.30	8
TOTAL CONTRACTS	**.99**	**22**
CLEANING	.74	22
REPAIR/MAINT	.80	21
RDS/GROUNDS	.09	17
SECURITY	.31	13
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,878,030 SQ. FT.				1,648,076 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.68	.70	.63	.72	.69	.70	.65	.72
REPAIR-MAINT	5	1.35	1.13	.63	2.07	1.36	1.13	.63	2.12
UTILITIES	5	1.22	1.26	.95	1.57	1.23	1.26	.97	1.57
RDS/GRNDS/SEC	5	.46	.42	.13	.92	.53	.49	.15	.98
ADMINISTRATIVE	3	.54	.40			.60	.47		
TOTAL OPER EXP	5	4.04	3.54	3.10	5.26	4.61	4.27	3.68	5.61
FIXED EXPENSES	5	3.44	2.76	2.08	4.97	3.92	3.56	2.23	5.68
TOTAL OPER + FIX	5	7.48	6.66	6.19	9.04	8.53	7.82	7.53	9.67
LEASING EXP									
TOTAL PAYROLL	3	.42	.38						
TOTAL CONTRACT	4	1.01	.86	.65	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36503	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	360	3
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	4
PAYROLL	.02	3
CONTRACT	.63	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.53	4
PAYROLL	.29	3
ELEVATOR	.19	4
HVAC	.45	4
ELECTRICAL	.09	4
STRUCT/ROOF	.29	4
PLUMBING	.01	2
FIRE/LIFE SFTY	.20	4
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	4
ELECTRICAL	1.10	4
GAS	.32	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.53	4
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.73	3
SEC PAYROLL		
SEC CONTRACTS	.93	2
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.06	2
REAL ESTATE TAX	2.06	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	3
CLEANING	.02	3
REPAIR/MAINT	.29	3
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.01	4
CLEANING	.63	4
REPAIR/MAINT	1.23	4
RDS/GROUNDS	.00	2
SECURITY	.93	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	2,594,010 SQ. FT.				2,268,178 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.79	.78			.79	.78		
REPAIR-MAINT	3	1.60	1.30			1.61	1.30		
UTILITIES	3	1.74	1.65			1.75	1.65		
RDS/GRNDS/SEC	3	.69	.44			.79	.55		
ADMINISTRATIVE									
TOTAL OPER EXP	2	3.86	3.86			4.46	4.54		
FIXED EXPENSES	3	4.32	5.57			4.94	6.10		
TOTAL OPER + FIX	2	9.62	9.66			11.13	11.31		
LEASING EXP									
TOTAL PAYROLL	3	1.87	.74						
TOTAL CONTRACT	3	.66	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79618	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	2
PAYROLL	.01	2
CONTRACT	.77	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.12	2
PAYROLL	.59	2
ELEVATOR	.18	2
HVAC	.21	2
ELECTRICAL	.04	2
STRUCT/ROOF	.09	2
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.02	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	3
ELECTRICAL	1.45	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.89	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.34	3
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.87	3
CLEANING	.01	2
REPAIR/MAINT	.59	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.88	3
CLEANING	.77	2
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,528,238 SQ. FT.				1,422,508 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.93	13.30	12.00	15.11
RETAIL AREA									
OTHER AREA	2	10.75	10.79						
TOTAL RENT	5	14.09	13.13	12.00	15.88				
MISCELLANEOUS									
TOTAL INCOME	5	14.09	13.13	12.00	15.88				
EXPENSE									
CLEANING	14	.75	.88	.61	1.00	.66	.88	.61	1.00
REPAIR-MAINT	14	1.85	1.28	.98	1.96	1.63	1.24	.97	1.81
UTILITIES	15	1.53	1.54	1.33	1.75	1.35	1.54	1.34	1.75
RDS/GRNDS/SEC	13	.50	.32	.16	.60	.53	.36	.17	.66
ADMINISTRATIVE	11	.58	.64	.32	.94	.63	.65	.35	1.01
TOTAL OPER EXP	13	5.37	5.02	4.27	6.17	5.73	5.54	4.72	6.98
FIXED EXPENSES	10	2.56	2.41	1.75	2.82	2.69	2.41	1.86	3.01
TOTAL OPER+FIX	8	8.19	6.67	6.43	9.10	8.45	7.44	6.47	9.90
LEASING EXP									
TOTAL PAYROLL	10	1.13	.94	.27	1.67				
TOTAL CONTRACT	13	1.01	1.00	.76	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	56313	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	208	7
AVG % OFFICE OCCUPANCY	98.4	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.83	3
RENTABLE/GROSS SQFT	.92	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	12
PAYROLL	.04	5
CONTRACT	.69	12
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.83	14
PAYROLL	.75	9
ELEVATOR	.08	14
HVAC	.47	14
ELECTRICAL	.29	12
STRUCT/ROOF	.32	8
PLUMBING	.05	9
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.23	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	13
ELECTRICAL	1.35	13
GAS	.84	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.51	12
RDS/GNDS TOTAL	.30	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	7
RDS/GNDS OTHER	.45	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	9
SEC PAYROLL		
SEC CONTRACTS	.23	6
SEC OTHER	.23	4
ADMIN TOTAL	.47	9
PAYROLL	.30	6
MGMT FEES	.40	4
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.21	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	8
REAL ESTATE TAX	2.27	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	10
CLEANING	.04	5
REPAIR/MAINT	.75	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	1.01	13
CLEANING	.69	12
REPAIR/MAINT	1.06	14
RDS/GROUNDS	.20	7
SECURITY	.23	6
ADMINISTRATIVE	.43	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	112,155 SQ. FT.				98,696 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.90	13.81		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.73	13.56						
MISCELLANEOUS									
TOTAL INCOME	2	14.73	13.56						
EXPENSE									
CLEANING	3	.87	.70			.87	.70		
REPAIR-MAINT	3	1.08	1.03			1.08	1.03		
UTILITIES	4	1.96	1.90	1.60	3.14	1.96	1.90	1.60	3.14
RDS/GRNDS/SEC	3	.13	.16			.15	.16		
ADMINISTRATIVE	4	1.17	.83	.62	1.42	1.33	.84	.62	1.88
TOTAL OPER EXP	3	5.10	4.98			5.85	5.04		
FIXED EXPENSES	3	1.81	1.84			1.83	1.86		
TOTAL OPER+FIX	2	6.33	6.30			6.39	6.36		
LEASING EXP									
TOTAL PAYROLL	2	.26	.27						
TOTAL CONTRACT	4	2.00	.99	.72	9.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6341	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	3
PAYROLL		
CONTRACT	.77	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.08	3
PAYROLL		
ELEVATOR	.06	3
HVAC	.30	3
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.53	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	4
ELECTRICAL	1.55	4
GAS	.41	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.17	2
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.82	3
PAYROLL	.26	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	3
REAL ESTATE TAX	1.79	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	2.00	4
CLEANING	.77	3
REPAIR/MAINT	.72	3
RDS/GROUNDS	.15	2
SECURITY		
ADMINISTRATIVE	.54	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	305,898 SQ. FT.				273,065 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT-MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.98	.98	.91	1.05	.98	.98	.91	1.05
REPAIR-MAINT	4	1.26	1.30	1.02	1.50	1.26	1.30	1.02	1.50
UTILITIES	4	1.41	1.40	1.21	1.62	1.41	1.40	1.21	1.62
RDS/GRNDS/SEC	3	.68	.76			.79	.83		
ADMINISTRATIVE	4	.62	.58	.29	.99	.70	.67	.31	1.20
TOTAL OPER EXP	4	5.56	5.53	4.74	6.33	6.23	6.16	5.45	6.98
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.19	1.24						
TOTAL CONTRACT	4	1.36	.37	1.12	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39423	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	366	2
AVG % OFFICE OCCUPANCY	92.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**4**
PAYROLL	.08	3
CONTRACT	.90	4
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	**1.26**	**4**
PAYROLL	.79	3
ELEVATOR	.10	4
HVAC	.21	4
ELECTRICAL	.06	3
STRUCT/ROOF	.06	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**4**
ELECTRICAL	.93	4
GAS	2.31	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC	**.68**	**3**
TOTAL		
RDS/GNDS TOTAL	.22	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.79	2
SEC PAYROLL		
SEC CONTRACTS	.70	2
SEC OTHER		
ADMIN TOTAL	**.46**	**3**
PAYROLL	.25	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.19**	**3**
CLEANING	.08	3
REPAIR/MAINT	.79	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	**1.36**	**4**
CLEANING	.90	4
REPAIR/MAINT	.49	4
RDS/GROUNDS	.22	2
SECURITY	.70	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	970,185 SQ. FT.				910,747 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.20	14.32						
MISCELLANEOUS									
TOTAL INCOME	2	14.20	14.32						
EXPENSE									
CLEANING	5	.63	.55	.50	.85	.52	.55	.38	.86
REPAIR-MAINT	5	1.84	1.92	1.05	2.59	1.52	1.20	.95	2.56
UTILITIES	5	1.52	1.37	1.07	1.99	1.25	1.37	.87	1.99
RDS/GRNDS/SEC	5	.29	.31	.10	.42	.31	.31	.12	.45
ADMINISTRATIVE	3	.43	.32			.46	.36		
TOTAL OPER EXP	4	4.81	4.47	3.93	5.66	5.05	4.99	4.17	5.95
FIXED EXPENSES	4	2.56	2.47	1.97	2.98	2.69	2.63	2.07	3.14
TOTAL OPER + FIX	3	7.63	6.67			7.83	7.44		
LEASING EXP									
TOTAL PAYROLL	3	.56	.57						
TOTAL CONTRACT	5	.79	.76	.65	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	98103	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**5**
PAYROLL	.02	2
CONTRACT	.61	5
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.91**	**5**
PAYROLL	.46	3
ELEVATOR	.07	5
HVAC	.59	5
ELECTRICAL	.37	5
STRUCT/ROOF	.33	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.24	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**5**
ELECTRICAL	1.45	5
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC	**.29**	**5**
TOTAL		
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL		
SEC CONTRACTS	.12	3
SEC OTHER	.27	2
ADMIN TOTAL	**.43**	**3**
PAYROLL		
MGMT FEES	.37	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.52**	**3**
REAL ESTATE TAX	2.04	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**3**
CLEANING	.02	2
REPAIR/MAINT	.46	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.79**	**5**
CLEANING	.61	5
REPAIR/MAINT	1.21	5
RDS/GROUNDS	.21	3
SECURITY	.12	3
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	640,683 SQ. FT.				573,054 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.70	.78			.72	.78		
REPAIR-MAINT	3	2.20	2.23			2.27	2.25		
UTILITIES	3	.98	.95			1.01	1.00		
RDS/GRNDS/SEC	3	.18	.08			.20	.09		
ADMINISTRATIVE	3	.74	.54			.83	.64		
TOTAL OPER EXP	3	4.79	4.89			5.36	5.40		
FIXED EXPENSES	2	1.91	1.68			2.20	1.96		
TOTAL OPER + FIX	2	6.63	6.48			7.64	7.55		
LEASING EXP	2	.18	.12						
TOTAL PAYROLL	2	.71	1.09						
TOTAL CONTRACT	2	.55	.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**2**	**UTILITIES TOTAL**	**.93**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.91**	**2**	**TOTAL PAYROLL**	**.71**	**2**
PAYROLL	.11	2	ELECTRICAL	.77	2	SEC PAYROLL			REAL ESTATE TAX	1.91	2	CLEANING	.11	2
CONTRACT	.54	2	GAS	.11	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.31	2
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.04	2
TRASH REMOVAL	.02	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.19**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**.85**	**2**				ADMINISTRATIVE	.24	2
PAYROLL	.31	2	COAL			PAYROLL	.24	2	**LEASING EXPENSES**	**.18**	**2**			
ELEVATOR	.08	2	WATER/SEWER	.05	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.55**	**2**
HVAC	.25	2	**RDS/GNDS/SEC**	**.07**	**2**	PROF FEES	.50	2	COMMISSIONS			CLEANING	.54	2
ELECTRICAL	.04	2	**TOTAL**			GEN OFC EXP	.04	2	PROF FEES			REPAIR/MAINT	1.88	2
STRUCT/ROOF	.97	2	RDS/GNDS TOTAL	.07	2	OTHER ADM EXP	.07	2	TENANT ALTS	.15	2	RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL	.04	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.54	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	[illegible]	2
OTHER MAINT/SUP			RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Guelph, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	104,928 SQ. FT.				99,507 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.86	13.15						
MISCELLANEOUS									
TOTAL INCOME	3	12.86	13.15						
EXPENSE									
CLEANING	3	3.00	3.92			3.00	3.92		
REPAIR-MAINT	3	.81	.84			.81	.84		
UTILITIES	3	1.07	1.06			1.07	1.06		
RDS/GRNDS/SEC	3	.09	.11			.11	.13		
ADMINISTRATIVE	3	.20	.29			.24	.31		
TOTAL OPER EXP	3	5.18	5.38			6.08	7.59		
FIXED EXPENSES	3	1.66	1.65			1.94	2.34		
TOTAL OPER + FIX	3	6.84	7.03			8.02	9.92		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT-									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8761	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.63	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			**ADMIN TOTAL**						ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC			**RDS/GNDS/SEC**			PROF FEES			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kingston, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	46,409 SQ. FT.				38,102 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.37	11.42						
MISCELLANEOUS									
TOTAL INCOME	3	13.37	11.42						
EXPENSE									
CLEANING									
REPAIR-MAINT	3	1.21	.38			1.21	.38		
UTILITIES	3	1.37	1.42			1.37	1.42		
RDS/GRNDS/SEC	3	.22	.23			.27	.27		
ADMINISTRATIVE	3	.90	.87			1.10	1.19		
TOTAL OPER EXP									
FIXED EXPENSES	3	2.30	2.04			2.80	2.87		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4763	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.02	3
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECUR/TY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	46,409 SQ. FT.				38,102 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.37	11.42						
MISCELLANEOUS									
TOTAL INCOME	3	13.37	11.42						
EXPENSE									
CLEANING									
REPAIR-MAINT	3	1.21	.38			1.21	.38		
UTILITIES	3	1.37	1.42			1.37	1.42		
RDS/GRNDS/SEC	3	.22	.23			.27	.27		
ADMINISTRATIVE	3	.90	.87			1.10	1.19		
TOTAL OPER EXP									
FIXED EXPENSES	3	2.30	2.04			2.80	2.87		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4763	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.02	3
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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London, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	340,205 SQ. FT.				286,713 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					15.57	13.63		
RETAIL AREA									
OTHER AREA	2	14.29	13.64						
TOTAL RENT	3	15.05	13.97						
MISCELLANEOUS									
TOTAL INCOME	3	15.05	13.97						
EXPENSE									
CLEANING	3	.96	.95			.96	.95		
REPAIR-MAINT	3	1.07	1.08			1.07	1.08		
UTILITIES	3	1.29	1.18			1.29	1.18		
RDS/GRNDS/SEC	3	.03	.04			.04	.05		
ADMINISTRATIVE	3	.18	.18			.21	.23		
TOTAL OPER EXP	3	3.53	3.44			4.19	3.88		
FIXED EXPENSES	3	1.95	1.47			2.31	2.26		
TOTAL OPER + FIX	3	5.48	4.91			6.50	6.35		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11436	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.06	3
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,642,190 SQ. FT.				1,501,520 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.83	.85	.72	1.02	.83	.85	.72	1.02
REPAIR-MAINT	5	1.17	1.18	.87	1.63	1.17	1.18	.87	1.63
UTILITIES	5	1.47	1.59	1.43	1.85	1.47	1.59	1.43	1.85
RDS/GRNDS/SEC	5	.62	.44	.28	.92	.68	.55	.30	.98
ADMINISTRATIVE	2	.26	.56			.26	.56		
TOTAL OPER EXP	3	4.16	4.91			4.45	4.91		
FIXED EXPENSES	4	4.41	2.93	1.80	7.52	4.83	3.38	1.97	5.33
TOTAL OPER + FIX	2	8.93	8.61			9.57	9.05		
LEASING EXP									
TOTAL PAYROLL	4	.50	.59	.41	1.03				
TOTAL CONTRACT	5	1.07	.97	.77	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	54097	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	308	5
AVG % OFFICE OCCUPANCY	98.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	5
PAYROLL	.01	3
CONTRACT	.79	5
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.17	5
PAYROLL	.49	4
ELEVATOR	.18	5
HVAC	.36	5
ELECTRICAL	.09	5
STRUCT/ROOF	.07	5
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.06	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	5
ELECTRICAL	1.03	5
GAS	.47	3
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.62	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.63	4
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.44	3
ADMIN TOTAL	.36	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.58	2
REAL ESTATE TAX	2.58	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	4
CLEANING	.01	3
REPAIR/MAINT	.49	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.07	5
CLEANING	.79	5
REPAIR/MAINT	.72	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	240,478 SQ. FT.				214,701 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.87	.83			.88	.83		
REPAIR-MAINT	3	1.73	1.68			1.74	1.68		
UTILITIES	3	1.42	1.50			1.43	1.50		
RDS/GRNDS/SEC	3	.34	.18			.38	.18		
ADMINISTRATIVE	3	.83	.84			.93	.97		
TOTAL OPER EXP	3	5.19	5.01			5.82	5.56		
FIXED EXPENSES	3	1.95	1.84			2.18	1.86		
TOTAL OPER + FIX	3	7.14	6.67			8.00	7.44		
LEASING EXP									
TOTAL PAYROLL	3	1.10	1.19						
TOTAL CONTRACT	3	1.06	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	3
PAYROLL	.05	2
CONTRACT	.75	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.80	3
PAYROLL	.64	2
ELEVATOR	.19	3
HVAC	.19	3
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.42	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	3
ELECTRICAL	1.17	3
GAS	4.72	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.27	3
SEC OTHER	.03	3
ADMIN TOTAL	.83	3
PAYROLL	.32	3
MGMT FEES	.47	3
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.95	3
REAL ESTATE TAX	1.94	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	3
CLEANING	.05	2
REPAIR/MAINT	.64	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	1.06	3
CLEANING	.75	3
REPAIR/MAINT	.43	3
RDS/GROUNDS	.06	2
SECURITY	.27	3
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,710,071 SQ. FT.				2,233,642 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	6					14.47	14.41	13.70	15.83
RETAIL AREA									
OTHER AREA	6	2.54	2.94	1.52	4.59				
TOTAL RENT	6	12.18	12.96	11.51	13.66				
MISCELLANEOUS									
TOTAL INCOME	6	12.18	12.96	11.51	13.66				
EXPENSE									
CLEANING	14	.80	.71	.64	.87	.80	.71	.64	.87
REPAIR-MAINT	15	1.42	1.33	.97	1.91	1.42	1.33	.97	1.91
UTILITIES	15	1.48	1.45	1.24	1.64	1.48	1.45	1.24	1.64
RDS/GRNDS/SEC	15	.39	.16	.08	.44	.47	.19	.10	.52
ADMINISTRATIVE	7	.21	.20	.16	.24	.26	.22	.19	.28
TOTAL OPER EXP	12	4.16	4.25	3.94	4.63	5.05	5.27	4.63	5.91
FIXED EXPENSES	6	5.16	4.04	3.05	5.49	6.25	4.87	3.67	6.80
TOTAL OPER + FIX	6	9.54	9.61	8.09	10.09	11.53	11.33	9.92	12.05
LEASING EXP									
TOTAL PAYROLL	9	.75	.69	.39	1.09				
TOTAL CONTRACT	15	.78	.69	.62	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42239	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	13
AVG % OFFICE OCCUPANCY	99.4	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.17	7
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	14
PAYROLL	.16	8
CONTRACT	.67	14
SUP/MAT/MISC	.01	7
TRASH REMOVAL		
REPR/MAINT TOTAL	1.31	14
PAYROLL	.60	9
ELEVATOR	.15	14
HVAC	.36	14
ELECTRICAL	.06	14
STRUCT/ROOF	.10	12
PLUMBING	.04	5
FIRE/LIFE SFTY	.06	14
OTHER MAINT/SUP	.06	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	15
ELECTRICAL	1.30	15
GAS	.31	4
FUEL OIL	.08	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.39	15
RDS/GNDS TOTAL	.07	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	11
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	7
SEC PAYROLL	.01	3
SEC CONTRACTS	.54	3
SEC OTHER	.38	6
ADMIN TOTAL	.21	7
PAYROLL	.24	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.84	3
REAL ESTATE TAX	2.84	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	9
CLEANING	.16	9
REPAIR/MAINT	.60	9
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE		
TOTAL CONTRACTS	.78	15
CLEANING	.67	14
REPAIR/MAINT	.73	14
RDS/GROUNDS	.06	11
SECURITY	.54	3
ADMINISTRATIVE	.24	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	326,339 SQ. FT.				271,836 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	3					14.92	14.41			
RETAIL AREA										
OTHER AREA	3	1.87	2.84							
TOTAL RENT	3	12.82	12.96							
MISCELLANEOUS										
TOTAL INCOME	3	12.82	12.96							
EXPENSE										
CLEANING	4	.70	.72	.58	.87	.70	.72	.58	.87	
REPAIR-MAINT	4	2.37	1.90	1.41	3.43	2.37	1.90	1.41	3.43	
UTILITIES	4	1.46	1.50	1.37	1.59	1.46	1.50	1.37	1.59	
RDS/GRNDS/SEC	4	.09	.06	.04	.15	.11	.07	.04	.17	
ADMINISTRATIVE	3	.17	.19			.21	.21			
TOTAL OPER EXP	3	5.51	4.63			6.57	5.45			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	2	.90	.92							
TOTAL CONTRACT	4	.76	.75	.62	.94					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51644	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	221	2
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.38	3
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	4
PAYROLL		
CONTRACT	.70	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.51	3
PAYROLL	.89	2
ELEVATOR	.14	3
HVAC	.37	3
ELECTRICAL	.07	3
STRUCT/ROOF	.05	2
PLUMBING		
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.22	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	4
ELECTRICAL	1.27	4
GAS	.34	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.09	4
TOTAL		
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.17	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	2
CLEANING		
REPAIR/MAINT	.69	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.76	4
CLEANING	.70	4
REPAIR/MAINT	.68	3
RDS/GROUNDS	.06	4
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	647,671 SQ. FT.				521,336 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.09	.76	.63	1.98	1.09	.76	.63	1.98
REPAIR-MAINT	4	1.46	1.13	.86	1.87	1.46	1.13	.86	1.87
UTILITIES	4	1.60	1.61	1.19	1.96	1.60	1.61	1.19	1.96
RDS/GRNDS/SEC	4	.44	.24	.13	.77	.55	.29	.17	.93
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.70	4.55			5.88	5.91		
FIXED EXPENSES	3	3.30	3.29			3.97	3.94		
TOTAL OPER + FIX	2	8.43	8.72			10.13	10.48		
LEASING EXP									
TOTAL PAYROLL	3	1.10	.70						
TOTAL CONTRACT	4	1.03	.90	.49	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29631	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	221	4
AVG % OFFICE OCCUPANCY	97.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	4
PAYROLL	.68	3
CONTRACT	.60	4
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.46	4
PAYROLL	.42	3
ELEVATOR	.10	4
HVAC	.52	4
ELECTRICAL	.10	4
STRUCT/ROOF	.18	4
PLUMBING		
FIRE/LIFE SFTY	.19	4
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	4
ELECTRICAL	1.37	4
GAS	.30	2
FUEL OIL	.04	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.44	4
TOTAL		
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	3
SEC PAYROLL	.01	3
SEC CONTRACTS	.54	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.08	2
REAL ESTATE TAX	3.08	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	3
CLEANING	.68	3
REPAIR/MAINT	.42	3
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.03	4
CLEANING	.60	4
REPAIR/MAINT	1.09	4
RDS/GROUNDS	.05	4
SECURITY	.54	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,962,333 SQ. FT.				4,593,040 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.80	22.24		
RETAIL AREA									
OTHER AREA	2	23.65	23.13						
TOTAL RENT	7	20.40	22.45	17.36	27.16				
MISCELLANEOUS									
TOTAL INCOME	7	20.40	22.45	17.36	27.16				
EXPENSE									
CLEANING	19	1.29	1.07	.85	1.50	1.30	1.07	.85	1.51
REPAIR-MAINT	21	1.71	1.46	1.28	1.69	1.73	1.46	1.28	1.70
UTILITIES	21	2.00	1.82	1.47	2.22	2.01	1.82	1.48	2.23
RDS/GRNDS/SEC	20	.49	.35	04	.59	.53	.36	05	63
ADMINISTRATIVE	21	.23	.21	15	.29	.25	.22	16	.29
TOTAL OPER EXP	19	5.36	5.13	3.98	6.37	5.78	5.29	4.17	7.48
FIXED EXPENSES	7	3.42	4.24	3.36	5.25	3.67	4.28	4.02	5.69
TOTAL OPER + FIX	5	8.83	8.30	8.11	11.59	9.27	8.95	8.22	13.69
LEASING EXP									
TOTAL PAYROLL	15	2.79	1.94	98	4.41				
TOTAL CONTRACT	15	98	93	.49	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4547	20
AVG SQFT/RETAIL TENANT	1946	12
AVG SQFT/OFFICE WORKER	215	14
AVG % OFFICE OCCUPANCY	99.6	20
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT	28.49	6
RENTABLE/GROSS SQFT	.83	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.59**	**14**	**UTILITIES TOTAL**	**2.24**	**15**	SECURITY TOTAL	.59	14	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.79**	**15**
PAYROLL	.49	14	ELECTRICAL	1.50	15	SEC PAYROLL	.50	13	REAL ESTATE TAX			CLEANING	.49	14
CONTRACT	1.06	14	GAS	.39	5	SEC CONTRACTS	.28	5	BUILDING INS			REPAIR/MAINT	.90	14
SUP/MAT/MISC	.04	14	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.13	13
TRASH REMOVAL	.01	14	PURCH STEAM	.65	10				OTHER TAX			SECURITY	.50	13
REPR/MAINT TOTAL	**1.59**	**14**	PURCH CH WTR			**ADMIN TOTAL**	**.23**	**15**				ADMINISTRATIVE	.21	15
PAYROLL	.90	14	COAL			PAYROLL	.21	15	**LEASING EXPENSES**					
ELEVATOR	.21	14	WATER/SEWER	.14	15	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.98**	**15**
HVAC	.23	14	**RDS/GNDS/SEC**	**.75**	**14**	PROF FEES			COMMISSIONS			CLEANING	1.06	14
ELECTRICAL	.07	14	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.64	14
STRUCT/ROOF	.08	14	RDS/GNDS TOTAL	.20	13	OTHER ADM EXP	.01	5	TENANT ALTS			RDS/GROUNDS	.02	13
PLUMBING	.03	13	RDS/GNDS PAYRL	.13	13				BUY-OUTS			SECURITY	.28	5
FIRE/LIFE SFTY	.03	14	RDS/GNDS CONTR	.02	13				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.05	14	RDS/GNDS OTHER	.05	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	606,471 SQ. FT.				585,127 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.89	1.17	1.01	3.07	1.92	1.17	1.01	3.17
REPAIR-MAINT	5	1.23	1.31	.85	1.50	1.25	1.31	.89	1.50
UTILITIES	5	1.89	1.96	1.47	2.22	1.92	2.09	1.47	2.22
RDS/GRNDS/SEC	4	.58	.59	.46	.69	.60	.62	.48	.72
ADMINISTRATIVE	5	.23	.22	.18	.29	.24	.22	.19	.30
TOTAL OPER EXP	5	6.22	5.16	4.30	8.30	6.45	5.34	4.47	8.59
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.50	1.02	.77	4.65				
TOTAL CONTRACT	5	.99	1.13	.37	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58513	5
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	204	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.89**	**5**	**UTILITIES TOTAL**	**1.89**	**5**	SECURITY TOTAL	.42	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.50**	**5**
PAYROLL	1.18	5	ELECTRICAL	1.37	5	SEC PAYROLL	.03	3	REAL ESTATE TAX			CLEANING	1.18	5
CONTRACT	.59	5	GAS	.39	5	SEC CONTRACTS	.39	4	BUILDING INS			REPAIR/MAINT	.53	5
SUP/MAT/MISC	.10	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	4
TRASH REMOVAL	.02	5	PURCH STEAM						OTHER TAX			SECURITY	.03	3
REPR/MAINT TOTAL	**1.23**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.23**	**5**				ADMINISTRATIVE	.23	5
PAYROLL	.53	5	COAL			PAYROLL	.23	5	**LEASING EXPENSES**					
ELEVATOR	.17	5	WATER/SEWER	.13	5	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.99**	**5**
HVAC	.26	5	**RDS/GNDS/SEC**	**.58**	**4**	PROF FEES			COMMISSIONS			CLEANING	.59	5
ELECTRICAL	.13	5	**TOTAL**			GEN OFC EXP	.01	2	PROF FEES			REPAIR/MAINT	.66	5
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.16	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.09	4
PLUMBING	.02	4	RDS/GNDS PAYRL	.05	4				BUY-OUTS			SECURITY	.39	4
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.04	5	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	614,228 SQ. FT.				572,024 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.71	.62			.71	.62		
REPAIR-MAINT	3	1.02	1.18			1.02	1.18		
UTILITIES	3	1.10	.88			1.10	.88		
RDS/GRNDS/SEC	2	.40	.45			.42	.46		
ADMINISTRATIVE	3	.44	.50			.47	.58		
TOTAL OPER EXP	3	3.58	3.40			3.85	3.75		
FIXED EXPENSES	3	2.46	2.03			2.64	2.28		
TOTAL OPER + FIX	3	6.04	5.43			6.49	6.03		
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	3	.78	.35						
TOTAL CONTRACT	2	.66	.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3	**UTILITIES TOTAL**	1.07	3	SECURITY TOTAL			**FIXED EXP TOTAL**	2.46	3	**TOTAL PAYROLL**	.78	3
PAYROLL	.36	2	ELECTRICAL	.72	3	SEC PAYROLL			REAL ESTATE TAX	2.46	3	CLEANING	.36	2
CONTRACT	.55	2	GAS	.12	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.30	2
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.44	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.22	2	PURCH CH WTR			PAYROLL	.08	3				ADMINISTRATIVE	.08	3
PAYROLL	.30	2	COAL			MGMT FEES			**LEASING EXPENSES**	.01	2			
ELEVATOR	.05	2	WATER/SEWER	.07	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.66	2
HVAC	.06	2	**RDS/GNDS/SEC**	.40	2	GEN OFC EXP	.01	3	COMMISSIONS			CLEANING	.55	2
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			REPAIR/MAINT	.91	2
STRUCT/ROOF	.73	2	RDS/GNDS TOTAL						TENANT ALTS	.01	2	RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.48	2
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	614,228 SQ. FT.				572,024 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.71	.62			.71	.62		
REPAIR-MAINT	3	1.02	1.18			1.02	1.18		
UTILITIES	3	1.10	.88			1.10	.88		
RDS/GRNDS/SEC	2	.40	.45			.42	.46		
ADMINISTRATIVE	3	.44	.50			.47	.58		
TOTAL OPER EXP	3	3.58	3.40			3.85	3.75		
FIXED EXPENSES	3	2.46	2.03			2.64	2.28		
TOTAL OPER + FIX	3	6.04	5.43			6.49	6.03		
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	3	.78	.35						
TOTAL CONTRACT	2	.66	.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
[illegible] % OFFICE OCCUPANCY		
[illegible] AIL OCCUPANCY		
AV[illegible] T		
REN[illegible] OFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3	**UTILITIES TOTAL**	1.07	3	SECURITY TOTAL			**FIXED EXP TOTAL**	2.46	3	**TOTAL PAYROLL**	.78	3
PAYROLL	.36	2	ELECTRICAL	.72	3	SEC PAYROLL			REAL ESTATE TAX	2.46	3	CLEANING	.36	2
CONTRACT	.55	2	GAS	.12	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.30	2
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.44	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.22	2	PURCH CH WTR			PAYROLL	.08	3				ADMINISTRATIVE	.08	3
PAYROLL	.30	2	COAL			MGMT FEES			**LEASING EXPENSES**	.01	2			
ELEVATOR	.05	2	WATER/SEWER	.07	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.66	2
HVAC	.06	2	**RDS/GNDS/SEC**	.40	2	GEN OFC EXP	.01	3	COMMISSIONS			CLEANING	.55	2
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			REPAIR/MAINT	.91	2
STRUCT/ROOF	.73	2	RDS/GNDS TOTAL						TENANT ALTS	.01	2	RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.48	2
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Appendices

Appendix A—EER Instructions and Survey Form

Appendix B—Pro-Forma Worksheet and Formulas

Appendix A

1990 BOMA EXPERIENCE EXCHANGE REPORT

OFFICIAL SURVEY FORM

Building Owners and Managers Association International

1201 New York Avenue, NW
Suite 300
Washington, DC
20005
202/408-2688
FAX 202/371-0181

Building Data Section

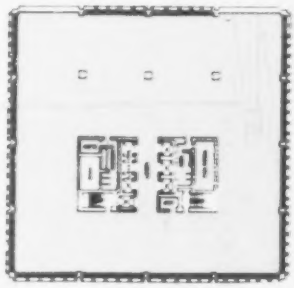
Question N°	
1-4	The name and street address of the building being reported.
5-9	The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.
10	Check the box if the person named in Question 5 is a member of BOMA International.
11	The name and telephone number of the person preparing the survey form.
12	The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below:

How to Calculate Rentable Area*

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.

Include space such as mechanical room, janitorial room, restrooms and lobby of the floor.



*Source: "Standard Method of Measuring Floor Area in Office Buildings" American National Standards Institute/BOMA International, 1980.

13A	Total square footage of space for office use. Include space occupied by the owner and/or single occupant. Include space such as computer center, copy/mail room, and cafeteria which serves the tenant operations.
13B	Total rentable square footage of retail areas. Include space for physical fitness center and child care center if operated as stand-alone entities and are not subsidized as amenities. (see the definition of Other Space for amenities, Question 13C).
13C	Total rentable square footage of residential, industrial and other non-office, non-retail space but not including parking area. Include space for amenities, such as physical fitness center and child care center, which are heavily underwritten by the building owner. For public sector property, treat court room/courthouse waiting room, cells/detention room in a police station, and the process space in a post office, as other space.
13D	Total of office (13A), retail (13B) and other (13C) space.
13E	The Constructed area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1980)
13F	Report the common area, total usable space if the square footage completed in Questions 13A-C are measured using rentable method, the rentable add-on factor if the square footage completed in Questions 13A-C are measured using usable method, and the usable/rentable ratio, if known. If you do not know some of these figures, please feel free to skip them. Their definitions are presented as follows. **Common area** of a building is space that is not occupied exclusively by one tenant, but is shared by tenants. Some examples include lobbies, hallways, and stairways. **Usable area** of the building: "The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls." (American National Standard Z65.1-1980) Exclude areas such as mechanical room, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor. The **usable/rentable ratio** is a positive real number resulting from dividing the usable area in a building by the rentable area. This ratio describes the amount of space that an occupant can expect to utilize, versus the amount that it is leasing. The **rentable add-on factor** is computed by dividing the difference between the usable square footage and rentable square footage by the amount of usable area. Convert the figure into percentage by multiplying by 100%.
14	The number of buildings, if a complex is being reported. **If possible please report each building in a complex separately.**
15	Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.
16	Number of above ground floors. If more than one building, give height of building wit the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.
17	The nature of the building's location relative to urban character.
18	The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.
19A	Is a fee paid to an agency for the management of the building?

Building Data Section (Continued)

19B Check all the appropriate boxes that will describe the office building's type of use:

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government.

19C Is the majority of the building's insurance covered through a self insurance program (i.e., building does not pay a premium to an insurance company but maintains its own reserve fund to cover losses)? Check "no" if the majority of the building's insurance is covered in a policy with an insurance company.

20A The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space. An owner who occupies space should be counted as one tenant.

20B The office square footage occupied by the owner and the largest tenant. If more than one building, sum all the owners' space and sum all the largest tenants' space for all the buildings reported.

21 The number of employees working in the office area, retail area and other area.

22 The average occupancy rate based on leased space for the total office area and total retail area during the previous calendar (or fiscal) year. The average occupancy rate can be estimated by dividing the summation of each monthly occupancy rate by 12. An alternative method is to take the average of the occupancy rate at the beginning and at the end of the year.

23 The annual base rental rate (full service) of office space. Report the gross price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 24A, 24B, 24C below. Square feet answers should not exceed the square footage reported in line 13B.

24A The number of retail rentable square feet for which building management supplies cleaning.

24B The number of retail rentable square feet that are under a full service lease.

24C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Numbers in Brackets[] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section.
Submit data which covers only the previous calendar or fiscal year. Report in whole dollars—no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

25 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category, but do not include parking income.

26A Base rental and operating expense escalation/recovery income from office areas. Include office tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [30 000 - 30 500]

26B Base rental and operating expense escalation/recovery and percentage rental income from retail space in the office building. Include retail tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [31 000 - 31 600]

26C Rental income from other areas such as storage space, antenna and express parcel space rental. Do not include parking income. [33 000 - 33 500]

26D Total of office rental income (26A), retail income (26B) and other space rental income (26C).

27 Report all non-rental income. Include wastepaper sales, vending machine collections, and all other non-rental income . Do not include parking income. Normal escalation income should be reported in lines 26A-C. [34 000 - 34 300]

28 Total of total rental income (26D) and miscellaneous income (27).

Income/Expense Summary Section (Continued)

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front. For expenses related to special tenant services, see Expense Detail Section (next page).

29 All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal. [40 000 - 40 500]

30 All expenses for the general repairs and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses, and other building maintenance supplies. [41 000 - 41 800]

31 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant, then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer. [42 000 - 42 800]

32 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses. [43 000 - 43 500]

33 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs and leasing expenses. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, professional fees (not lease-related), general office expense and other administrative expense. [44 000 - 44 400]

34 Total of CLEANING (29), REPAIRS AND MAINTENANCE (30), UTILITIES (31), ROADS/GROUNDS/SECURITY (32), and ADMINISTRATIVE (33) EXPENSES.

35 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax. [47 000 - 47 300]

36 Total of OPERATING EXPENSES (34) and FIXED EXPENSES (35).

37 Expenditures directly related to the leasing of space. Depending on the accounting methods used, report either the directly expensed value or the amortized/depreciated value. [46 000 - 46 600, 48 000 - 48 300, 49 300]

38 Check "yes" if the income figures reported in line 26 include rental charges for owner-occupied space.

39 Check "yes" if the expense figures reported in lines 29-33 and line 35 include charges for owner-occupied space. Provide names of the exceptional expense items if some of the expense items reported do not include charges for owner-occupied space. Or vice versa.

Expense Detail Section *(Refer to the back of the survey form)*

Numbers in Brackets [] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section. If expenses related to delivery of special tenant services are recorded separately, please write in <u>below</u> the total for each appropriate functional category.

Cleaning

40A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 40A and 41A in proportion to the amount of time spent in cleaning (40A) and repairs/maintenance (41A). [40 000]

40B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning. [40 100]

40C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses. [40 200, 40 400]

40D Trash removal expenses. [40 300]

40E Total of cleaning expenses categories (40A-D). Transfer figure to line 29 in the Expense Summary.

Repairs and Maintenance

41A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel; including salaried operating or chief engineer. (See 40A) [41 000]

41B Expense of elevator contract services and supplies/materials. [41 100]

41C Expense of HVAC contract services and supplies/materials. Include expenses for energy management contracts or services; for example, employing sophisticated equipment in tracking and minimizing utility consumption. Do not include amortized/depreciation expenses of utility equipment. [41 200]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

41D	Expense of electrical contract services and supplies/materials. [41 300]
41E	Expense of structural/roof contract services and supplies/materials. [41 400]
41F	Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system. [41 500]
41G	Expense of fire and life safety contract services and supplies/materials. [41 600]
41H	Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repair and maintenance contract expenses and general supplies not allocated to the previous categories. [41 700]
41I	Total of repairs and maintenance expense categories (41A-H). Transfer figure to line 30.

Utilities

42A	Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.
42B-O	For the remaining utility expense categories (42B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 42O, transfer figure to line 31. [42 000 - 42 700]

Roads/Grounds/Security
Roads and Grounds

43A	Payroll, taxes and fringe benefits for directly employed roads/grounds personnel. [43 000]
43B	Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks. [43 100]
43C	Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense. [43 200]
43D	Total of roads/grounds expense categories (43A-C).

Roads/Grounds/Security
Security

43E	Payroll, taxes and fringe benefits for directly employed security personnel. [43 300]
43F	Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks. [43 400]
43G	Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses. [43 500]
43H	Total of security expense categories (43E-G).
43I	Total of total roads/grounds (43D) and total security expense categories (43H). Transfer figure to line 32.

Administrative

44A	Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 19A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 41A.) [44 000]
44B	Fees if building is managed under a management contract. If you checked "yes" in line 19A you should report an expense here. [44 100]
44C	Professional fees include 1) legal fees pertaining to the operation of the building such as labor disputes and contractor agreements, and 2) accounting, data processing, engineering consulting and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Exclude legal cost pertaining to leasing, cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work. [44 200]
44D	General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value. [44 300]
44E	Other expenses such as advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense. [44 400]
44F	Total of administrative expense categories (44A-E). Transfer figure to line 33.

Fixed Expenses

45A	Total land and building real estate taxes. [47 000]
45B	All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category. [47 100]
45C	Personal property tax expense. [47 200]
45D	Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax. [47 300]
45E	Total of fixed expense categories (45A-D). Transfer figure to line 35.

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

Leasing Expenses

In the following questions, please report the amounts that are expensed or amortized/depreciated. The same expenditure should not be reported twice; it is either directly expensed or amortized/depreciated. However, if some expenditures are directly expensed and others are amortized/depreciated, report all such expenditures in the appropriate columns.

46A	Costs for advertising and promoting building space. Report the directly expensed value. [46 000]
46B	Leasing commissions for obtaining tenants. Report the directly expensed amount [46 100] or the amortized amount. [48 300]
46C	Legal and other professional fees incurred for leasing negotiations. Report the directly expensed value. [46 200]
46D	Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost. Report the directly expensed amount [46 300] or the depreciated amount [49 300].
46E	Expense of buying out existing tenants. Include all expenses incurred in relocating a new tenant into your building. Report the directly expensed amount [46 600] or the amortized amount [48 200].
46F	Other costs associated with the execution of a lease such as costs of preparing documents, and cash advances for moving expenses. Report the directly expensed amount [46 400] or the amortized amount [48 000].
46G	Total of leasing expense categories (46A-F). Transfer figure to line 37.

Partial BOMA Chart of Accounts

*The following partial chart of accounts is from **The New BOMA Office Building Industry Functional Accounting Guide and Chart of Accounts** published by BOMA International. They are referenced in the Instructions Section, to indicate which accounts should and should not be included in the survey. The entire chart of accounts, as well as associated reference and discussion material, is presented in the full publication which may be ordered from the Marketing Department, BOMA International, 1201 New York Ave, NW, Suite 300, Washington DC 20005. ($35 for members and $45 for non-members)*

REVENUE/INCOME

Office Rent

30 000 Base Rent
- 100 Pass-Throughs
  - Operating Expense
  - Real Estate Tax
  - Business Tax
  - Insurance
  - Common Area Operation
    - Operating Expenses
    - Taxes
    - Other
- 200 Escalations
  - Operating Expense
  - Real Estate Tax
  - Consumer Price Index
- 300 Lease Cancellations
- 400 Rent Abatements
- 500 Tenant Services Income

Retail Rent

31 000 Base Rent
- 050 Overage or Percentage Rents
- 100 Pass-Throughs
  - Operating Expense
  - Real Estate Tax
  - Business Tax
  - Insurance
  - Common Area Maintenance
    - Operating Expense
    - Taxes
    - Other
- 200 Escalations
  - Operating Expense
  - Real Estate Tax
  - Consumer Price Index
- 300 Lease Cancellations
- 400 Rent Abatements
- 500 Merchant Association Dues Income
- 600 Tenant Services Income

Parking Income

32 000 Daily/Transient
- 100 Monthly
- 200 Annual
- 300 Other Services

Other Space Rent

33 000 Storage Space
- 100 Antenna
- 200 Express Parcel Space Rental
- 400 Shared Tenant Services
- 500 Other

Miscellaneous Income

34 000 Vending Machines
- 100 Telephones
- 200 Signs
- 300 Late Charges

OPERATING EXPENSES

Cleaning Expense

40 000 Payroll, Taxes, Fringes
- Salaries/Wages
  - Salaries
  - Hourly Wages
  - Temporary
  - Placement Costs
    - Advertisements
    - Headhunter Fees
- Benefits
  - Vacations
  - Payroll Taxes
    - FICA
    - Federal Unemployment
    - State Unemployment
    - Workers' Compensation
  - Pensions
  - Medical
  - Life Insurance
  - Continuing Education
  - Other

100 Contract Services
- Daily Cleaning Service
- Window Cleaning
- Special Cleaning
- Other (especially not budgeted)

200 Supplies/Materials/Miscellaneous
- Restroom Supplies
- Trash Can Liners/Floor Cleaning Supplies
- Small Tools & Equipment
- Uniforms
- Laundry
- Repairs/Maintenance
  - Parts
  - Labor
  - Outside

300 Trash Removal
- Routine
- Other (typically not budgeted)

400 Other

500 Tenant Reimbursable Expense

Repairs/Maintenance

41 000 Payroll, Taxes, Fringes
- Salaries/Wages
  - Salaries
  - Hourly Wages
  - Temporary
  - Placement Costs
    - Advertisements
    - Headhunter Fees
- Benefits
  - Vacations
  - Payroll Taxes
    - FICA
    - Federal Unemployment
    - State Unemployment
    - Workers' Compensation
  - Pensions
  - Medical
  - Life Insurance
  - Continuing Education
  - Other

100 Elevator Contracts/Materials
- Service Contracts
- Small Tools and Equipment
- Licenses and Inspection Fees

200 HVAC Contracts/Materials
- Small Tools and Equipment
- HVAC: Electricity Service Contracts
- HVAC: Water Service Contracts
- HVAC: Fuel Oil Service Contracts
- HVAC: Sewage Service Contracts
- HVAC: Equipment Rental

300 Electrical Contracts/Materials
- Service Contracts
- Small Tools and Equipment
- Licenses and Inspection Fees

400 Structural/Roof Contracts/Materials

500 Plumbing

600 Fire and Life Safety
- Alarm System Purchases
- Alarm System Maintenance
- Fire Prevention Expenses: Inspections, Repairs

700 Other Building Maintenance/Supplies

800 Tenant Reimbursable Expense

Partial BOMA Chart of Accounts (Continued)

Utilities

42 000 Electric
100 Gas
200 Fuel Oil
300 Purchased Steam
400 Purchased Chilled Water
500 Coal
600 Water
700 Sewer
800 Tenant Reimbursable Expense

Roads/Grounds/Security

43 000 R/G Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Worker's Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 R/G Contract Services
200 R/G Other Expenses
300 Security Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Worker's Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
400 Security Contract Services
500 Security Other Expenses

Administrative

44 000 Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Workers' Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 Management Fees
Base
Incentive
Agent Managed
Direct Management Fee
General Partner Management Fee
200 Professional Fees
Legal Fees
Audit Fees
Tax Fees
Other Consultants
Trustees Fees
300 General Office Expense
Leasing Furniture/Equipment
Supplies/Materials
Postage
Telephone
Space Rent
Repairs/Maintenance
400 Other Administrative Expense
Travel/Entertainment
Dues/Subscriptions/ Donations
Management Accounting Service
Data Processing
Errors/Omission insurance
Car Allowance
Directors Fee
Merchant Association Expense
Special Events/Ceremony
Political Donations

Parking Operations

45 000 Cleaning Expense
100 Repairs/Maintenance
200 Utilities
300 Roads/Grounds/Security
400 Administrative
500 Fixed Expense
600 Leasing Expense

Leasing Expenses

46 000 Advertising/Promotion
100 Commissions (if directly expensed; otherwise see 48 300)
200 Professional Fees
300 Tenant Alterations (if directly expensed; otherwise see 49 300)
400 Leasing Costs (if directly expensed; otherwise see 48 000)
500 Rent Abatements (If directly expensed; otherwise see 48 100)
600 Buyouts (if directly expensed; otherwise see 48 200)

Fixed Expenses

47 000 Real Estate Taxes
100 Building Insurance
Liability
General
Boiler
200 Personal Property Taxes
300 Other

AMORTIZATION AND DEPRECIATION EXPENSES

Amortization

48 000 Amortization of Leasing Costs
100 Amortization of Rent Abatements
200 Amortization of Lease Buyouts
300 Amortization of Leasing Commissions

Depreciation

49 000 Depreciation: Building
100 Depreciation: Leasehold Improvements
200 Depreciation: Building Improvements
300 Depreciation: Tenant Improvements
400 Depreciation: Garage
500 Depreciation: Parking Lot Facilities
600 Depreciation: Operating Equipment
Cleaning Equipment
Repairs/Maintenance
Roads/Grounds/Security
700 Depreciation: Office Equipment
Furniture
Computers
Copiers
Telephone System
800 Depreciation: Artwork
900 Depreciation: Other

FINANCIAL INCOME AND EXPENSES

Interest Income

50 000 Accounts as Needed

Interest Expense

51 000 Accounts as Needed

Ground Rent

52 000 Accounts as Needed

Amortization of Financing Costs

53 000 Accounts as Needed

Provision for Bad Debts

54 000 Accounts as Needed

Income Tax Expenses

55 000 Accounts as Needed
Federal
State
Local
Other

Transfer/Closing Accounts

59 000 Accounts as Needed

1990 BOMA EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS
Data for Calendar or Fiscal Year 1989

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 15

Send to: BOMA International
1201 New York Ave., NW, Suite 300
Washington, DC 20005
202-408-2688

BUILDING DATA

1. BUILDING NAME _____
2. ADDRESS _____
3. CITY _____
4. STATE/PROV _____ ZIP/ZONE _____

Person to whom EPC analysis is to be sent:

5. NAME _____
6. COMPANY _____
7. ADDRESS _____ SUITE _____
8. CITY _____
9. STATE/PROV _____ ZIP/ZONE _____
10. If the person named in Question 5 is a member of BOMA International, please check here: ❑

Person preparing form:

11. NAME _____ PHONE ( ) _____
12. Indicate the method of floor measurement used to determine the building's square footage.
    1. ❑ BOMA Rentable 2. ❑ GSA 3. ❑ New York (REB 68)
    4. ❑ BOMA Usable 5. ❑ Other: _____
13. **RENTABLE SQUARE FOOTAGE**
    A. Rentable Office Area _____
    B. Rentable Retail Area _____
    C. Rentable Other Area _____
    D. TOTAL RENTABLE AREA _____
    E. **TOTAL CONSTRUCTED AREA** (gross building area without parking) _____
    F. If you know it readily, what is the:
    1. Common Area of the Building _____
    2. Total Usable Area _____
    3. Usable/Rentable Ratio _____
    4. Rentable Add On Factor _____
14. Number of buildings in this report _____
15. Year building opened _____
16. Number of above-ground stories _____
17. Where is the building located? 1. ❑ Downtown area 2. ❑ Suburban area
18. What Major City is it in or near? _____
19A. Is this building operated by a private management agency? ❑ Yes ❑ No
19B. Which of these categories best fits this building's type of use? (please check all that apply)
    1. ❑ General (Multi-tenant)
    2. ❑ Single Purpose
    3. ❑ Medical
    4. ❑ Financial
    5. ❑ Government-owned or solely occupied & operated by gov't
19C. Is this building self-insured? ❑ Yes ❑ No
20A. How many leaseholders (including both tenants and owners) hold space in
    1. Office area _____
    2. Retail area _____
    3. Other area _____
20B. Office Area Only: Sq Ft occupied by
    1. Owner _____
    2. Largest tenant _____
21. What is the number (population) of employees/workers in:
    1. Office area _____
    2. Retail area _____
    3. Other area _____
22. What was your **average** occupancy rate for the Calendar Year 1989?
    1. Office area _____ %
    2. Retail area _____ %
23. The last time you leased or offered office space during this reporting period, what was its gross annual base rental rate (full service)? _____ Dollars per sq ft per year
24. **RETAIL AREA ONLY:** about how many rentable square feet:
    A. Do you provide cleaning? _____ SQ FT Retail
    B. Are under full service lease? _____ SQ FT Retail
    C. Buy or are provided energy, cost for which is in your utilities? _____ SQ FT Retail (Whether supplied, passed through or sold.)

INCOME/EXPENSE SUMMARY *(see reverse)*

Please submit data which covers only actual '89 calendar or fiscal year. Report in whole dollars--no cents.

25. Dollars are: ❑ US ❑ Canadian

INCOME DATA

26. Gross Rental Income (Base + Escalators)
    A. Office $ _____
    B. Retail $ _____
    C. Other Space Rent $ _____
    D. Total Rental Income $ _____
27. Miscellaneous $ _____
28. TOTAL INCOME $ _____

EXPENSE DATA

29. Cleaning $ _____ line 40E
30. Repairs & Maintenance $ _____ line 41I
31. Utilities (Gross) $ _____ line 42O
32. Roads/Grounds/Security $ _____ line 43I
33. Administrative $ _____ line 44F
34. TOTAL OF ALL OPERATING EXPENSES $ _____ Total lines 29-33
35. Fixed Expenses $ _____ line 45E
36. TOTAL OPERATING AND FIXED EXPENSES $ _____ Total lines 34-35
37. Leasing Expenses $ _____ Directly Expensed–line 46G1 $ _____ Amortized/Deprec–line 46G2
38. Do the income figures you reported include rental charges for owner-occupied space? ❑ Yes ❑ No
39. Do the expense figures include charges for owner-occupied space? ❑ Yes ❑ No
    Exceptions: _____

Over for Expense Detail Section

BUILDING NAME _____

EXPENSE DETAIL DATA

TRANSFER ALL TOTALS TO FRONT

40. CLEANING

A. Payroll, Taxes, Fringes $ _____
B. Contract Services $ _____
C. Supplies/Materials/Misc. $ _____
D. Trash Removal $ _____
E. TOTAL CLEANING $ _____ Transfer to Front

41. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ _____
B. Elevator $ _____
C. HVAC $ _____
D. Electrical $ _____
E. Structural/Roof $ _____
F. Plumbing $ _____
G. Fire and Life Safety $ _____
H. Other Building Maint./Supplies $ _____
I. TOTAL REPAIRS AND MAINTENANCE $ _____ Transfer to Front

42. UTILITIES

A. Is this building all electric? ❑ Yes ❑ No
B. Electric $ _____ C. _____ KWH
D. Gas $ _____ E. _____ MCF
F. Fuel Oil $ _____ G. _____ US GALS
H. Purchased Steam $ _____ I. _____ 1000 LBS
J. Pur. Chill Wtr $ _____ K. _____ 1000 Tons-Hrs
L. Coal $ _____ M. _____ Tons (2000 LB)
N. Water/Sewer $ _____
O. TOTAL UTILITIES $ _____ Transfer to Front

43. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS

A. Payroll, Taxes, Fringes $ _____
B. Contract Services $ _____
C. Other Rds/Grnds Exp $ _____
D. Total Roads/Grounds $ _____

SECURITY

E. Payroll, Taxes, Fringes $ _____
F. Contract Services $ _____
G. Other Security Expense $ _____
H. Total Security $ _____
I. TOTAL ROADS/ GROUNDS/SECURITY $ _____ Transfer to Front

44. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ _____
B. Management Fees $ _____
C. Professional Fees $ _____
D. General Office Expense $ _____
E. Other Admin. Expense $ _____
F. TOTAL ADMINISTRATIVE $ _____ Transfer to Front

45. FIXED EXPENSES

A. Real Estate Taxes $ _____
B. Building Insurance $ _____
C. Personal Property Tax $ _____
D. Other Tax $ _____
E. TOTAL FIXED EXPENSES $ _____ Transfer to Front

46. LEASING EXPENSE

	Directly expensed	Amortized depreciated
A. Advertising/Promotion	$ _____	
B. Commissions	$ _____	$ _____
C. Professional Fees	$ _____	
D. Tenant Alterations	$ _____	$ _____
E. Buy-Outs	$ _____	$ _____
F. Other Leasing Costs	$ _____	$ _____
G. TOTAL LEASING EXPENSES	$ _____ G1 Transfer to Front	$ _____ G2 Transfer to Front

Thank You Very Much.

BOMA International is grateful for your participation. Please return your completed survey form(s) in the enclosed envelope to the address printed on the front page, upper right hand corner. If we may be of service to you, please contact us at (202)408-2688.

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1990 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME----------						
OFFICE AREA	N/A			26A/13A		
RETAIL AREA	26B/13B			N/A		
OTHER AREA	26C/13C			N/A		
MISCELLANEOUS	27/13D			N/A		
TOTAL INCOME	28/13D			N/A		
EXPENSE----------						
CLEANING	29/13D			29/(13A +13C +24A)		
REPAIR/MAINT	30/13D			30/(13A +13C +24B)		
UTILITIES	31/13D			31/(13A +13C +24C)		
RDS/GNDS/SEC	32/13D			32/13A		
ADMINISTRATIVE	33/13D			33/13A		
TOTAL OPER EXP	34/13D			34/13A		
FIXED EXPENSES	35/13D			35/13A		
TOTAL OPER + FIXED	36/13D			36/13A		
LEASING EXPENSE	37/13D			N/A		

☐ **YES!** **Please send me information on the benefits of Building Owners and Managers, International (BOMA) membership.**

Please print clearly.

Name _____ **Title** _____

Company _____

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Phone ( ) - _____

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1990 Experience Exchange Report		$ 95. for BOMA members $195. for non-members	

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6% Tax (D.C. Only):
Total: $
(*for up to two books)

Check here for type of payment:

☐ Check or money order ☐ VISA ☐ Amer. Express ☐ Master Card

Acct # _____ Exp. Date _____

Signature _____

Prices subject to change without notice. Allow 4 weeks for delivery. Send order and remittance to Building Owners and Managers Association International, 1201 New York Ave., 3rd Floor, Washington, DC 20005
202/408-2662

Name _____ **Title** _____

Occupation _____ **Company** _____

Address _____

City _____ **State** _____ **Zip** _____

Phone ( ) - _____ **Member Number** _____

Please send me information on:

____ **Skylines**—BOMA International's award-winning monthly newspaper covering office building industry news and development trends.

____ **Building Planning Service**

____ **Cleaning Operations in North America**—BOMA International's comprehensive analysis of cleaning methods and costs in the office building industry.

Please print clearly.

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Company _____

Address _____

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1991 BOMA EXPERIENCE EXCHANGE REPORT

Income/Expense Analysis for Office Buildings

BOMA® INTERNATIONAL Building Owners and Managers Association International

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ISSN #0738-2170

Foreword

For 71 years, BOMA International and participating members have created the *Experience Exchange Report*. The 1991 Report continues to provide the industry with data that has become the industry's most valuable tool for planning, comparing, budgeting and controlling a building's operational income and expenses.

The most comprehensive and user-friendly edition, the *1991 BOMA Experience Exchange Report*, contains hundreds of tables, explaining and comparing thousands of statistical data on rental income, cleaning, repair and maintenance expenses, etc., and new in 1991, net parking income per square foot of total building rentable space. The data facilitates comparisons, and focuses on each different type of building and its geographic location.

The members of the Experience Exchange Report Section, the staff at BOMA International and myself would like to thank all who participated in the *1991 BOMA Experience Exchange Report* Survey. Without your continued support, the overwhelming success of this publication would not be possible.

Norman J. Short, RPA, Chairman
Experience Exchange Report Section

Acknowledgments
We are indebted to the members of the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the *Experience Exchange Report*.

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BOMA International would like to recognize those individuals contributing building data to the survey. Each and every participant is an important part of this publication, and only through these efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the *Experience Exchange Report* survey drive.

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Do You Need Even More Building Data?

Believe it or not, BOMA International can supply you with custom tailored Experience Exchange Report tables ... just tell BOMA what you want!

BOMA can produce special Experience Exchange Report tables based on your own select criteria. You can receive a report with any combination of the following:

- country ..... U.S. or Canada
- city ..... any city reported
- location ..... downtown or suburban
- sector ..... private or government
- size ..... any square foot range
- age ..... any year range
- height ..... any story range
- type ..... agency-managed, all-electric, financial, government, medical, multi-tenant or single-purpose
- trends ..... same city, multiple years (1983-1990)

Each table ordered will contain the same types of information found in the standard tables in this publication. Income, Expenses, Occupancy, and Average Tenant Sizes.

Costs of reports depend on the detail you request and resultant computer processing time. BOMA International members will receive a special discount.

Review the Experience Exchange Report Data for your city. Decide what specific criteria you would like to select based on the parameters indicated above. Contact BOMA International's Research Division at (202)408-2688 today to place your order.

BOMA® INTERNATIONAL

1201 New York Avenue, NW, Suite 300, Washington, DC 20005, (202) 408-2662

A User's Guide

The *BOMA Experience Exchange Report* provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 4,000 office building owners and managers whose buildings represent a wide varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 15th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed *Experience Exchange Report* survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide. Respondents are asked to measure and report space to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings.*

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line-by-line basis.

Organization of the *Experience Exchange Report*

The *Experience Exchange Report* contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canada Private Sector, and Canada Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The City analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

The National Cross-Tabulations grouping provides analyses sorted by building location, age, size, and height characteristics. Special Studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, single purpose buildings, financial buildings and medical buildings.

With the exception of the National Occupancy/Location Analyses that disaggregate buildings by occupancy levels, all of the tables reflect buildings that satisfied the following criteria in 1990:

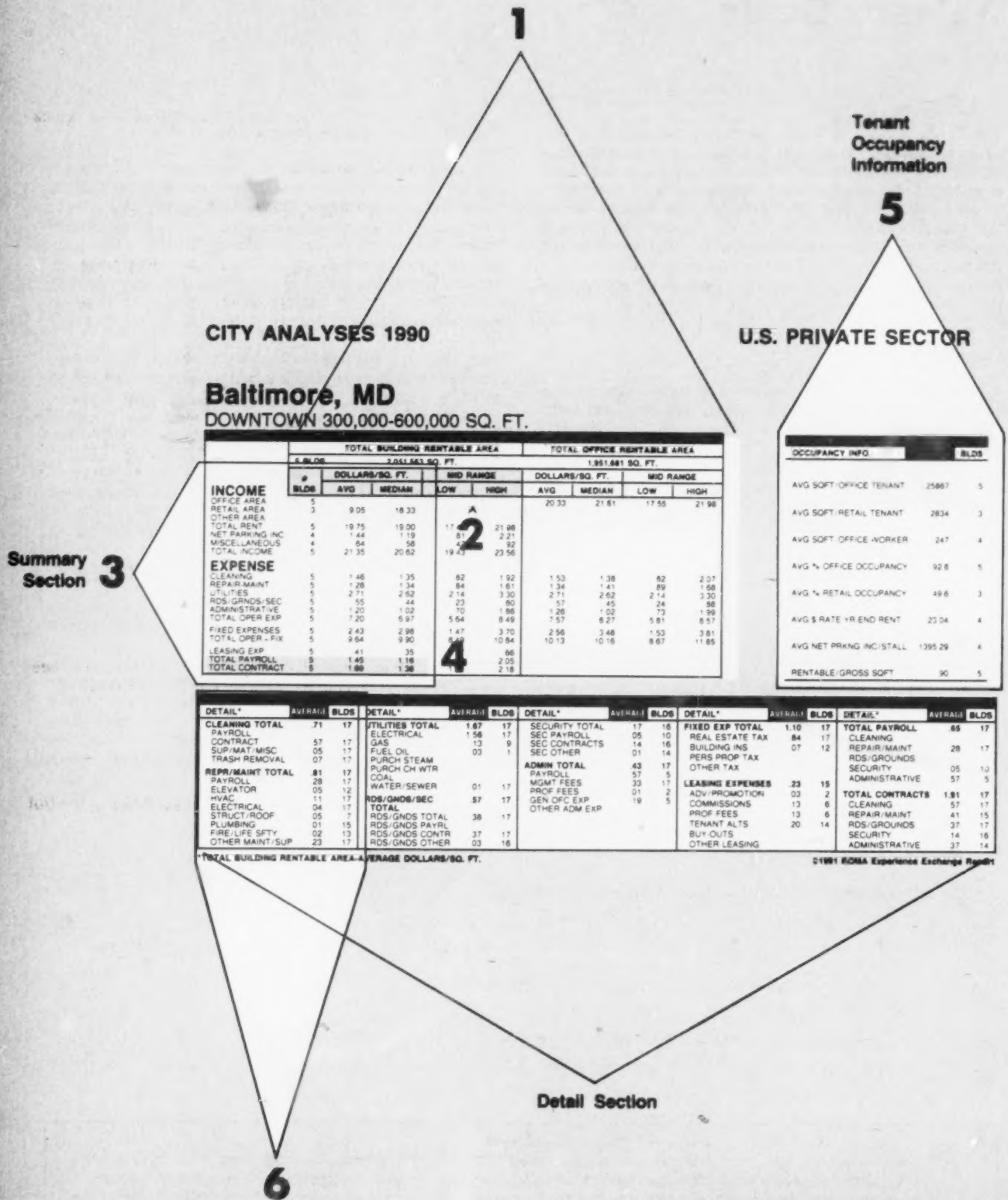
1. At least 70% of the building rentable space is allocated to office type occupants.

2. The average occupancy level for the office space in 1990 was 50% or higher.

Thus, these tables reliably report income and expenses for properties that experienced traditionally prevalent operating conditions. The National Occupancy/Location tables report income and expenses for properties experiencing less than 50% occupancy (annual average), so that the input of lower occupancy levels on expenses can be examined.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this *Experience Exchange Report* and offers it as a useful service to the office building industry and the public. However, data is presented with no warranty, either expressed of implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.



	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDGS.	2,051,643 SQ. FT.				1,951,681 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					20.33	21.61	17.55	21.98
RETAIL AREA	3	9.05	18.33						
OTHER AREA									
TOTAL RENT	5	19.75	19.00	17.88	21.98				
NET PARKING INC	4	1.44	1.19	.81	2.21				
MISCELLANEOUS	4	.64	.58	.42	.92				
TOTAL INCOME	5	21.35	20.62	19.43	23.56				
EXPENSE									
CLEANING	5	1.46	1.35	.82	1.92	1.53	1.38	.82	2.07
REPAIR/MAINT	5	1.28	1.34	.84	1.61	1.34	1.41	.89	1.68
UTILITIES	5	2.71	2.62	2.14	3.30	2.71	2.62	2.14	3.30
RDS/GRNDS/SEC	5	.55	.44	.23	.80	.57	.45	.24	.98
ADMINISTRATIVE	5	1.20	1.02	.70	1.86	1.26	1.02	.73	1.99
TOTAL OPER EXP	5	7.20	6.97	5.54	8.49	7.57	8.27	5.81	8.57
FIXED EXPENSES	5	2.43	2.98	1.47	3.70	2.56	3.46	1.53	3.81
TOTAL OPER + FIX	5	9.64	9.90	8.49	10.84	10.13	10.16	8.67	11.85
LEASING EXP	5	.41	.35	.11	.66				
TOTAL PAYROLL	5	1.45	1.16	.98	2.05				
TOTAL CONTRACT	5	1.69	1.38	1.18	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25867	5
AVG SQFT/RETAIL TENANT	2834	3
AVG SQFT OFFICE WORKER	247	4
AVG % OFFICE OCCUPANCY	92.8	5
AVG % RETAIL OCCUPANCY	49.6	3
AVG $ RATE YR END RENT	23.04	4
AVG NET PRKNG INC/STALL	1395.29	4
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	**.81**	**17**
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**17**
ELECTRICAL	1.56	17
GAS	.13	9
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	17
RDS/GNDS/SEC TOTAL	**.57**	**17**
RDS/GNDS TOTAL	.38	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	17
RDS/GNDS OTHER	.03	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.05	10
SEC CONTRACTS	.14	16
SEC OTHER	.01	14
ADMIN TOTAL	**.43**	**17**
PAYROLL	.57	5
MGMT FEES	.33	17
PROF FEES	.01	2
GEN OFC EXP	.19	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.10**	**17**
REAL ESTATE TAX	.84	17
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.23**	**15**
ADV/PROMOTION	.03	2
COMMISSIONS	.13	6
PROF FEES	.13	6
TENANT ALTS	.20	14
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**17**
CLEANING		
REPAIR/MAINT	.28	17
RDS/GROUNDS		
SECURITY	.05	10
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	**1.91**	**17**
CLEANING	.57	17
REPAIR/MAINT	.41	15
RDS/GROUNDS	.37	17
SECURITY	.14	16
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the *BOMA Experience Exchange Report* consists of three sections. The top lefthand section provides income and expense Summary Data, the righthand provides Tenant/Occupancy Information, and the bottom portion supplies Expense Detail Data.

Summary Section

This section provides summary totals for 6 income and 11 expense categories.

The left side of the upper Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* to determine rentable area.

Under the Total Rentable Area headings are the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings.

1

	TOTAL **BUILDING RENTABLE** AREA	TOTAL **OFFICE RENTABLE** AREA
17 BLDS	1,227,796 SQ. FT.	1,212,028 SQ. FT

For all categories in the Summary Section, four types of data are provided: Average, Median, Mid-Range, and Number of Buildings.

2

#	DOLLARS/SQ. FT.		MID RANGE	
BLDS	AVG	MEDIAN	LOW	HIGH

The following set of fictitious data for 10 buildings demonstrates how these figures are calculated.

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage.

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3,458,170}{\$3,427,000} = \$1.009 \text{ per Square Foot}$$

Building		Square Feet	$ Expense	Average/Sq. Ft.	
1		134,000	$ 73,700	$ .55	
2		79,000	$ 53,720	$ .68	
3		280,000	$ 235,200	$ .84	
4		121,000	$ 110,110	$ .91	.96
5	*MEDIAN*	590,000	$ 566,400	$ .96	+1.02
6	*THE HALFWAY*	91,000	$ 92,820	$1.02	1.98 ÷ 2 = .99
7	*POINT OF THE*	1,222,000	$1,295,320	$1.06	
8	*NUMBER OF*	455,000	$ 495,950	$1.09	
9	*DATA ITEMS*	260,000	$ 291,200	$1.12	
10		195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the average value more than smaller buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures.

This is one reason the *Experience Exchange Report* provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

The Median is a true measure of the midpoint of the data. To obtain a Median for the 10 sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the midpoint.

The Mid-Range is calculated by a formula that determines the upper and lower hinge values.

The Mid-Range is an indication of the middle 50% of the data; the Low Mid-Range figure is the number below which 25% of the data items lie, and the High Mid-Range figure is the number above which 25% of the data items lie. The result is a "bracket set" of figures that shows a range of 25% on either side of the center.

The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or fewer, no Mid-Range will be shown.

	Building	Square Feet	$ Expense	Average/Sq. Ft.	
1/4 (25%)	1	134,000	$ 73,700	.55	
	2	79,000	$ 53,720	.68	
	3	280,000	$ 235,200	.84	
1/2 (50%)	4 *Mid-50% RANGE: 1/4 (25%) FROM THE FIRST AND LAST DATA ITEMS*	121,000	$ 110,110	.91	*THIS IS THE MID-RANGE- THE MIDDLE 50%*
	5	590,000	$ 566,400	.96	
	6	91,000	$ 92,820	1.02	
	7	1,222,000	$1,295,320	1.06	
	8	455,000	$ 495,950	1.09	
1/4 (25%)	9	260,000	$ 291,200	1.12	
	10	195,000	$ 243,750	1.25	

If most building reports show similar amounts, the Mid-Range will be close to the Median:

1	.65		
2	.74		
3	.78		
4	.81		
5	.84	*Median*	*Mid*
6	.88	*.86*	*Range*
7	.91		
8	.96		
9	1.01		
10	1.12		

For this set the corresponding analysis would look like this:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	AVG	MEDIAN	LOW	HIGH
10		.86	.78	.96

However, if the reports show a great variance in data, then the Mid-Range will show a wide spread:

1	.31		
2	.33		
3	.42		
4	.66		
5	.85	*Median*	*Mid-*
6	.99	*.92*	*Range*
7	1.05		
8	1.16		
9	1.21		
10	1.29		

This analysis line would read as follows:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	AVG	MEDIAN	LOW	HIGH
10		.92	.42	1.16

The Number of Buildings (BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per income or expense line item. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide data on, for example, elevator repair expenses. This value is therefore a measure or indicator of data quality: The larger the number, the more reliable the calculation of averages.

Income and Expense Categories

Income summary categories in the *Experience Exchange Report* include Office Area, Retail Area, Other Area, Total Rent, Net Parking Income, Miscellaneous, and Total Income.

Expense summary categories in the *Experience Exchange Report* include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contracts.

3

	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME					
OFFICE AREA	17				
RETAIL AREA	1	15.68	15.68		
OTHER AREA					
TOTAL RENT	17	13.60	13.68	7.92	16.34
NET PARKING INC	11	.99	.78	.21	1.20
MISCELLANEOUS	12	.99	.09	.02	.41
TOTAL INCOME	17	14.33	14.78	8.18	17.28
EXPENSE					
CLEANING	17	.75	.71	.65	.85
REPAIR-MAINT	17	1.15	.81	.58	1.18
UTILITIES	17	2.04	1.67	1.48	1.95
RDS/GRNDS/SEC	17	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92
FIXED EXPENSES	17	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.86	5.86
LEASING EXP	15	.50	.23	.02	.45
TOTAL PAYROLL	17	.65	.31	.26	.39
TOTAL CONTRACT	17	1.91	1.68	1.34	2.37

In the Expense Summary Section, two line items are not actually separate expenses, but a combination of components of other categories. These line items are the Total Payroll and Total Contracts categories.

4

TOTAL PAYROLL	17	.65	.31
TOTAL CONTRACT	17	1.91	1.68

Tenant/Occupancy Information

The upper right section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
AVG NET PRKNG INC/STALL	1366.20	5
RENTABLE/GROSS SQFT	.94	17

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as that for office tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly to the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1988 and is calculated the same way as all other averages. The year-end base rent for each building is first calculated by multiplying the year-end dollar per square foot base rent by the square footage of office space. The calculated dollar amounts are totaled and then divided by the summation of office space.

Average Net Parking Income/Stall

The average net parking income per stall is calculated by dividing the summation of net parking income (gross parking income minus expenses), by the summation of the number of parking stalls.

Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Expense Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the upper Expense Summary Section. Over 50 individual expense detail categories are provided. A sample of this section:

6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**17**
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	**.81**	**17**
PAYROLL	.28	17
ELEVATOR	05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

In the lower Expense Detail Section only an Average figure is given for an expense detail category along with the Number of Buildings reporting that category. All Average figures represent Total Building Rentable Area.

The category totals in the Expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey form provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies Expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in the analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the Expense Detail totals, stand by themselves. Consequently, the Number of Buildings statistic is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers to Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1990. For instance, $10.00 should be read as $10.00 per square foot per year. Canada analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in rentable square feet, of an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the BOMA/ANSI *Standard Method for Measuring Floor Area in Office Buildings*.

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide as well as the actual survey form (Appendix A).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "Totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total" can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that building's square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy costs?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer, which tends to be relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the survey respondents that responded to the question: "The last time you leased office space during this reporting period, what was its gross annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year At the latest, it would be as of December 31. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the Number of Buildings figure equal the number of survey reports used in that analysis?

No! the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Buildings (# BLDS) figure indicating 10 buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three of fewer reports provided data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics, such as city/size groups, because multiple building reports usually aggregate buildings of different size, ages, and/or heights. Removing multiple building reports allows the most accurate cross-tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban".

10. Whom can I contact for further information?

The BOMA International Research staff in Washington, D.C., will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 408-2688.

A Note on the 1991 EER Data Processing and Use of the Tables

The statistics published in the *Experience Exchange Report* can be only as good as the data provided on the survey forms, and the quality with which this data is entered and processed to produce the publication's statistical tables. The research staff at BOMA International continually strives to improve the quality of this process to assure that the users of the statistics are not misled by erroneous or non-representational numbers. Nevertheless, data processing for an industry as diverse as the office building industry inherently contains many assumptions and conditions of which the reader should be aware.

Statistical Representation

In any typical metropolitan area, the number of office buildings is quite large, relative to the number for which data was received. This fact raises the question of how representative are the respondent properties of the population as a whole. For larger properties (those in excess of 100,000 square feet), the answer is "usually good" because the number of survey forms received is sufficiently high for larger properties to account for variations in expenses among them. For smaller properties and for those tables where sample sizes are smaller, the results are less reliable.

Variations in building size, age, height, occupancy, and management can and do affect individual income or expense line-items, however, that is the reason for publishing so many different tables. Unfortunately, the downside to this approach is that many tables contain statistics based on so few buildings that the input data is less likely to be representative of all office buildings conforming to that table's characteristics (location, occupancy, size, etc.).

Practically speaking, a safe approach is to start with the statistics in a table for all downtown or all suburban buildings in a city, then use the national cross-tabulation tables to identify the trend in a line-item as it relates to building size, occupancy, height, or age to extrapolate the result desired.

A critical number to examine is the number of buildings which provide data for a given line-item, such as cleaning expenses. If the number is much less than 25, then the resulting statistics in the table should be considered with caution.

Differences between the average value and the median value for a line-item provide clues to the diversity of the underlying sample. If the difference between the average and the median values is large, then the sample of buildings providing data may contain few very large buildings and many smaller properties. Furthermore, the large buildings are reporting very different income (or expenses) than the smaller properties. If the user's building is smaller, then the median values should be considered more heavily; if the user's building is larger, then the average values will be more representative.

Content of Line-Items

The statistics reported for each line-item are based on the data provided by building managers for that line-item. But what data do building managers provide for a given line-item? Does it cover the same building functions and operations in all buildings? In the case of very specific line-items, such as those appearing on the back page of the survey form (see Appendix A), the data is more likely to be reflective of what the line-item describes, and in accordance with the descriptive material in BOMA International's *Functional Accounting Guide and Chart of Accounts*. For the more broad line-items reported on the front page of the survey form, however, the reader must assess how likely are building managers to interpret the survey questions in a particular way.

One source of confusion involves the reporting of total expenses. If a building manager reports component expenses for, say, cleaning and administration, but neglects utilities, repairs/maintenance, and roads/grounds/security, is it appropriate to include this respondent's total expenses (equal to the sum of cleaning and administration only) in the calculation of statistics for total expenses? To avoid misrepresentation, the calculation of statistics for total expenses includes only those buildings for which the manager provided data on cleaning, repairs and maintenance, and utilities, unless the total expenses reported by the building manager exceeded the sum of these three components. In other words, the statistics for total expenses will not include data from buildings in which the manager implied that no utilities were consumed, or the building required no repairs and maintenance, or cleaning.

Similarly, the calculation of Total Operating Plus Fixed Expenses excludes those buildings for which neither fixed expenses nor total operating expenses were reported. Furthermore, with the exception of the buildings from the Government Sector, the calculation of Total Fixed Expenses in the Detail Section also excludes those buildings for which no real estate tax was provided.

A new data checking program was implemented for better quality control and it also eliminated outliers, data points that are far beyond the distribution of the rest of the data supplied. As a general rule, the outlier criterion was 400% or more above average values. Thus, many of the data for respondents', that was unusual but a true and accurate reflection of experience is not eliminated. The same test was applied to all the sample data sets for both two-year and five-year control sample analyses.

Besides, the quality of data was enhanced by adjusting the square footage of buildings whose managers employ various measurement methods other than the Rentable Area Method, and adjusting income for the owner-occupied space. Over 75% of the building managers responded to this survey reported the use of the BOMA Rentable Area Method in measuring space. By expanding the survey form to include questions on common area, usable area, usable/rentable ratio and rentable add-on ratio, we were able to convert the square footage of the rest of the buildings (25%) into rentable method. The standardization of most of the equations' denominator, namely the square footage, improves the accuracy of the resulted statistics. The average effect of this change was to decrease a typical expense item by 1.5%.

In the survey, property managers are not consistent in accounting for space occupied by the owners of the buildings in reporting income and expenses. In some cases, managers include expenses incurred from the owner-occupied space, but do not report the corresponding rent. These discrepancies were adjusted both this year and last year. The adjusted office income is derived by first calculating the rental rate in dollars per square foot using office space minus owner-occupied space as the denominator, and then multiply this rate by the total office space adjusted for office occupancy.

This year, the 1991 Experience Exchange Report Survey Form was expanded to include questions regarding parking income, either gross or net, and parking expenses. Statistics for net parking income per building rentable (gross parking income minus expenses) are presented in the *1991 Experience Exchange Report*.

Readers should be cautious in comparing the current year's income data with data reported in older versions of the *Experience Exchange Report*. The adjustments to owner-occupied space were not made prior to 1989 and net parking income was not reported prior to this year, 1990.

For year-to-year rental income comparison purposes, the use of the current year two-year control sample analyses is recommended since both sets of sample data were adjusted for owner-occupied space. (See explanation of control samples in the bottom section of this article.) Also, 1990 total income data includes parking income, and parking income was not included in 1989, a fair comparison for total income would be to use the Total Rent line item.

Averages and Medians

Some confusion has arisen when users of the *Experience Exchange Report* attempt to compare the detailed breakout of expenses, as reported on the back page of the survey form, with the totals reported on the front page. Before 1989, the median statistic only was calculated for data on the back page. Since then, medians were replaced by averages, or statistical means for data on the back page, so that these averages can be compared more readily with the averages reported on the front page.

The lower and upper mid-range values are intended to report the quartile values for a distribution. In other words, for a given line-item, the lower mid-range value should be the value for that building that is one fourth from the bottom of all the values reported. When the number of buildings reporting is small, however, the one-fourth mark (or three-fourths mark for the upper value) may not correspond exactly to a specific building. To improve the reliability of what is reported, the lower and upper mid-range values are the true hinges. The formula for calculating hinges is not presented here but is contained in many statistical methods manuals; basically, it involves calculating an average value between the two building values that are just below and above the one-fourth level (or three-fourth level).

For example, if a given table reports data for eight buildings, and the data from these eight buildings is ordered from lowest value to highest, then the lower hinge is calculated by averaging the values for buildings number two and three, and the upper hinge is calculated by averaging the values for buildings number six and seven. The median is calculated by averaging the values for buildings four and five.

Control Samples, and Measuring Trends

For many years the *Experience Exchange Report* has contained, as it does this year, tables of statistics for income and expenses for control samples: either two-year or five-year control samples. What this means is that the statistics reported for two different years, for example, are based on data supplied by the sample buildings in both years. Thus, changes from year to year are expected to be more reliable because the same buildings are reported in both years. This approach is intended to avoid the problem that arises when differences are calculated based on all buildings reporting in each of two years. In this latter situation, if the composition of the sample changes, are the changes in expenses from one year to the next attributable to changes in the industry, or changes in the samples reporting each year?

Unfortunately, control samples contain a bias, which is often referred to as a regression to the mean. For reasons that do not merit detailed explanation here, the use of control samples tends to underestimate increases in income from the first year to the second, and overestimate increases in expenses. The result is that estimates of changes in net operating income are biased downwards. This bias becomes more exaggerated in five year control sample statistics based on buildings that are reported for five consecutive years.

The *Experience Exchange Report* contains these control sample tables this year to assure continuity for those users who find them to be valuable. However, the analytical articles prepared for the Canadian and United States statistics contain the results of a more reliable method for determining year-to-year changes in industry income and expenses. The reader interested in these trends should read the appropriate analytical discussions.

Monetary Conversion Factors for Annual Inflation Rates: Canada

		And you want dollars in one of these years, then multiply the original value by:						
		1984	1985	1986	1987	1988	1989	1990
If the original value occurred in this year	1984	1.00	1.04	1.08	1.13	1.17	1.23	1.29
	1985		1.00	1.04	1.08	1.13	1.19	1.24
	1986			1.00	1.04	1.08	1.13	1.19
	1987				1.00	1.04	1.09	1.14
	1988					1.00	1.05	1.10
	1989						1.00	1.05
	1990							1.00

Monetary Conversion Factors for Annual Inflation Rates: United States

		And you want dollars in one of these years, then multiply the original value by:						
		1984	1985	1986	1987	1988	1989	1990
If the original value occurred in this year	1984	1.00	1.04	1.08	1.13	1.18	1.24	1.29
	1985		1.00	1.04	1.09	1.13	1.18	1.24
	1986			1.00	1.04	1.09	1.14	1.19
	1987				1.00	1.05	1.10	1.15
	1988					1.00	1.05	1.09
	1989						1.00	1.04
	1990							1.00

Overview of the 1991 Survey Data

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The 1991 BOMA Experience Exchange Report includes data for over 4,500 office buildings located throughout North America. This sample includes 3,615 U.S. private sector properties, 420 government office buildings in the United States, 199 privately held Canadian properties, and 341 government buildings in Canada (Table 1). In total, this sample covers over 805 million square feet of office space in North America.

Approximately 15 percent of the buildings reported in the Experience Exchange Report are smaller than 50,000 square feet. The average amount of space per building in the sample this year is 176,000 square feet, in contrast with an average size last year of 179,500 square feet. Nevertheless, because of their size, the larger buildings dominate the statistical average values (but not the median values) in those tables that do not distinguish buildings by size.

The survey process solicited responses from property managers throughout many North American cities, and 122 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables, over 70 percent of the rentable space is allocated to office type activities. Unless stated otherwise, each property included in a statistical table maintained an average occupancy level for the year greater than 50 percent. In fact, over seventy-nine percent of the properties so included experienced occupancy levels for the year in excess of 75 percent, and the average occupancy level is typically about 90 percent (see separate analyses of U.S. and Canadian markets).

The analysis of the data, presented in separate discussions that follow, relies heavily on the comparison of reported performance for buildings in 1989 versus 1990. To assure that the analysis reflects trends in the industry as opposed to changes in the sample of all properties reporting to the Experience Exchange Report, control samples are employed. These control samples are composed of all respondents who reported in two or more years. Comparison of their reports from one year to the next, for the same buildings, is more likely to reveal the effects of changes in the industry (both space markets and operating environments) than is a comparison of all respondents to the Experience Exchange Report each year.

Many respondents report the results of more than one building on a survey form, and the number of buildings reported by a respondent may change from one year to the next. Because these shifts are small, these respondents are included in the control samples, and this is the reason why the number of buildings and the total square footage covered by a control sample may change from one year to the next.

DATABASE SOURCES:
1991 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1990)

	Buildings	Sq.Ft. (000s)
U.S. Private		
Downtown	1,411	434,068
Suburban	2,204	221,837
Total	3,615	655,905
Canada Private		
Downtown	159	50,316
Suburban	40	6,311
Total	199	56,627
U.S. Government		
Downtown	345	53,090
Suburban	75	5,295
Total	420	58,385
Canada Government		
Downtown	221	28,379
Suburban	120	5,776
Total	341	34,155
TOTAL	**4,575**	**805,072**

Table 1

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1989-1990)
All Respondents: 3,412 Buildings, 628.7 million sq. ft.
Control Respondents: 2,191 Buildings, 462.1 million sq. ft.

	All Respondents	Control Group
Average rent increase	2.563%	.736%
Average total expense increase	4.608%	2.916%

Canada Private Sector (Percent change, 1989-1990)
All Respondents: 199 Buildings, 56.6 million sq. ft.
Control Respondents: 116 Buildings, 31.8 million sq. ft.

	All Respondents	Control Group
Average rent increase	.048%	7.254%
Average total expense increase	10.943%	8.108%

Table 2

United States Analyses

U.S. Office Buildings Still Show Signs of Poor Performance Amidst Weak Markets

W. Ellen Ku and Deidre A. Schexnayder

U.S. Private Sector

Office building owners and managers who reported to the *Experience Exchange Report* for calendar year 1990 suggest that operating performance has increased slightly from 1989. This sluggish performance is due to persistently weak commercial real estate markets. In contrast with the analysis of the 2-year control sample data for 1989 which reported a modest 1.4 percent gain in net operating income on a real basis (adjusted for 4.8 percent inflation), this year's analysis indicates that building owners and managers achieved a loss of 2.4 percent (adjusted for 4.1 percent inflation).

Based on a comparison of performance for properties that were reported in both 1989 and 1990, total income increased by .7 percent, and total operating and fixed expenses increased by 2.9 percent (Table 1). Office income rose as well as retail income which reflects a slight increase in average office and retail occupancy levels (see Table 2). Average cleaning expenses increased on a nominal basis by 4.6 percent between 1989 and 1990. Fixed expenses (primarily composed of property taxes) that traditionally rise by 10 percent or more rose by 4.9 percent between 1989 and 1990. Average net operating income (NOI) can be estimated by subtracting from the average value of reported total income (rent) the average value of total expenses. Average NOI increased by $.12 per square foot last year, an increase of 1.8 percent.

According to the data presented in Table 1, the median values revealed a brighter picture than the average values, which suggests that smaller office properties fared better than the larger properties. The larger properties dominate the results calculated on the basis of averages, and the smaller properties dominate the results based on analysis of median values.

These results are the averaged responses of owners and managers of 2,191 office buildings containing 462.1 million square feet of space. Although the statistics are not shown here, a comparison of performance for all U.S. private sector properties reported in the *1990 Experience Exchange Report* (1989 data) and the *1991 Experience Exchange Report* (1990 data) was consistent with the findings for the control sample. In fact, as was pointed out in the previous discussion on the data as a whole, the comparison of all properties is typically more positive than is the year to year change in performance for the properties in the control sample.

The results reported here, while indicative of trends for the entire industry, must be interpreted carefully, because the properties analyzed are not necessarily representative of the industry as a whole. For example, properties that reported an average occupancy level below 50 percent for 1990 are not included in this analysis.

INCOME EXPENSE COMPARISONS: 1989-1990
U.S. PRIVATE SECTOR

2-Year Control Sample
2,191 Buildings, 462.1 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1989	**1990**	**%Change**	**1989**	**1990**	**%Change**
INCOME						
Office	12.85	13.06	1.6	15.91	16.08	1.1
Retail	13.71	14.67	7.0	16.84	17.09	1.5
Total Income (Rent)	12.83	13.02	1.5	16.31	15.43	.7
EXPENSES						
Cleaning	.78	.83	6.4	1.08	1.13	4.6
Repairs/Maintenance	.90	.93	3.3	1.35	1.40	3.7
Utilities	1.55	1.60	3.2	1.78	1.80	1.1
Roads/Grounds/Security	.35	.37	5.7	.47	.49	4.3
Administrative	.74	.77	4.1	.84	.86	2.4
Total Operating Expenses	4.55	4.66	2.4	5.56	5.67	2.0
Fixed Expenses	1.58	1.62	2.5	2.65	2.78	4.9
Total Expenses (Operating + Fixed)	6.31	6.43	1.9	8.23	8.47	2.9
Leasing	.55	.63	14.5	1.67	1.39	(16.8)
Total Expenses + Leasing[2]				9.61	9.61	0.0
Net Operating Income (NOI)[3]				6.70	6.82	1.8
NOI Adjusted for Inflation (4.1%)					6.54	(2.4)

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries
[3] Total Income (Rent) less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

Figure 1 illustrates the overall ratio of operating and fixed expenses, by expense categories, to total expenses in the U.S. private sector. Based on the complete sample of private sector respondents, fixed expenses, notably property taxes and insurance, constitute the largest source of expenses in 1990. Utilities expenses, which are almost all energy, account for a slightly lower proportion. Fixed expenses and utilities expenses account for over 50 percent of total operating plus fixed expenses.

U.S. Government Sector

Managers of government buildings reporting to the *Experience Exchange Report*, whether they managed federal, state, county, or municipal properties, experienced an increase in expenses on a real level, as Table 3 reveals. The data in this table, which reflects a control sample of 309 government buildings, indicates that the repairs and maintenance expenses increased by 6.1 percent or $.07 per square foot, utility costs experienced a 5.6 percent change between 1989 and 1990, and administrative expenses increased by 3.9 percent. Cleaning expenses contributed the least to the increase in total operating expenses, with a .8 percent increase from 1989 to 1990. Roads, grounds and security, with a 36.0 percent decline, helped offset rising expenses.

Overall, the buildings included in this control sample reported a 6.2 percent nominal increase in total expenses, or $.29 per square foot. Adjusted for an inflation rate of 4.1 percent, the increase in average total expenses between 1989 and 1990 was 1.9 percent.

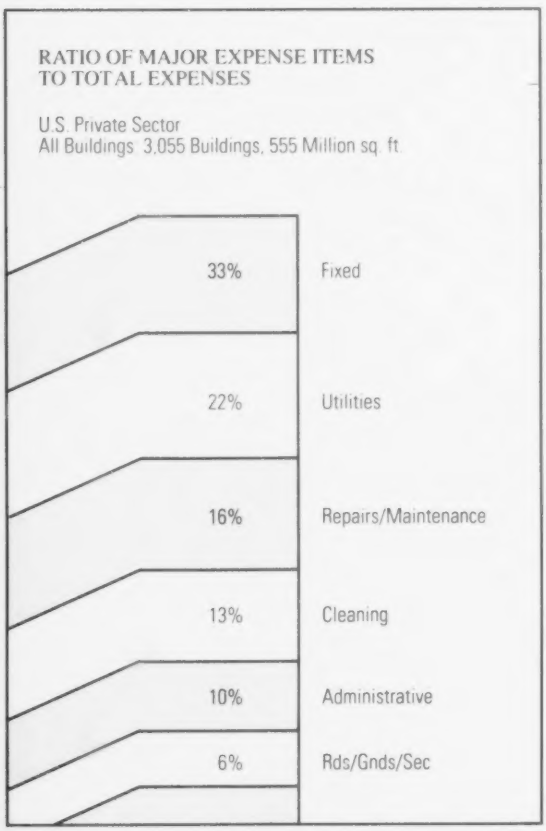

Figure 1

Summary

The office properties in each city (and, for each city, downtown versus suburban locations) can be expected to report performance that vary from the overall, nationally averaged results reviewed here.

The *Experience Exchange Report* contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless, the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 758 U.S. private sector properties that have reported every year for the last five years (or more).

Tables 2, 4, 5 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office

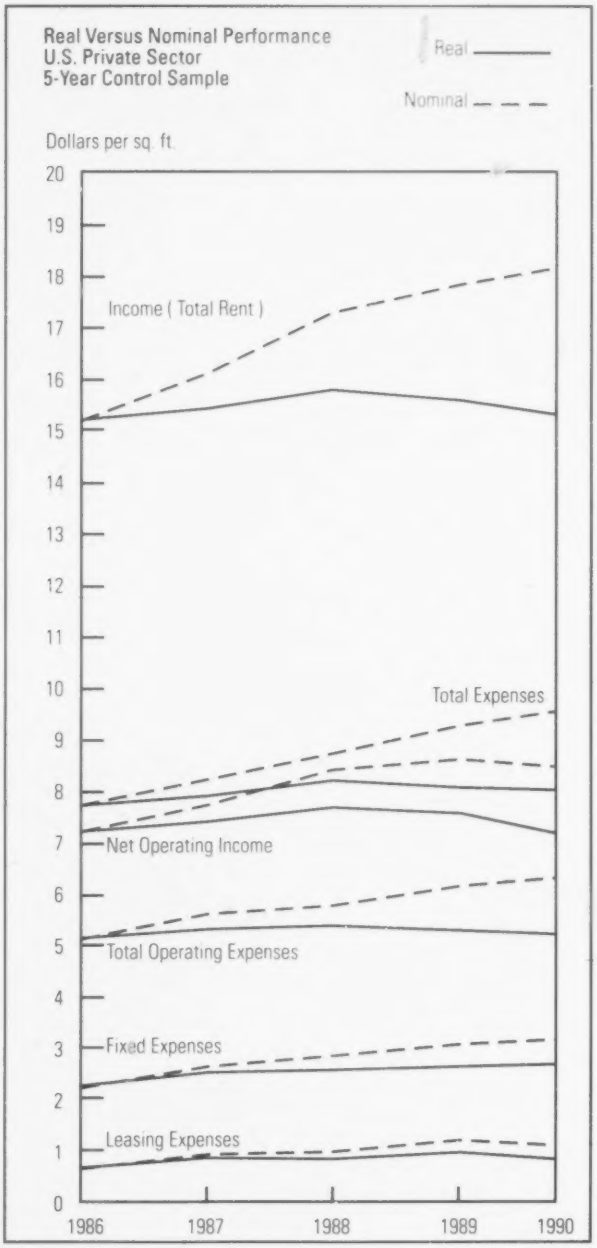

Figure 2

property management and operations. Consistent with the results for the two year control sample, the buildings covered in the five year control sample continue to report a decline in real estimated net operating income. In fact, the net operating income reported in 1990 is lower than the figure reported five years earlier in 1986, when they are adjusted for inflation. Nevertheless, an examination of the nominal value suggests that the net operating income declined 1.15 percent from 1989.

These figures may not be reflective of the market as a whole, of course, because of the selectivity of the sample. But they do reflect the impact that new space has had on the occupancy of prime, existing properties that were previously fully occupied. As Table 2 reveals, average occupancy levels in the five year control sample properties continue to decline, and at a higher rate than previously.

OCCUPANCY CONDITIONS		(PERCENT OF RENTABLE SPACE)				
		1986	**1987**	**1988**	**1989**	**1990**
2-year Control Samples, U.S. Private Sector (2,191 Bldgs: 462.1 million sq. ft.)						
	Office				87.0	87.8
	Retail				87.5	89.1
5-year Control Samples, U.S. Private Sector (758 Bldgs: 193.9 million sq. ft.)						
	Office	90.3	90.8	91.1	91.1	90.3
	Retail	92.1	92.6	91.7	90.5	91.2
All Buildings Reporting, U.S. Private Sector (3,412 Bldgs: 628.7 million sq. ft.)						
	Office					88.8
	Retail					88.0

Table 2

EXPENSE COMPARISONS: 1989-1990 **U.S. GOVERNMENT BUILDINGS**	2-Year Control Sample 309 Bldgs: 45.0 million sq. ft.					
	Medians			Averages		
	1989	**1990**	**%Change**	**1989**	**1990**	**%Change**
EXPENSES						
Cleaning	1.24	1.28	3.2	1.30	1.31	.8
Repairs/Maintenance	1.09	1.16	6.4	1.14	1.21	6.1
Utilities	1.24	1.35	8.9	1.62	1.71	5.6
Roads/Grounds/Security	.25	.16	(36.0)	.50	.32	(36.0)
Administrative	.46	.46	0.0	.51	.53	3.9
Total Operating	4.25	4.41	3.8	4.66	4.95	6.2
Total Adjusted for Inflation (4.1%)					4.75	1.9

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES
U.S. PRIVATE SECTOR

5-Year Control Sample
758 Buildings: 193.9 sq. ft.
Nominal U.S. Dollars per sq. ft.

	1986	1987	1988	1989	1990	Difference 1986-1990
Income (Total Rent)	15.20	16.14	17.32	17.90	18.18	
% Difference		6.18%	7.31%	3.35%	1.56%	19.61%
Total Operating Expenses	5.34	5.60	5.89	6.15	6.39	
% Difference		4.87%	5.18%	4.41%	3.90%	19.66%
Fixed Expenses	2.44	2.71	2.89	3.02	3.17	
% Difference		11.07%	6.64%	4.50%	4.97%	29.92%
Leasing Expenses	.79	.95	.99	1.14	1.03	
% Difference		20.25%	4.21%	15.15%	-9.65%	30.38%
Total Expenses	7.81	8.33	8.83	9.19	9.57	
% Difference		6.66%	6.00%	4.08%	4.13%	22.54%
Net Operating Income	7.39	7.81	8.49	8.71	8.61	
% Difference		5.68%	8.71%	2.59%	-1.15%	16.51%
CPI		4.4%	4.1%	4.8%	4.1%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES
U.S. PRIVATE SECTOR

5-Year Control Sample
758 Buildings: 193.9 million sq. ft.
Real 1986 U.S. dollars per sq. ft.
(Adjusted for annual change in CPI)

	1986	1987	1988	1989	1990	Difference 1986-1990
Income (Total Rent)	15.20	15.43	15.88	15.62	15.22	
% Difference		1.51%	2.92%	-1.64%	-2.56%	.13%
Total Operating Expenses	5.34	5.35	5.40	5.37	5.35	
% Difference		.19%	.93%	-.56%	-.37%	.19%
Fixed Expenses	2.44	2.59	2.65	2.64	2.65	
% Difference		6.15%	2.32%	-.38%	.38%	8.61%
Leasing Expenses	.79	.91	.91	.99	.86	
% Difference		15.19%	0.0%	8.79%	-13.13%	8.86%
Total Expenses	7.81	7.96	8.10	8.02	8.01	
% Difference		1.92%	1.76%	-.99%	-.12%	2.56%
Net Operating Income	7.39	7.47	7.78	7.60	7.21	
% Difference		1.08%	4.15%	-2.31%	-5.13%	-2.44%
CPI		4.4%	4.1%	4.8%	4.1%	

Table 5

United States Private Sector: Special Studies

All Buildings—1990

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Financial Buildings

Medical Buildings

Single Purpose Buildings

All Buildings – 1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3412 BLDS	628,744,144 SQ. FT.				605,569,909 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2984					16.12	12.98	9.06	17.40
RETAIL AREA	785	17.38	15.00	8.45	24.10				
OTHER AREA	301	9.14	5.73	2.54	11.92				
TOTAL RENT	3053	16.41	12.93	9.13	17.44				
NET PARKING INC	875	.81	.54	.17	1.13				
MISCELLANEOUS	1956	.59	.13	.03	.41				
TOTAL INCOME	3054	17.26	13.36	9.47	18.14				
EXPENSE									
CLEANING	3180	1.12	.83	.66	1.11	1.15	.84	.66	1.13
REPAIR-MAINT	3260	1.34	.90	.65	1.32	1.38	.92	.66	1.37
UTILITIES	3205	1.82	1.61	1.26	2.02	1.84	1.62	1.30	2.05
RDS/GRNDS/SEC	3276	.48	.36	.23	.54	.50	.37	.23	.55
ADMINISTRATIVE	3350	.87	.77	.52	1.08	.90	.79	.54	1.12
TOTAL OPER EXP	3049	5.64	4.68	3.93	5.76	5.86	4.83	4.00	6.00
FIXED EXPENSES	3304	2.73	1.66	1.08	2.48	2.84	1.68	1.12	2.57
TOTAL OPER + FIX	2956	8.40	6.46	5.39	8.23	8.73	6.62	5.53	8.64
LEASING EXP	2439	1.57	.66	.16	1.86				
TOTAL PAYROLL	2909	1.16	.65	.40	1.01				
TOTAL CONTRACT	3249	1.32	1.04	.75	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9084	2967
AVG SQFT/RETAIL TENANT	2696	877
AVG SQFT/OFFICE WORKER	275	2476
AVG % OFFICE OCCUPANCY	88.8	3144
AVG % RETAIL OCCUPANCY	88.0	907
AVG $ RATE YR-END RENT	41.08	2549
AVG NET PRKNG INC/STALL	647.42	638
RENTABLE/GROSS SQFT	.94	2582

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3050**
PAYROLL	.58	682
CONTRACT	.82	2933
SUP/MAT/MISC	.06	2481
TRASH REMOVAL	.08	2795
REPR/MAINT TOTAL	**1.34**	**3116**
PAYROLL	.53	2452
ELEVATOR	.21	2775
HVAC	.19	3027
ELECTRICAL	.09	2802
STRUCT/ROOF	.12	1807
PLUMBING	.03	2584
FIRE/LIFE SFTY	.04	1821
OTHER MAINT/SUP	.29	3004

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.82**	**3094**
ELECTRICAL	1.56	3086
GAS	.13	1533
FUEL OIL	.04	291
PURCH STEAM	.40	329
PURCH CH WTR	.34	168
COAL	.10	8
WATER/SEWER	.09	2910
RDS/GNDS/SEC TOTAL	**.48**	**3146**
RDS/GNDS TOTAL	.14	2825
RDS/GNDS PAYRL	.08	317
RDS/GNDS CONTR	.11	2518
RDS/GNDS OTHER	.06	1775

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	2787
SEC PAYROLL	.37	602
SEC CONTRACTS	.26	2395
SEC OTHER	.05	1149
ADMIN TOTAL	**.87**	**3205**
PAYROLL	.32	2133
MGMT FEES	.47	2678
PROF FEES	.05	2019
GEN OFC EXP	.10	2372
OTHER ADM EXP	.17	2211

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.74**	**3185**
REAL ESTATE TAX	2.48	3185
BUILDING INS	.19	3057
PERS PROP TAX	.12	677
OTHER TAX	.16	681
LEASING EXPENSES	**1.57**	**2439**
ADV/PROMOTION	.09	1722
COMMISSIONS	.08	829
PROF FEES	.41	1832
TENANT ALTS	1.26	1789
BUY-OUTS	.75	132
OTHER LEASING	.31	690

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.16**	**2909**
CLEANING	.58	682
REPAIR/MAINT	.53	2452
RDS/GROUNDS	.08	317
SECURITY	.37	602
ADMINISTRATIVE	.32	2133
TOTAL CONTRACTS	**1.32**	**3249**
CLEANING	.82	2933
REPAIR/MAINT	.55	1110
RDS/GROUNDS	.11	2518
SECURITY	.26	2395
ADMINISTRATIVE	.50	2909

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2200 BLDS	449,608,644 SQ. FT.				431,072,645 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1946					15.91	12.85	9.15	17.09
RETAIL AREA	606	16.84	13.71	7.94	22.14				
OTHER AREA	226	10.10	6.13	3.20	10.57				
TOTAL RENT	1972	16.31	12.83	9.06	17.06				
NET PARKING INC									
MISCELLANEOUS	1381	.72	.13	.03	.45				
TOTAL INCOME	1975	16.87	13.13	9.32	17.53				
EXPENSE									
CLEANING	2113	1.08	.78	.61	1.05	1.11	.79	.62	1.07
REPAIR-MAINT	2136	1.35	.90	.63	1.31	1.38	.92	.64	1.34
UTILITIES	2106	1.78	1.55	1.24	1.96	1.80	1.56	1.25	1.99
RDS/GRNDS/SEC	2129	.47	.35	.23	.52	.50	.36	.23	.53
ADMINISTRATIVE	2167	.84	.74	.51	1.02	.88	.77	.52	1.06
TOTAL OPER EXP	2027	5.56	4.55	3.79	5.63	5.80	4.70	3.89	5.88
FIXED EXPENSES	2141	2.65	1.58	1.06	2.32	2.76	1.60	1.09	2.44
TOTAL OPER+FIX	1974	8.23	6.31	5.18	8.05	8.60	6.47	5.27	8.34
LEASING EXP	1635	1.67	.55	.17	1.75				
TOTAL PAYROLL	1925	1.08	.64	.38	.99				
TOTAL CONTRACT	2081	1.05	.90	.64	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9261	2019
AVG SQFT/RETAIL TENANT	2807	633
AVG SQFT/OFFICE WORKER	267	1587
AVG % OFFICE OCCUPANCY	87.0	2108
AVG % RETAIL OCCUPANCY	87.5	662
AVG $ RATE YR-END RENT	19.89	1655
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	1622

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**2034**
PAYROLL	.57	474
CONTRACT	.80	1976
SUP/MAT/MISC	.07	1715
TRASH REMOVAL	.07	1867
REPR/MAINT TOTAL	**1.37**	**2046**
PAYROLL	.53	1613
ELEVATOR	.22	1838
HVAC	.19	1980
ELECTRICAL	.10	1872
STRUCT/ROOF	.13	1154
PLUMBING	.03	1736
FIRE/LIFE SFTY	.03	1154
OTHER MAINT/SUP	.30	1970

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**2015**
ELECTRICAL	1.52	2004
GAS	.13	931
FUEL OIL	.06	189
PURCH STEAM	.42	232
PURCH CH WTR	.42	129
COAL		
WATER/SEWER	.08	1891
RDS/GNDS/SEC TOTAL	**.47**	**2042**
RDS/GNDS TOTAL	.13	1816
RDS/GNDS PAYRL	.09	256
RDS/GNDS CONTR	.09	1584
RDS/GNDS OTHER	.06	1140

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	1827
SEC PAYROLL	.35	407
SEC CONTRACTS	.25	1557
SEC OTHER	.04	706
ADMIN TOTAL	**.84**	**2079**
PAYROLL	.31	1395
MGMT FEES	.45	1752
PROF FEES	.09	1373
GEN OFC EXP	.10	1598
OTHER ADM EXP	.10	1415

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.65**	**2056**
REAL ESTATE TAX	2.42	2057
BUILDING INS	.18	1927
PERS PROP TAX	.13	379
OTHER TAX	.12	498
LEASING EXPENSES	**1.67**	**1635**
ADV/PROMOTION	.06	1137
COMMISSIONS	.11	497
PROF FEES	.42	1198
TENANT ALTS	1.49	1169
BUY-OUTS	.52	85
OTHER LEASING	.26	423

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.08**	**1925**
CLEANING	.57	474
REPAIR/MAINT	.53	1613
RDS/GROUNDS	.09	256
SECURITY	.35	407
ADMINISTRATIVE	.31	1395
TOTAL CONTRACTS	**1.05**	**2081**
CLEANING	.80	1976
REPAIR/MAINT	.62	2032
RDS/GROUNDS	.09	1584
SECURITY	.25	1557
ADMINISTRATIVE	.49	1890

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2191 BLDS	462,678,823 SQ. FT.				443,702,668 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1929					16.08	13.06	9.16	17.38
RETAIL AREA	575	17.09	14.67	8.35	23.88				
OTHER AREA	234	13.16	6.15	2.80	12.39				
TOTAL RENT	1971	16.43	13.02	9.27	17.37				
NET PARKING INC	651	.77	.52	.17	1.12				
MISCELLANEOUS	1302	.63	.13	.03	.40				
TOTAL INCOME	1972	17.30	13.43	9.63	18.12				
EXPENSE									
CLEANING	2088	1.13	.83	.65	1.10	1.15	.84	.66	1.13
REPAIR-MAINT	2129	1.40	.93	.68	1.37	1.44	.96	.69	1.42
UTILITIES	2103	1.60	1.60	1.26	1.99	1.83	1.61	1.27	2.02
RDS/GRNDS/SEC	2112	.49	.37	.24	.55	.51	.38	.24	.57
ADMINISTRATIVE	2159	.86	.77	.51	1.09	.89	.79	.53	1.13
TOTAL OPER EXP	2020	5.67	4.66	3.93	5.81	5.91	4.82	3.99	6.07
FIXED EXPENSES	2126	2.78	1.62	1.07	2.48	2.89	1.65	1.09	2.55
TOTAL OPER+FIX	1965	8.47	6.43	5.37	8.24	8.82	6.62	5.50	8.63
LEASING EXP	1618	1.39	.63	.16	1.82				
TOTAL PAYROLL	1913	1.18	.66	.43	1.04				
TOTAL CONTRACT	2099	1.35	1.05	.75	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9523	1882
AVG SQFT/RETAIL TENANT	2849	633
AVG SQFT/OFFICE WORKER	275	1563
AVG % OFFICE OCCUPANCY	87.8	2007
AVG % RETAIL OCCUPANCY	89.1	657
AVG $ RATE YR-END RENT	49.23	1660
AVG NET PRKNG INC/STALL	639.14	438
RENTABLE/GROSS SQFT	.95	1661

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**2015**
PAYROLL	.56	479
CONTRACT	.82	1960
SUP/MAT/MISC	.08	1669
TRASH REMOVAL	.09	1830
REPR/MAINT TOTAL	**1.39**	**2058**
PAYROLL	.53	1664
ELEVATOR	.22	1871
HVAC	.20	2008
ELECTRICAL	.09	1846
STRUCT/ROOF	.13	1189
PLUMBING	.03	1719
FIRE/LIFE SFTY	.05	1213
OTHER MAINT/SUP	.32	1995

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**2033**
ELECTRICAL	1.53	2027
GAS	.12	987
FUEL OIL	.04	205
PURCH STEAM	.40	247
PURCH CH WTR	.33	136
COAL	.10	3
WATER/SEWER	.09	1903
RDS/GNDS/SEC TOTAL	**.49**	**2046**
RDS/GNDS TOTAL	.14	1833
RDS/GNDS PAYRL	.07	232
RDS/GNDS CONTR	.10	1632
RDS/GNDS OTHER	.06	1205

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	1815
SEC PAYROLL	.37	446
SEC CONTRACTS	.26	1547
SEC OTHER	.05	803
ADMIN TOTAL	**.86**	**2089**
PAYROLL	.32	1437
MGMT FEES	.46	1743
PROF FEES	.09	1347
GEN OFC EXP	.10	1561
OTHER ADM EXP	.10	1507

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.78**	**2066**
REAL ESTATE TAX	2.54	2066
BUILDING INS	.18	1971
PERS PROP TAX	.10	441
OTHER TAX	.16	475
LEASING EXPENSES	**1.39**	**1618**
ADV/PROMOTION	.08	1167
COMMISSIONS	.09	552
PROF FEES	.37	1234
TENANT ALTS	1.12	1191
BUY-OUTS	.70	83
OTHER LEASING	.26	454

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.18**	**1913**
CLEANING	.56	479
REPAIR/MAINT	.53	1664
RDS/GROUNDS	.07	232
SECURITY	.37	446
ADMINISTRATIVE	.32	1437
TOTAL CONTRACTS	**1.35**	**2099**
CLEANING	.82	1960
REPAIR/MAINT	.61	760
RDS/GROUNDS	.10	1632
SECURITY	.26	1547
ADMINISTRATIVE	.49	1893

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	701 BLDS	190,327,494 SQ. FT.				180,000,253 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	636					15.14	12.16	9.29	15.53
RETAIL AREA	240	18.70	12.77	8.41	19.08				
OTHER AREA	139	13.34	7.50	4.42	11.56				
TOTAL RENT	641	15.20	12.30	9.44	15.69				
NET PARKING INC									
MISCELLANEOUS	470	.85	.09	.02	.34				
TOTAL INCOME	641	15.88	12.57	9.65	16.08				
EXPENSE									
CLEANING	669	1.14	.77	.61	1.00	1.18	.78	.62	1.02
REPAIR-MAINT	681	1.31	.87	.63	1.27	1.35	.91	.64	1.31
UTILITIES	670	1.73	1.55	1.23	2.02	1.77	1.59	1.23	2.09
RDS/GRNDS/SEC	690	.45	.31	.18	.48	.48	.31	.18	.49
ADMINISTRATIVE	691	.70	.65	.46	.91	.74	.69	.47	.94
TOTAL OPER EXP	649	5.34	4.33	3.63	5.45	5.64	4.46	3.73	5.72
FIXED EXPENSES	677	2.44	1.50	1.01	2.14	2.57	1.54	1.07	2.27
TOTAL OPER + FIX	629	7.81	6.04	4.99	7.58	8.26	6.24	5.07	8.01
LEASING EXP	478	.79	.30	.09	.75				
TOTAL PAYROLL	561	1.17	.62	.41	1.05				
TOTAL CONTRACT	610	1.70	1.45	.98	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10224	657
AVG SQFT/RETAIL TENANT	2999	274
AVG SQFT/OFFICE WORKER	186	552
AVG % OFFICE OCCUPANCY	90.3	698
AVG % RETAIL OCCUPANCY	92.1	290
AVG $ RATE YR-END RENT	20.96	623
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	701

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**596**
PAYROLL	.58	184
CONTRACT	.85	566
SUP/MAT/MISC	.07	492
TRASH REMOVAL	.05	513
REPR/MAINT TOTAL	**1.34**	**603**
PAYROLL	.56	497
ELEVATOR	.22	544
HVAC	.17	568
ELECTRICAL	.09	540
STRUCT/ROOF	.18	295
PLUMBING	.03	485
FIRE/LIFE SFTY	.04	268
OTHER MAINT/SUP	.28	571

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**594**
ELECTRICAL	1.45	594
GAS	.14	284
FUEL OIL	.10	72
PURCH STEAM	.43	89
PURCH CH WTR	.59	21
COAL	.25	2
WATER/SEWER	.06	558
RDS/GNDS/SEC TOTAL	**.46**	**606**
RDS/GNDS TOTAL	.13	517
RDS/GNDS PAYRL	.12	110
RDS/GNDS CONTR	.07	444
RDS/GNDS OTHER	.06	346

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	529
SEC PAYROLL	.39	163
SEC CONTRACTS	.21	450
SEC OTHER	.03	223
ADMIN TOTAL	**.71**	**607**
PAYROLL	.28	436
MGMT FEES	.41	458
PROF FEES	.06	377
GEN OFC EXP	.09	432
OTHER ADM EXP	.11	435

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.44**	**598**
REAL ESTATE TAX	2.17	596
BUILDING INS	.21	571
PERS PROP TAX	.20	142
OTHER TAX	.08	168
LEASING EXPENSES	**.79**	**475**
ADV/PROMOTION	.07	312
COMMISSIONS		
PROF FEES	.22	335
TENANT ALTS	.70	325
BUY-OUTS	.66	31
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.17**	**561**
CLEANING	.58	184
REPAIR/MAINT	.56	497
RDS/GROUNDS	.12	110
SECURITY	.39	163
ADMINISTRATIVE	.28	436
TOTAL CONTRACTS	**1.70**	**610**
CLEANING	.85	566
REPAIR/MAINT	.56	602
RDS/GROUNDS	.07	444
SECURITY	.21	450
ADMINISTRATIVE	.39	531

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	703 BLDS	191,184,650 SQ. FT.				181,074,715 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	647					15.82	12.85	9.42	16.35
RETAIL AREA	246	18.76	12.89	9.03	20.40				
OTHER AREA	135	17.94	8.38	5.30	11.69				
TOTAL RENT	658	16.14	13.02	9.50	16.54				
NET PARKING INC									
MISCELLANEOUS	506	.83	.10	.02	.43				
TOTAL INCOME	660	16.83	13.38	9.65	16.89				
EXPENSE									
CLEANING	691	1.17	.77	.60	1.03	1.20	.79	.61	1.05
REPAIR-MAINT	694	1.46	.92	.68	1.33	1.50	.96	.69	1.36
UTILITIES	676	1.75	1.54	1.21	1.98	1.78	1.56	1.22	2.01
RDS/GRNDS/SEC	693	.46	.31	.19	.47	.48	.32	.19	.50
ADMINISTRATIVE	700	.76	.70	.48	.97	.80	.72	.50	1.02
TOTAL OPER EXP	669	5.60	4.45	3.71	5.57	5.91	4.54	3.84	5.87
FIXED EXPENSES	679	2.71	1.58	1.01	2.40	2.86	1.63	1.06	2.51
TOTAL OPER + FIX	647	8.33	6.18	4.97	7.98	8.80	6.33	5.11	8.45
LEASING EXP	541	.95	.37	.13	.98				
TOTAL PAYROLL	563	1.22	.64	.42	1.01				
TOTAL CONTRACT	637	1.82	1.49	1.12	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10155	667
AVG SQFT/RETAIL TENANT	3063	276
AVG SQFT/OFFICE WORKER	160	544
AVG % OFFICE OCCUPANCY	90.8	697
AVG % RETAIL OCCUPANCY	92.6	284
AVG $ RATE YR-END RENT	20.81	647
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	646

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**627**
PAYROLL	.59	179
CONTRACT	.88	618
SUP/MAT/MISC	.07	504
TRASH REMOVAL	.06	559
REPR/MAINT TOTAL	**1.50**	**633**
PAYROLL	.59	501
ELEVATOR	.23	573
HVAC	.18	616
ELECTRICAL	.11	573
STRUCT/ROOF	.21	311
PLUMBING	.03	503
FIRE/LIFE SFTY	.15	330
OTHER MAINT/SUP	.28	604

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.77**	**613**
ELECTRICAL	1.49	618
GAS	.12	308
FUEL OIL	.08	74
PURCH STEAM	.43	92
PURCH CH WTR	.58	21
COAL	.06	5
WATER/SEWER	.07	590
RDS/GNDS/SEC TOTAL	**.47**	**630**
RDS/GNDS TOTAL	.11	540
RDS/GNDS PAYRL	.06	96
RDS/GNDS CONTR	.07	442
RDS/GNDS OTHER	.06	323

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	416
SEC PAYROLL	.39	162
SEC CONTRACTS	.23	499
SEC OTHER	.04	223
ADMIN TOTAL	**.77**	**633**
PAYROLL	.29	445
MGMT FEES	.44	500
PROF FEES	.06	409
GEN OFC EXP	.10	477
OTHER ADM EXP	.12	458

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.74**	**618**
REAL ESTATE TAX	2.43	618
BUILDING INS	.24	591
PERS PROP TAX	.20	155
OTHER TAX	.13	152
LEASING EXPENSES	**.95**	**541**
ADV/PROMOTION	.08	343
COMMISSIONS		
PROF FEES	.25	393
TENANT ALTS	.86	413
BUY-OUTS	.21	42
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**563**
CLEANING	.59	179
REPAIR/MAINT	.59	501
RDS/GROUNDS	.06	96
SECURITY	.39	162
ADMINISTRATIVE	.29	445
TOTAL CONTRACTS	**1.82**	**637**
CLEANING	.88	618
REPAIR/MAINT	.57	636
RDS/GROUNDS	.07	442
SECURITY	.23	499
ADMINISTRATIVE	.41	572

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	709 BLDS	192,466,031 SQ. FT.				182,090,618 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	644					16.61	13.25	9.90	17.03
RETAIL AREA	232	16.61	12.98	8.81	20.35				
OTHER AREA	131	16.43	9.00	5.05	13.04				
TOTAL RENT	668	17.32	13.26	10.10	17.47				
NET PARKING INC									
MISCELLANEOUS	518	.90	.13	.03	.49				
TOTAL INCOME	670	18.06	13.78	10.24	18.08				
EXPENSE									
CLEANING	690	1.22	.83	.64	1.08	1.26	.84	.65	1.13
REPAIR-MAINT	697	1.56	.95	.70	1.41	1.58	.98	.71	1.46
UTILITIES	678	1.87	1.57	1.29	1.96	1.90	1.62	1.30	1.99
RDS/GRNDS/SEC	696	.48	.34	.21	.50	.51	.35	.21	.53
ADMINISTRATIVE	705	.79	.72	.50	.99	.83	.75	.51	1.04
TOTAL OPER EXP	665	5.89	4.64	3.90	5.84	6.24	4.77	3.99	6.15
FIXED EXPENSES	697	2.89	1.58	1.04	2.50	3.06	1.62	1.09	2.66
TOTAL OPER + FIX	655	8.83	6.29	5.22	8.25	9.35	6.54	5.36	8.70
LEASING EXP	527	.99	.54	.19	1.40				
TOTAL PAYROLL	587	1.25	.66	.43	1.06				
TOTAL CONTRACT	647	1.14	.93	.64	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10348	647
AVG SQFT/RETAIL TENANT	3055	271
AVG SQFT/OFFICE WORKER	183	511
AVG % OFFICE OCCUPANCY	91.1	686
AVG % RETAIL OCCUPANCY	91.7	284
AVG $ RATE YR-END RENT	20.30	607
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	618

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**640**	**UTILITIES TOTAL**	**1.86**	**632**	SECURITY TOTAL	.40	552	**FIXED EXP TOTAL**	**2.89**	**647**	**TOTAL PAYROLL**	**1.25**	**587**
PAYROLL	.58	184	ELECTRICAL	1.57	625	SEC PAYROLL	.37	164	REAL ESTATE TAX	2.60	647	CLEANING	.58	184
CONTRACT	.90	628	GAS	.11	311	SEC CONTRACTS	.24	524	BUILDING INS	.21	613	REPAIR/MAINT	.60	526
SUP/MAT/MISC	.07	556	FUEL OIL	.06	71	SEC OTHER	.04	213	PERS PROP TAX	.14	144	RDS/GROUNDS	.07	99
TRASH REMOVAL	.08	561	PURCH STEAM	.42	92	**ADMIN TOTAL**	**.79**	**652**	OTHER TAX	.10	164	SECURITY	.37	164
REPR/MAINT TOTAL	**1.59**	**646**	PURCH CH WTR	.58	30	PAYROLL	.30	455	**LEASING EXPENSES**	**.96**	**527**	ADMINISTRATIVE	.30	455
PAYROLL	.60	526	COAL			MGMT FEES	.45	520	ADV/PROMOTION	.05	348	**TOTAL CONTRACTS**	**1.14**	**647**
ELEVATOR	.24	584	WATER/SEWER	.08	606	PROF FEES	.09	414	COMMISSIONS	.07	152	CLEANING	.90	628
HVAC	.19	638	**RDS/GNDS/SEC**	**.49**	**644**	GEN OFC EXP	.10	489	PROF FEES	.25	407	REPAIR/MAINT	.72	645
ELECTRICAL	.13	580	**TOTAL**			OTHER ADM EXP	.12	478	TENANT ALTS	.84	402	RDS/GROUNDS	.08	503
STRUCT/ROOF	.24	352	RDS/GNDS TOTAL	.12	525				BUY-OUTS	.28	34	SECURITY	.24	524
PLUMBING	.03	529	RDS/GNDS PAYRL	.07	99				OTHER LEASING	.18	138	ADMINISTRATIVE	.47	571
FIRE/LIFE SFTY	.04	317	RDS/GNDS CONTR	.08	503									
OTHER MAINT/SUP	.35	631	RDS/GNDS OTHER	.06	340									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE					TOTAL OFFICE RENTABLE AREA			
	758 BLDS	192,766,223 SQ. FT.				182,749,891 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	695					17.08	13.42	10.13	18.04
RETAIL AREA	258	18.13	13.71	8.12	22.18				
OTHER AREA	116	11.76	6.89	3.44	11.87				
TOTAL RENT	712	17.90	13.42	10.20	18.09				
NET PARKING INC									
MISCELLANEOUS	524	.92	.14	.04	.50				
TOTAL INCOME	714	18.65	13.80	10.39	18.49				
EXPENSE									
CLEANING	741	1.25	.85	.66	1.13	1.29	.87	.67	1.17
REPAIR-MAINT	750	1.60	1.03	.71	1.47	1.64	1.06	.73	1.51
UTILITIES	736	1.93	1.62	1.31	2.00	1.96	1.64	1.32	2.03
RDS/GRNDS/SEC	748	.51	.35	.23	.53	.54	.36	.23	.55
ADMINISTRATIVE	754	.85	.78	.52	1.06	.90	.80	.53	1.10
TOTAL OPER EXP	722	6.15	4.81	4.06	5.96	6.50	4.98	4.16	6.22
FIXED EXPENSES	745	3.02	1.68	1.11	2.61	3.18	1.73	1.15	2.71
TOTAL OPER + FIX	710	9.19	6.66	5.38	8.48	9.71	6.88	5.54	9.03
LEASING EXP	628	1.14	.44	.15	1.49				
TOTAL PAYROLL	677	1.28	.71	.44	1.11				
TOTAL CONTRACT	738	1.15	.99	.66	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10465	714
AVG SQFT/RETAIL TENANT	2799	281
AVG SQFT/OFFICE WORKER	267	505
AVG % OFFICE OCCUPANCY	91.1	739
AVG % RETAIL OCCUPANCY	90.5	288
AVG $ RATE YR-END RENT	20.79	666
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	639

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**725**	**UTILITIES TOTAL**	**1.93**	**724**	SECURITY TOTAL	.41	691	**FIXED EXP TOTAL**	**3.02**	**733**	**TOTAL PAYROLL**	**1.28**	**677**
PAYROLL	.57	198	ELECTRICAL	1.64	719	SEC PAYROLL	.42	175	REAL ESTATE TAX	2.77	733	CLEANING	.57	198
CONTRACT	.93	701	GAS	.11	341	SEC CONTRACTS	.24	601	BUILDING INS	.20	673	REPAIR/MAINT	.63	611
SUP/MAT/MISC	.08	632	FUEL OIL	.07	74	SEC OTHER	.04	299	PERS PROP TAX	.13	157	RDS/GROUNDS	.06	132
TRASH REMOVAL	.09	646	PURCH STEAM	.45	104	**ADMIN TOTAL**	**.85**	**740**	OTHER TAX	.10	215	SECURITY	.42	175
REPR/MAINT TOTAL	**1.61**	**736**	PURCH CH WTR	.32	72	PAYROLL	.32	510				ADMINISTRATIVE	.32	510
PAYROLL	.63	611	COAL			MGMT FEES	.47	620	**LEASING EXPENSES**	**1.14**	**628**			
ELEVATOR	.24	647	WATER/SEWER	.08	655	PROF FEES	.09	513	ADV/PROMOTION	.09	440	**TOTAL CONTRACTS**	**1.15**	**738**
HVAC	.20	726	**RDS/GNDS/SEC**	**.51**	**736**	GEN OFC EXP	.11	561	COMMISSIONS	.10	169	CLEANING	.93	701
ELECTRICAL	.12	692	**TOTAL**			OTHER ADM EXP	.13	530	PROF FEES	.26	460	REPAIR/MAINT	.72	735
STRUCT/ROOF	.20	445	RDS/GNDS TOTAL	.12	661				TENANT ALTS	.96	447	RDS/GROUNDS	.08	582
PLUMBING	.03	644	RDS/GNDS PAYRL	.06	132				BUY-OUTS	.33	19	SECURITY	.24	601
FIRE/LIFE SFTY	.04	341	RDS/GNDS CONTR	.08	582				OTHER LEASING	.30	161	ADMINISTRATIVE	.49	662
OTHER MAINT/SUP	.38	707	RDS/GNDS OTHER	.06	434									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	758 BLDS	193,877,853 SQ. FT.				183,876,785 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	686					17.50	13.36	9.80	17.92
RETAIL AREA	244	18.26	15.09	8.81	24.74				
OTHER AREA	129	13.20	8.06	4.13	13.42				
TOTAL RENT	708	18.18	13.47	10.01	17.99				
NET PARKING INC	258	.69	.53	.21	1.14				
MISCELLANEOUS	481	.79	.12	.04	.46				
TOTAL INCOME	708	19.18	14.09	10.28	18.55				
EXPENSE									
CLEANING	734	1.31	.90	.68	1.23	1.34	.92	.70	1.28
REPAIR-MAINT	750	1.72	1.04	.74	1.52	1.77	1.07	.75	1.56
UTILITIES	740	1.96	1.65	1.30	2.04	1.99	1.66	1.32	2.08
RDS/GRNDS/SEC	743	.54	.38	.24	.55	.57	.39	.25	.57
ADMINISTRATIVE	749	.87	.79	.51	1.08	.91	.81	.53	1.15
TOTAL OPER EXP	715	6.39	4.85	4.11	6.21	6.74	5.01	4.19	6.54
FIXED EXPENSES	747	3.17	1.71	1.12	2.64	3.34	1.73	1.16	2.74
TOTAL OPER + FIX	704	9.57	6.77	5.52	8.85	10.09	6.95	5.62	9.19
LEASING EXP	597	1.03	.50	.13	1.47				
TOTAL PAYROLL	679	1.49	.71	.44	1.14				
TOTAL CONTRACT	733	1.56	1.14	.81	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10920	621
AVG SQFT/RETAIL TENANT	2832	272
AVG SQFT/OFFICE WORKER	270	503
AVG % OFFICE OCCUPANCY	90.3	685
AVG % RETAIL OCCUPANCY	91.2	280
AVG $ RATE YR-END RENT	20.84	549
AVG NET PRKNG INC/STALL	737.80	160
RENTABLE/GROSS SQFT	92	611

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**713**
PAYROLL	.63	195
CONTRACT	.94	696
SUP/MAT/MISC	.08	574
TRASH REMOVAL	.11	629
REPR/MAINT TOTAL	**1.71**	**734**
PAYROLL	.66	608
ELEVATOR	.26	651
HVAC	.21	724
ELECTRICAL	.13	672
STRUCT/ROOF	.22	455
PLUMBING	.04	611
FIRE/LIFE SFTY	.04	350
OTHER MAINT/SUP	.41	706

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**726**
ELECTRICAL	1.65	721
GAS	.10	360
FUEL OIL	.06	77
PURCH STEAM	.48	105
PURCH CH WTR	.37	81
COAL		
WATER/SEWER	.09	642
RDS/GNDS/SEC TOTAL	**.54**	**729**
RDS/GNDS TOTAL	.14	652
RDS/GNDS PAYRL	.07	122
RDS/GNDS CONTR	.09	574
RDS/GNDS OTHER	.07	459

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	667
SEC PAYROLL	.40	196
SEC CONTRACTS	.27	517
SEC OTHER	.06	334
ADMIN TOTAL	**.87**	**735**
PAYROLL	.32	547
MGMT FEES	.48	595
PROF FEES	.09	468
GEN OFC EXP	.11	573
OTHER ADM EXP	.13	583

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.17**	**735**
REAL ESTATE TAX	2.90	735
BUILDING INS	.21	693
PERS PROP TAX	.11	161
OTHER TAX	.16	210
LEASING EXPENSES	**1.03**	**597**
ADV/PROMOTION	.11	430
COMMISSIONS	.08	202
PROF FEES	.34	442
TENANT ALTS	.76	435
BUY-OUTS	.33	20
OTHER LEASING	.17	151

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.49**	**679**
CLEANING	.63	195
REPAIR/MAINT	.66	608
RDS/GROUNDS	.07	122
SECURITY	.40	196
ADMINISTRATIVE	.32	547
TOTAL CONTRACTS	**1.56**	**733**
CLEANING	.94	696
REPAIR/MAINT	.77	263
RDS/GROUNDS	.09	574
SECURITY	.27	517
ADMINISTRATIVE	.50	653

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 889 BLDS 276,453,633 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 264,443,163 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	786					17.33	15.04	10.35	20.31
RETAIL AREA	406	18.00	16.32	8.54	26.48				
OTHER AREA	139	7.17	5.59	2.78	12.69				
TOTAL RENT	838	17.89	15.09	10.37	20.36				
NET PARKING INC	396	.90	.72	.36	1.30				
MISCELLANEOUS	611	.62	.16	.04	.49				
TOTAL INCOME	838	18.91	16.12	11.03	21.64				
EXPENSE									
CLEANING	849	1.13	.94	.70	1.27	1.16	.98	.72	1.33
REPAIR-MAINT	869	1.30	1.08	.80	1.48	1.34	1.13	.82	1.55
UTILITIES	866	1.76	1.64	1.26	2.07	1.80	1.68	1.26	2.12
RDS/GRNDS/SEC	851	.42	.35	.20	.53	.44	.36	.21	.56
ADMINISTRATIVE	881	.90	.88	.57	1.21	.95	.91	.59	1.28
TOTAL OPER EXP	828	5.48	5.09	4.17	6.16	5.73	5.38	4.32	6.51
FIXED EXPENSES	857	3.18	1.99	1.17	3.53	3.32	2.10	1.22	3.77
TOTAL OPER+FIX	799	8.70	7.28	5.64	9.74	9.09	7.71	5.93	10.37
LEASING EXP	695	1.50	.62	.16	1.71				
TOTAL PAYROLL	797	1.01	.75	.47	1.10				
TOTAL CONTRACT	846	1.25	1.15	.75	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10625	794
AVG SQFT/RETAIL TENANT	2666	487
AVG SQFT/OFFICE WORKER	272	686
AVG % OFFICE OCCUPANCY	88.5	819
AVG % RETAIL OCCUPANCY	87.1	502
AVG $ RATE YR-END RENT	21.25	697
AVG NET PRKNG INC/STALL	1041.81	299
RENTABLE/GROSS SQFT	.95	680

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**816**
PAYROLL	.63	200
CONTRACT	.83	785
SUP/MAT/MISC	.08	684
TRASH REMOVAL	.08	746
REPR/MAINT TOTAL	**1.29**	**833**
PAYROLL	.52	703
ELEVATOR	.24	825
HVAC	.19	816
ELECTRICAL	.06	763
STRUCT/ROOF	.09	427
PLUMBING	.02	709
FIRE/LIFE SFTY	.04	524
OTHER MAINT/SUP	.26	800

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**835**
ELECTRICAL	1.48	834
GAS	.12	428
FUEL OIL	.03	116
PURCH STEAM	.40	156
PURCH CH WTR	.30	61
COAL		
WATER/SEWER	.08	790
RDS/GNDS/SEC	**.42**	**826**
TOTAL		
RDS/GNDS TOTAL	.09	681
RDS/GNDS PAYRL	.06	68
RDS/GNDS CONTR	.07	556
RDS/GNDS OTHER	.06	370

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	788
SEC PAYROLL	.32	232
SEC CONTRACTS	.27	657
SEC OTHER	.04	347
ADMIN TOTAL	**.90**	**850**
PAYROLL	.30	573
MGMT FEES	.45	824
PROF FEES	.10	630
GEN OFC EXP	.09	660
OTHER ADM EXP	.08	621

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.17**	**830**
REAL ESTATE TAX	2.92	830
BUILDING INS	.19	821
PERS PROP TAX	.02	199
OTHER TAX	.16	273
LEASING EXPENSES	**1.50**	**695**
ADV/PROMOTION	.07	498
COMMISSIONS	.08	263
PROF FEES	.38	515
TENANT ALTS	1.19	509
BUY-OUTS	1.01	48
OTHER LEASING	.32	215

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**797**
CLEANING	.63	200
REPAIR/MAINT	.52	703
RDS/GROUNDS	.06	68
SECURITY	.32	232
ADMINISTRATIVE	.30	573
TOTAL CONTRACTS	**1.25**	**846**
CLEANING	.83	785
REPAIR/MAINT	.43	347
RDS/GROUNDS	.07	556
SECURITY	.27	657
ADMINISTRATIVE	.51	839

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 81 BLDS 2,642,152 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 2,476,116 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	75					11.98	11.31	8.65	13.97
RETAIL AREA	20	14.59	13.27	6.87	16.46				
OTHER AREA	5	2.70	2.56	1.10	5.51				
TOTAL RENT	75	11.97	11.02	8.38	13.83				
NET PARKING INC	16	.46	.34	.20	.74				
MISCELLANEOUS	42	.25	.11	.03	.22				
TOTAL INCOME	75	12.31	11.86	8.52	14.47				
EXPENSE									
CLEANING	79	.94	.84	.72	1.04	.98	.85	.73	1.08
REPAIR-MAINT	78	.99	.87	.68	1.22	1.04	.89	.68	1.27
UTILITIES	78	1.65	1.53	1.10	1.92	1.71	1.57	1.10	1.97
RDS/GRNDS/SEC	72	.28	.17	.06	.35	.30	.19	.06	.37
ADMINISTRATIVE	78	.71	.62	.48	.88	.75	.65	.51	.93
TOTAL OPER EXP	74	4.53	4.24	3.59	5.21	4.80	4.56	3.77	5.54
FIXED EXPENSES	76	1.77	1.44	.91	2.23	1.90	1.59	.97	2.34
TOTAL OPER+FIX	70	6.30	5.99	4.83	7.49	6.71	6.31	5.18	7.56
LEASING EXP	50	1.02	.36	.16	.90				
TOTAL PAYROLL	59	.67	.44	.26	.86				
TOTAL CONTRACT	78	1.21	.84	.56	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2623	65
AVG SQFT/RETAIL TENANT	2131	17
AVG SQFT/OFFICE WORKER	281	60
AVG % OFFICE OCCUPANCY	88.8	71
AVG % RETAIL OCCUPANCY	96.3	19
AVG $ RATE YR-END RENT	13.45	63
AVG NET PRKNG INC/STALL	318.76	11
RENTABLE/GROSS SQFT	.94	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**75**
PAYROLL	.71	11
CONTRACT	.74	72
SUP/MAT/MISC	.09	57
TRASH REMOVAL	.09	62
REPR/MAINT TOTAL	**1.00**	**72**
PAYROLL	.39	52
ELEVATOR	.17	66
HVAC	.22	68
ELECTRICAL	.05	58
STRUCT/ROOF	.06	30
PLUMBING	.04	56
FIRE/LIFE SFTY	.03	40
OTHER MAINT/SUP	.24	63

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**71**
ELECTRICAL	1.43	71
GAS	.22	40
FUEL OIL		
PURCH STEAM	.38	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	70
RDS/GNDS/SEC	**.28**	**68**
TOTAL		
RDS/GNDS TOTAL	.13	52
RDS/GNDS PAYRL	.10	5
RDS/GNDS CONTR	.12	35
RDS/GNDS OTHER	.07	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	56
SEC PAYROLL	.35	3
SEC CONTRACTS	.22	49
SEC OTHER	.04	12
ADMIN TOTAL	**.70**	**74**
PAYROLL	.35	14
MGMT FEES	.51	71
PROF FEES	.10	45
GEN OFC EXP	.08	41
OTHER ADM EXP	.05	44

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.77**	**72**
REAL ESTATE TAX	1.53	72
BUILDING INS	.23	68
PERS PROP TAX	.01	9
OTHER TAX	.11	17
LEASING EXPENSES	**1.02**	**50**
ADV/PROMOTION	.07	23
COMMISSIONS	.10	10
PROF FEES	.26	31
TENANT ALTS	1.28	32
BUY-OUTS		
OTHER LEASING	.08	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**59**
CLEANING	.71	11
REPAIR/MAINT	.39	52
RDS/GROUNDS	.10	5
SECURITY	.35	3
ADMINISTRATIVE	.35	14
TOTAL CONTRACTS	**1.21**	**76**
CLEANING	.74	72
REPAIR/MAINT	.57	22
RDS/GROUNDS	.12	35
SECURITY	.22	49
ADMINISTRATIVE	.57	73

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	113 BLDS		8,452,670 SQ. FT.			7,996,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	103					13.44	12.53	9.07	16.83
RETAIL AREA	35	19.96	21.47	11.08	31.92				
OTHER AREA	10	5.81	5.24	2.78	8.51				
TOTAL RENT	108	13.78	12.78	9.42	17.14				
NET PARKING INC	38	.78	.55	.21	1.71				
MISCELLANEOUS	72	.41	.06	.01	.41				
TOTAL INCOME	108	14.37	13.05	9.58	18.08				
EXPENSE									
CLEANING	107	.90	.82	.63	1.03	.93	.85	.64	1.08
REPAIR-MAINT	112	1.10	.88	.61	1.34	1.15	.91	.66	1.37
UTILITIES	109	1.63	1.62	1.23	1.96	1.68	1.67	1.24	2.01
RDS/GRNDS/SEC	106	.35	.28	.12	.45	.37	.28	.14	.46
ADMINISTRATIVE	111	.86	.72	.51	1.16	.90	.75	.53	1.21
TOTAL OPER EXP	104	4.84	4.60	3.71	5.36	5.11	4.72	3.80	5.84
FIXED EXPENSES	110	1.93	1.38	.91	2.53	2.04	1.43	.99	2.71
TOTAL OPER + FIX	101	6.79	6.14	4.61	8.07	7.17	6.51	4.87	8.63
LEASING EXP	91	.95	.49	.14	1.41				
TOTAL PAYROLL	99	.79	.65	.39	.93				
TOTAL CONTRACT	106	1.05	.92	.64	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3559	104
AVG SQFT/RETAIL TENANT	2227	44
AVG SQFT/OFFICE WORKER	261	83
AVG % OFFICE OCCUPANCY	87.9	107
AVG % RETAIL OCCUPANCY	86.7	46
AVG $ RATE YR-END RENT	14.88	96
AVG NET PRKNG INC/STALL	629.31	21
RENTABLE/GROSS SQFT	91	80

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**102**	**UTILITIES TOTAL**	**1.63**	**103**	SECURITY TOTAL	.29	91	**FIXED EXP TOTAL**	**1.94**	**107**	**TOTAL PAYROLL**	**.79**	**99**
PAYROLL	.69	16	ELECTRICAL	1.38	103	SEC PAYROLL	.24	17	REAL ESTATE TAX	1.71	107	CLEANING	.69	16
CONTRACT	.70	96	GAS	.17	59	SEC CONTRACTS	.28	76	BUILDING INS	.18	104	REPAIR/MAINT	.48	82
SUP/MAT/MISC	.08	87	FUEL OIL	.16	7	SEC OTHER	.04	31	PERS PROP TAX	.02	18	RDS/GROUNDS	.13	7
TRASH REMOVAL	.07	92	PURCH STEAM	.34	13	**ADMIN TOTAL**	**.86**	**108**	OTHER TAX	.13	39	SECURITY	.24	17
REPR/MAINT TOTAL	**1.08**	**107**	PURCH CH WTR	.49	2	PAYROLL	.40	42	**LEASING EXPENSES**	**.95**	**91**	ADMINISTRATIVE	.40	42
PAYROLL	.48	82	COAL			MGMT FEES	.57	104	ADV/PROMOTION	.04	52	**TOTAL CONTRACTS**	**1.05**	**106**
ELEVATOR	.18	105	WATER/SEWER	.10	99	PROF FEES	.10	63	COMMISSIONS	.10	29	CLEANING	.70	96
HVAC	.20	105	**RDS/GNDS/SEC TOTAL**	**.36**	**102**	GEN OFC EXP	.06	72	PROF FEES	.39	66	REPAIR/MAINT	.38	41
ELECTRICAL	.05	94	RDS/GNDS TOTAL	.12	79	OTHER ADM EXP	.09	62	TENANT ALTS	.78	64	RDS/GROUNDS	.12	55
STRUCT/ROOF	.07	50	RDS/GNDS PAYRL	.13	7				BUY-OUTS	1.43	2	SECURITY	.28	76
PLUMBING	.03	86	RDS/GNDS CONTR	.12	55				OTHER LEASING	.07	28	ADMINISTRATIVE	.61	106
FIRE/LIFE SFTY	.04	63	RDS/GNDS OTHER	.06	41									
OTHER MAINT/SUP	.22	102												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	264 BLDS		50,852,973 SQ. FT.			48,311,259 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	242					16.95	15.80	10.70	22.06
RETAIL AREA	138	21.86	19.97	11.56	29.68				
OTHER AREA	55	7.74	6.32	2.43	14.29				
TOTAL RENT	250	16.91	15.92	10.60	21.51				
NET PARKING INC	117	1.02	.80	.41	1.39				
MISCELLANEOUS	171	.48	.16	.04	.45				
TOTAL INCOME	250	17.81	16.41	11.18	23.00				
EXPENSE									
CLEANING	260	1.03	.96	.67	1.25	1.07	.99	.69	1.32
REPAIR-MAINT	262	1.30	1.15	.83	1.55	1.35	1.21	.86	1.65
UTILITIES	259	1.72	1.65	1.31	2.04	1.75	1.68	1.32	2.08
RDS/GRNDS/SEC	257	.43	.37	.24	.60	.45	.39	.25	.65
ADMINISTRATIVE	262	1.05	1.00	.63	1.35	1.11	1.07	.65	1.44
TOTAL OPER EXP	253	5.51	5.25	4.23	6.48	5.81	5.58	4.47	6.83
FIXED EXPENSES	253	2.64	2.05	1.20	3.89	2.78	2.10	1.24	4.03
TOTAL OPER + FIX	242	8.13	7.43	5.98	10.06	8.57	8.07	6.13	10.62
LEASING EXP	218	1.56	.74	.16	1.71				
TOTAL PAYROLL	252	.98	.77	.54	1.17				
TOTAL CONTRACT	253	1.26	1.16	.78	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6226	245
AVG SQFT/RETAIL TENANT	2473	153
AVG SQFT/OFFICE WORKER	266	203
AVG % OFFICE OCCUPANCY	86.9	253
AVG % RETAIL OCCUPANCY	91.7	160
AVG $ RATE YR-END RENT	19.14	217
AVG NET PRKNG INC/STALL	793.61	87
RENTABLE/GROSS SQFT	.92	215

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**253**	**UTILITIES TOTAL**	**1.72**	**253**	SECURITY TOTAL	.36	247	**FIXED EXP TOTAL**	**2.63**	**245**	**TOTAL PAYROLL**	**.98**	**252**
PAYROLL	.57	62	ELECTRICAL	1.48	253	SEC PAYROLL	.30	68	REAL ESTATE TAX	2.32	245	CLEANING	.57	62
CONTRACT	.77	247	GAS	.12	132	SEC CONTRACTS	.31	204	BUILDING INS	.23	249	REPAIR/MAINT	.51	221
SUP/MAT/MISC	.07	209	FUEL OIL	.05	47	SEC OTHER	.05	107	PERS PROP TAX	.03	79	RDS/GROUNDS	.08	17
TRASH REMOVAL	.07	239	PURCH STEAM	.42	36	**ADMIN TOTAL**	**1.06**	**255**	OTHER TAX	.19	93	SECURITY	.30	68
REPR/MAINT TOTAL	**1.30**	**252**	PURCH CH WTR	.62	11	PAYROLL	.37	178	**LEASING EXPENSES**	**1.56**	**218**	ADMINISTRATIVE	.37	178
PAYROLL	.51	221	COAL			MGMT FEES	.57	248	ADV/PROMOTION	.07	156	**TOTAL CONTRACTS**	**1.26**	**253**
ELEVATOR	.21	252	WATER/SEWER	.08	244	PROF FEES	.11	193	COMMISSIONS	.08	89	CLEANING	.77	247
HVAC	.20	250	**RDS/GNDS/SEC TOTAL**	**.43**	**251**	GEN OFC EXP	.10	213	PROF FEES	.51	176	REPAIR/MAINT	.43	115
ELECTRICAL	.06	230	RDS/GNDS TOTAL	.10	200	OTHER ADM EXP	.07	185	TENANT ALTS	1.34	159	RDS/GROUNDS	.07	175
STRUCT/ROOF	.14	126	RDS/GNDS PAYRL	.08	17				BUY-OUTS	.27	10	SECURITY	.31	204
PLUMBING	.03	219	RDS/GNDS CONTR	.07	175				OTHER LEASING	.18	69	ADMINISTRATIVE	.65	253
FIRE/LIFE SFTY	.04	169	RDS/GNDS OTHER	.05	104									
OTHER MAINT/SUP	.27	248												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	169 BLDS	71,915,765 SQ. FT.				69,022,646 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	155					17.46	16.04	11.78	21.55
RETAIL AREA	99	16.58	12.55	6.44	23.09				
OTHER AREA	33	5.76	6.43	2.45	11.03				
TOTAL RENT	161	17.50	16.12	11.78	21.42				
NET PARKING INC	93	1.11	.83	.37	1.39				
MISCELLANEOUS	134	.45	.18	.05	.58				
TOTAL INCOME	161	18.55	16.68	12.25	22.79				
EXPENSE									
CLEANING	165	1.14	1.02	.73	1.40	1.17	1.04	.75	1.44
REPAIR-MAINT	168	1.27	1.15	.85	1.51	1.31	1.20	.90	1.53
UTILITIES	168	1.81	1.70	1.32	2.17	1.84	1.72	1.33	2.18
RDS/GRNDS/SEC	164	.44	.40	.26	.56	.45	.41	.28	.59
ADMINISTRATIVE	169	.99	.95	.71	1.22	1.03	.98	.73	1.28
TOTAL OPER EXP	163	5.67	5.43	4.58	6.43	5.90	5.63	4.71	6.75
FIXED EXPENSES	166	2.98	2.21	1.38	3.99	3.11	2.32	1.48	4.27
TOTAL OPER + FIX	161	8.66	8.12	6.22	10.48	9.02	8.54	6.42	11.03
LEASING EXP	147	1.82	.85	.20	2.21				
TOTAL PAYROLL	160	.92	.80	.54	1.17				
TOTAL CONTRACT	164	1.40	1.29	.87	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11608	152
AVG SQFT/RETAIL TENANT	2306	110
AVG SQFT/OFFICE WORKER	279	146
AVG % OFFICE OCCUPANCY	87.4	156
AVG % RETAIL OCCUPANCY	76.9	113
AVG $ RATE YR-END RENT	20.97	139
AVG NET PRKNG INC/STALL	1127.65	79
RENTABLE/GROSS SQFT	.89	140

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**159**	**UTILITIES TOTAL**	**1.79**	**164**	SECURITY TOTAL	.36	159	**FIXED EXP TOTAL**	**2.93**	**160**	**TOTAL PAYROLL**	**.92**	**160**
PAYROLL	.36	44	ELECTRICAL	1.54	163	SEC PAYROLL	.25	50	REAL ESTATE TAX	2.65	160	CLEANING	.36	44
CONTRACT	.92	156	GAS	.14	67	SEC CONTRACTS	.31	137	BUILDING INS	.20	158	REPAIR/MAINT	.49	144
SUP/MAT/MISC	.08	138	FUEL OIL	.03	22	SEC OTHER	.03	81	PERS PROP TAX	.02	46	RDS/GROUNDS	.11	8
TRASH REMOVAL	.07	149	PURCH STEAM	.35	41	**ADMIN TOTAL**	**.99**	**163**	OTHER TAX	.21	59	SECURITY	.25	50
REPR/MAINT TOTAL	**1.27**	**163**	PURCH CH WTR	.36	18	PAYROLL	.31	143	**LEASING EXPENSES**	**1.82**	**147**	ADMINISTRATIVE	.31	143
PAYROLL	.49	144	COAL			MGMT FEES	.47	157	ADV/PROMOTION	.08	122	**TOTAL CONTRACTS**	**1.40**	**164**
ELEVATOR	.25	163	WATER/SEWER	.07	152	PROF FEES	.11	137	COMMISSIONS	.10	65	CLEANING	.92	156
HVAC	.19	157	**RDS/GNDS/SEC**	**.43**	**160**	GEN OFC EXP	.12	154	PROF FEES	.38	119	REPAIR/MAINT	.43	72
ELECTRICAL	.06	150	**TOTAL**			OTHER ADM EXP	.07	130	TENANT ALTS	1.42	117	RDS/GROUNDS	.08	119
STRUCT/ROOF	.07	81	RDS/GNDS TOTAL	.09	138				BUY-OUTS	1.12	23	SECURITY	.31	137
PLUMBING	.02	136	RDS/GNDS PAYRL	.11	8				OTHER LEASING	.21	55	ADMINISTRATIVE	.54	161
FIRE/LIFE SFTY	.05	105	RDS/GNDS CONTR	.08	119									
OTHER MAINT/SUP	.26	160	RDS/GNDS OTHER	.04	66									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	101 BLDS	113,979,692 SQ. FT.				109,945,097 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	88					18.34	19.52	14.98	24.34
RETAIL AREA	59	16.45	13.17	8.58	22.49				
OTHER AREA	22	8.98	4.77	3.21	10.39				
TOTAL RENT	93	18.69	19.45	14.67	24.94				
NET PARKING INC	54	.66	.66	.31	.83				
MISCELLANEOUS	79	.64	.25	.06	.66				
TOTAL INCOME	93	19.61	19.62	15.91	26.14				
EXPENSE									
CLEANING	101	1.11	1.08	.80	1.37	1.14	1.10	.82	1.39
REPAIR-MAINT	101	1.16	1.12	.88	1.49	1.19	1.16	.92	1.53
UTILITIES	100	1.65	1.70	1.19	2.22	1.68	1.72	1.20	2.30
RDS/GRNDS/SEC	98	.39	.38	.27	.53	.40	.39	.28	.55
ADMINISTRATIVE	100	.81	.80	.58	1.17	.84	.84	.60	1.21
TOTAL OPER EXP	99	5.04	5.04	4.42	6.26	5.22	5.20	4.58	6.43
FIXED EXPENSES	98	3.60	3.05	1.70	5.29	3.73	3.10	1.79	5.62
TOTAL OPER + FIX	97	8.68	8.59	6.29	11.21	8.99	8.83	6.59	11.87
LEASING EXP	78	1.26	.66	.19	1.91				
TOTAL PAYROLL	92	.85	.83	.56	1.06				
TOTAL CONTRACT	95	1.24	1.38	.92	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20668	92
AVG SQFT/RETAIL TENANT	3435	72
AVG SQFT/OFFICE WORKER	268	85
AVG % OFFICE OCCUPANCY	89.5	96
AVG % RETAIL OCCUPANCY	88.4	73
AVG $ RATE YR-END RENT	23.89	74
AVG NET PRKNG INC/STALL	1115.94	48
RENTABLE/GROSS SQFT	1.02	85

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**95**	**UTILITIES TOTAL**	**1.64**	**97**	SECURITY TOTAL	.33	94	**FIXED EXP TOTAL**	**3.61**	**97**	**TOTAL PAYROLL**	**.85**	**92**
PAYROLL	.60	18	ELECTRICAL	1.38	97	SEC PAYROLL	.33	35	REAL ESTATE TAX	3.38	97	CLEANING	.60	18
CONTRACT	.84	92	GAS	.08	38	SEC CONTRACTS	.24	75	BUILDING INS	.18	97	REPAIR/MAINT	.44	80
SUP/MAT/MISC	.07	86	FUEL OIL	.01	15	SEC OTHER	.04	55	PERS PROP TAX	.02	19	RDS/GROUNDS	.03	4
TRASH REMOVAL	.07	89	PURCH STEAM	.37	29	**ADMIN TOTAL**	**.80**	**94**	OTHER TAX	.11	31	SECURITY	.33	35
REPR/MAINT TOTAL	**1.15**	**96**	PURCH CH WTR	.21	10	PAYROLL	.26	83	**LEASING EXPENSES**	**1.26**	**78**	ADMINISTRATIVE	.26	83
PAYROLL	.44	80	COAL			MGMT FEES	.38	88	ADV/PROMOTION	.07	65	**TOTAL CONTRACTS**	**1.24**	**95**
ELEVATOR	.25	96	WATER/SEWER	.08	88	PROF FEES	.09	73	COMMISSIONS	.06	36	CLEANING	.84	92
HVAC	.16	96	**RDS/GNDS/SEC**	**.39**	**96**	GEN OFC EXP	.08	82	PROF FEES	.27	58	REPAIR/MAINT	.41	44
ELECTRICAL	.06	94	**TOTAL**			OTHER ADM EXP	.07	83	TENANT ALTS	.90	65	RDS/GROUNDS	.05	70
STRUCT/ROOF	.05	52	RDS/GNDS TOTAL	.07	81				BUY-OUTS	1.32	4	SECURITY	.24	75
PLUMBING	.02	88	RDS/GNDS PAYRL	.03	4				OTHER LEASING	.49	34	ADMINISTRATIVE	.45	90
FIRE/LIFE SFTY	.04	73	RDS/GNDS CONTR	.05	70									
OTHER MAINT/SUP	.25	95	RDS/GNDS OTHER	.04	42									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 1516 BLDS 157,754,261 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 155,261,400 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	1453					13.51	11.84	8.44	15.88
RETAIL AREA	151	13.81	12.47	7.67	21.22				
OTHER AREA	57	7.50	6.25	3.09	10.87				
TOTAL RENT	1460	13.50	11.81	8.43	15.82				
NET PARKING INC	270	.59	.20	.09	.88				
MISCELLANEOUS	879	.45	.11	.03	.30				
TOTAL INCOME	1460	14.02	12.13	8.69	16.41				
EXPENSE									
CLEANING	1392	.82	.76	.62	.94	.82	.76	.62	.95
REPAIR-MAINT	1442	.91	.77	.57	1.03	.92	.78	.57	1.03
UTILITIES	1384	1.60	1.53	1.25	1.87	1.61	1.54	1.26	1.88
RDS/GRNDS/SEC	1494	.41	.35	.23	.48	.42	.35	.23	.49
ADMINISTRATIVE	1513	.88	.74	.54	.99	.89	.74	.55	1.00
TOTAL OPER EXP	1317	4.62	4.33	3.74	5.07	4.70	4.36	3.76	5.12
FIXED EXPENSES	1480	1.83	1.50	1.06	2.11	1.86	1.51	1.07	2.12
TOTAL OPER + FIX	1287	6.48	5.99	5.10	7.18	6.59	6.03	5.15	7.30
LEASING EXP	1180	1.82	.74	.20	2.07				
TOTAL PAYROLL	1218	.62	.52	.31	.72				
TOTAL CONTRACT	1444	1.08	1.00	.75	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6342	1305
AVG SQFT/RETAIL TENANT	2940	147
AVG SQFT/OFFICE WORKER	283	979
AVG % OFFICE OCCUPANCY	86.0	1375
AVG % RETAIL OCCUPANCY	86.6	151
AVG $ RATE YR-END RENT	16.80	1211
AVG NET PRKNG INC/STALL	231.93	176
RENTABLE/GROSS SQFT	.95	1118

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**1326**
PAYROLL	.21	172
CONTRACT	.67	1310
SUP/MAT/MISC	.07	1103
TRASH REMOVAL	.06	1233
REPR/MAINT TOTAL	**.91**	**1375**
PAYROLL	.35	1050
ELEVATOR	.13	1150
HVAC	.15	1341
ELECTRICAL	.05	1226
STRUCT/ROOF	.08	851
PLUMBING	.02	1174
FIRE/LIFE SFTY	.03	760
OTHER MAINT/SUP	.20	1352

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**1332**
ELECTRICAL	1.46	1330
GAS	.10	589
FUEL OIL	.04	60
PURCH STEAM		
PURCH CH WTR	.11	74
COAL	.10	8
WATER/SEWER	.09	1246
RDS/GNDS/SEC TOTAL	**.41**	**1422**
RDS/GNDS TOTAL	.21	1391
RDS/GNDS PAYRL	.07	90
RDS/GNDS CONTR	.17	1315
RDS/GNDS OTHER	.07	917

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	1177
SEC PAYROLL	.15	77
SEC CONTRACTS	.21	1066
SEC OTHER	.05	406
ADMIN TOTAL	**.88**	**1442**
PAYROLL	.29	849
MGMT FEES	.49	1416
PROF FEES	.09	915
GEN OFC EXP	.08	1054
OTHER ADM EXP	.07	948

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**1415**
REAL ESTATE TAX	1.66	1415
BUILDING INS	.15	1344
PERS PROP TAX	.04	227
OTHER TAX	.16	216
LEASING EXPENSES	**1.82**	**1180**
ADV/PROMOTION	.10	876
COMMISSIONS	.09	363
PROF FEES	.54	959
TENANT ALTS	1.45	880
BUY-OUTS	.57	54
OTHER LEASING	.21	277

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.62**	**1218**
CLEANING	.21	172
REPAIR/MAINT	.35	1050
RDS/GROUNDS	.07	90
SECURITY	.15	77
ADMINISTRATIVE	.29	849
TOTAL CONTRACTS	**1.08**	**1444**
CLEANING	.67	1310
REPAIR/MAINT	.30	420
RDS/GROUNDS	.17	1315
SECURITY	.21	1066
ADMINISTRATIVE	.54	1426

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 228 BLDS 6,651,945 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 6,626,828 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	226					11.69	11.16	8.28	14.60
RETAIL AREA	6	7.08	7.64	6.00	10.94				
OTHER AREA									
TOTAL RENT	227	11.67	11.12	8.27	14.56				
NET PARKING INC	15	.32	.09	.06	.15				
MISCELLANEOUS	102	.27	.11	.03	.29				
TOTAL INCOME	227	11.82	11.23	8.33	14.94				
EXPENSE									
CLEANING	200	.81	.79	.63	.99	.82	.79	.63	.99
REPAIR-MAINT	212	.82	.71	.46	1.02	.82	.72	.46	1.02
UTILITIES	196	1.64	1.61	1.28	2.00	1.64	1.61	1.28	2.00
RDS/GRNDS/SEC	221	.35	.33	.21	.45	.36	.33	.21	.45
ADMINISTRATIVE	226	.71	.63	.47	.88	.71	.64	.48	.88
TOTAL OPER EXP	183	4.38	4.36	3.58	5.08	4.40	4.36	3.61	5.11
FIXED EXPENSES	218	1.52	1.43	.97	1.97	1.52	1.43	.98	1.98
TOTAL OPER + FIX	175	5.96	5.78	4.94	6.86	5.99	5.80	4.96	5.87
LEASING EXP	170	1.26	.42	.11	1.68				
TOTAL PAYROLL	142	.45	.31	.20	.61				
TOTAL CONTRACT	218	.96	.89	.63	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3008	215
AVG SQFT/RETAIL TENANT	830	5
AVG SQFT/OFFICE WORKER	277	146
AVG % OFFICE OCCUPANCY	87.7	224
AVG % RETAIL OCCUPANCY	64.4	6
AVG $ RATE YR-END RENT	13.62	183
AVG NET PRKNG INC/STALL	31.18	9
RENTABLE/GROSS SQFT	.95	161

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**190**
PAYROLL	.48	11
CONTRACT	.65	189
SUP/MAT/MISC	.08	143
TRASH REMOVAL	.08	170
REPR/MAINT TOTAL	**.81**	**202**
PAYROLL	.29	118
ELEVATOR	.08	143
HVAC	.24	195
ELECTRICAL	.05	157
STRUCT/ROOF	.05	103
PLUMBING	.02	151
FIRE/LIFE SFTY	.04	101
OTHER MAINT/SUP	.24	194

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**192**
ELECTRICAL	1.46	192
GAS	.18	95
FUEL OIL	.22	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	190
RDS/GNDS/SEC TOTAL	**.36**	**211**
RDS/GNDS TOTAL	.29	210
RDS/GNDS PAYRL	.16	9
RDS/GNDS CONTR	.23	197
RDS/GNDS OTHER	.11	124

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	126
SEC PAYROLL	.12	5
SEC CONTRACTS	.10	107
SEC OTHER	.04	33
ADMIN TOTAL	**.71**	**214**
PAYROLL	.34	58
MGMT FEES	.51	206
PROF FEES	.11	108
GEN OFC EXP	.07	117
OTHER ADM EXP	.06	113

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.52**	**207**
REAL ESTATE TAX	1.36	207
BUILDING INS	.16	209
PERS PROP TAX	.36	15
OTHER TAX	.14	12
LEASING EXPENSES	**1.26**	**170**
ADV/PROMOTION	.06	98
COMMISSIONS	.12	46
PROF FEES	.41	112
TENANT ALTS	1.51	93
BUY-OUTS	.10	2
OTHER LEASING	.10	25

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.45**	**142**
CLEANING	.48	11
REPAIR/MAINT	.29	118
RDS/GROUNDS	.16	9
SECURITY	.12	5
ADMINISTRATIVE	.34	58
TOTAL CONTRACTS	**.96**	**218**
CLEANING	.65	189
REPAIR/MAINT	.28	56
RDS/GROUNDS	.23	197
SECURITY	.10	107
ADMINISTRATIVE	.56	207

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	287 BLDS		21,100,690 SQ. FT.			20,973,542 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	275					12.20	11.70	8.34	15.48	
RETAIL AREA	9	17.30	18.30	14.16	21.79					
OTHER AREA	5	2.86	4.56	2.22	13.75					
TOTAL RENT	276	12.19	11.67	8.34	15.43					
NET PARKING INC	27	.66	.24	.12	1.18					
MISCELLANEOUS	175	.35	.11	.03	.30					
TOTAL INCOME	276	12.49	11.82	8.55	15.71					
EXPENSE										
CLEANING	275	.79	.75	.60	.92	.79	.75	.60	.92	
REPAIR-MAINT	274	.82	.73	.55	.98	.82	.73	.55	.98	
UTILITIES	270	1.66	1.57	1.31	1.89	1.66	1.58	1.31	1.89	
RDS/GRNDS/SEC	281	.35	.31	.22	.43	.35	.31	.22	.43	
ADMINISTRATIVE	286	.77	.70	.51	.94	.78	.71	.52	.95	
TOTAL OPER EXP	258	4.42	4.16	3.63	4.95	4.45	4.21	3.63	5.00	
FIXED EXPENSES	279	1.74	1.50	1.01	2.11	1.75	1.50	1.01	2.11	
TOTAL OPER + FIX	252	6.19	5.84	4.88	7.06	6.23	5.92	4.88	7.11	
LEASING EXP	226	1.77	.73	.18	2.32					
TOTAL PAYROLL	239	.54	.44	.27	.69					
TOTAL CONTRACT	274	1.01	.98	.76	1.22					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4567	240
AVG SQFT/RETAIL TENANT	3465	8
AVG SQFT/OFFICE WORKER	268	190
AVG % OFFICE OCCUPANCY	84.2	250
AVG % RETAIL OCCUPANCY	96.9	8
AVG $ RATE YR-END RENT	14.84	243
AVG NET PRKNG INC/STALL	258.95	14
RENTABLE/GROSS SQFT	.96	206

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**263**	**UTILITIES TOTAL**	**1.65**	**256**	SECURITY TOTAL	.12	215	**FIXED EXP TOTAL**	**1.75**	**269**	**TOTAL PAYROLL**	**.54**	**239**
PAYROLL	.48	33	ELECTRICAL	1.49	255	SEC PAYROLL	.04	3	REAL ESTATE TAX	1.57	269	CLEANING	.48	33
CONTRACT	.63	257	GAS	.16	94	SEC CONTRACTS	.11	206	BUILDING INS	.13	258	REPAIR/MAINT	.31	206
SUP/MAT/MISC	.07	210	FUEL OIL	.22	6	SEC OTHER	.03	62	PERS PROP TAX	.08	36	RDS/GROUNDS	.11	18
TRASH REMOVAL	.06	243	PURCH STEAM			**ADMIN TOTAL**	**.78**	**273**	OTHER TAX	.41	30	SECURITY	.04	3
REPR/MAINT TOTAL	**.81**	**264**	PURCH CH WTR	.19	17	PAYROLL	.31	139	**LEASING EXPENSES**	**1.77**	**226**	ADMINISTRATIVE	.31	139
PAYROLL	.31	206	COAL			MGMT FEES	.46	270	ADV/PROMOTION	.08	169	**TOTAL CONTRACTS**	**1.01**	**274**
ELEVATOR	.08	246	WATER/SEWER	.08	238	PROF FEES	.10	185	COMMISSIONS	.16	61	CLEANING	.63	257
HVAC	.19	261	**RDS/GNDS/SEC**	**.35**	**268**	GEN OFC EXP	.08	182	PROF FEES	.49	173	REPAIR/MAINT	.30	93
ELECTRICAL	.05	236	**TOTAL**			OTHER ADM EXP	.07	170	TENANT ALTS	1.42	167	RDS/GROUNDS	.21	254
STRUCT/ROOF	.07	146	RDS/GNDS TOTAL	.26	265				BUY-OUTS	3.34	6	SECURITY	.11	206
PLUMBING	.02	214	RDS/GNDS PAYRL	.11	18				OTHER LEASING	.65	43	ADMINISTRATIVE	.51	273
FIRE/LIFE SFTY	.04	149	RDS/GNDS CONTR	.21	254									
OTHER MAINT/SUP	.19	259	RDS/GNDS OTHER	.08	174									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	338 BLDS		58,587,284 SQ. FT.			57,756,251 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	317					13.89	12.69	9.10	17.83	
RETAIL AREA	44	17.84	14.76	9.82	21.94					
OTHER AREA	16	3.90	5.97	2.28	9.78					
TOTAL RENT	317	13.86	12.67	9.06	17.80					
NET PARKING INC	107	.59	.22	.09	.96					
MISCELLANEOUS	223	.49	.10	.03	.28					
TOTAL INCOME	317	14.43	13.01	9.40	18.30					
EXPENSE										
CLEANING	327	.81	.76	.64	.94	.81	.76	.64	.95	
REPAIR-MAINT	329	.89	.80	.64	1.07	.90	.80	.64	1.07	
UTILITIES	324	1.55	1.48	1.21	1.79	1.56	1.48	1.22	1.79	
RDS/GRNDS/SEC	333	.41	.37	.25	.51	.41	.37	.25	.52	
ADMINISTRATIVE	338	.89	.81	.61	1.09	.90	.82	.61	1.12	
TOTAL OPER EXP	321	4.55	4.32	3.80	5.15	4.62	4.35	3.81	5.18	
FIXED EXPENSES	327	1.82	1.60	1.18	2.32	1.85	1.62	1.18	2.34	
TOTAL OPER + FIX	312	6.40	6.12	5.33	7.37	6.50	6.15	5.34	7.46	
LEASING EXP	269	1.84	.85	.19	2.04					
TOTAL PAYROLL	309	.61	.56	.41	.75					
TOTAL CONTRACT	331	1.08	1.04	.85	1.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6809	292
AVG SQFT/RETAIL TENANT	2749	46
AVG SQFT/OFFICE WORKER	279	224
AVG % OFFICE OCCUPANCY	85.9	299
AVG % RETAIL OCCUPANCY	92.5	48
AVG $ RATE YR-END RENT	16.89	261
AVG NET PRKNG INC/STALL	207.28	76
RENTABLE/GROSS SQFT	.96	260

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**320**	**UTILITIES TOTAL**	**1.54**	**317**	SECURITY TOTAL	.22	318	**FIXED EXP TOTAL**	**1.82**	**320**	**TOTAL PAYROLL**	**.61**	**309**
PAYROLL	.18	61	ELECTRICAL	1.42	316	SEC PAYROLL	.17	30	REAL ESTATE TAX	1.65	320	CLEANING	.18	61
CONTRACT	.67	314	GAS	.10	127	SEC CONTRACTS	.22	274	BUILDING INS	.14	317	REPAIR/MAINT	.36	273
SUP/MAT/MISC	.06	278	FUEL OIL	.04	15	SEC OTHER	.05	130	PERS PROP TAX	.06	76	RDS/GROUNDS	.06	22
TRASH REMOVAL	.06	300	PURCH STEAM			**ADMIN TOTAL**	**.89**	**331**	OTHER TAX	.24	62	SECURITY	.17	30
REPR/MAINT TOTAL	**.89**	**322**	PURCH CH WTR	.12	23	PAYROLL	.29	255				ADMINISTRATIVE	.29	255
PAYROLL	.36	273	COAL			MGMT FEES	.50	321	**LEASING EXPENSES**	**1.84**	**269**			
ELEVATOR	.12	319	WATER/SEWER	.08	296	PROF FEES	.08	229	ADV/PROMOTION	.10	209	**TOTAL CONTRACTS**	**1.08**	**331**
HVAC	.15	319	**RDS/GNDS/SEC**	**.41**	**327**	GEN OFC EXP	.09	275	COMMISSIONS	.08	91	CLEANING	.67	314
ELECTRICAL	.05	301	**TOTAL**			OTHER ADM EXP	.06	241	PROF FEES	.56	226	REPAIR/MAINT	.29	106
STRUCT/ROOF	.08	210	RDS/GNDS TOTAL	.20	312				TENANT ALTS	1.56	202	RDS/GROUNDS	.16	293
PLUMBING	.02	287	RDS/GNDS PAYRL	.06	22				BUY-OUTS	.36	19	SECURITY	.22	274
FIRE/LIFE SFTY	.04	192	RDS/GNDS CONTR	.16	293				OTHER LEASING	.11	67	ADMINISTRATIVE	.55	322
OTHER MAINT/SUP	.17	318	RDS/GNDS OTHER	.07	210									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	81 BLDS	32,633,395 SQ. FT.				31,821,731 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	79					14.72	15.21	10.73	18.01
RETAIL AREA	28	10.92	9.64	6.43	14.76				
OTHER AREA	17	4.49	5.20	2.19	12.06				
TOTAL RENT	80	14.56	14.86	10.73	17.08				
NET PARKING INC	39	.76	.62	.19	1.16				
MISCELLANEOUS	53	.32	.24	.09	.46				
TOTAL INCOME	80	15.13	15.18	11.45	17.58				
EXPENSE									
CLEANING	81	.88	.79	.69	1.06	.89	.80	.69	1.06
REPAIR-MAINT	81	.97	.92	.79	1.14	.99	.96	.80	1.16
UTILITIES	81	1.62	1.54	1.30	1.82	1.65	1.59	1.32	1.86
RDS/GRNDS/SEC	81	.42	.40	.32	.50	.43	.41	.33	.54
ADMINISTRATIVE	81	.96	.89	.72	1.18	.99	.92	.73	1.23
TOTAL OPER EXP	81	4.86	4.70	4.16	5.49	4.98	4.82	4.19	5.64
FIXED EXPENSES	81	1.66	1.72	1.44	2.06	1.91	1.78	1.50	2.14
TOTAL OPER+FIX	81	6.72	6.41	5.84	7.55	6.89	6.59	5.84	7.77
LEASING EXP	70	1.92	1.23	.30	2.49				
TOTAL PAYROLL	78	.69	.65	.50	.81				
TOTAL CONTRACT	78	1.14	1.15	.86	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9985	67
AVG SQFT/RETAIL TENANT	2871	25
AVG SQFT/OFFICE WORKER	292	45
AVG % OFFICE OCCUPANCY	86.7	67
AVG % RETAIL OCCUPANCY	91.4	25
AVG $ RATE YR-END RENT	17.68	58
AVG NET PRKNG INC/STALL	285.25	30
RENTABLE/GROSS SQFT	.96	64

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**77**	**UTILITIES TOTAL**	**1.63**	**79**	SECURITY TOTAL	.27	74	**FIXED EXP TOTAL**	**1.96**	**78**	**TOTAL PAYROLL**	**.69**	**78**
PAYROLL	.23	19	ELECTRICAL	1.52	79	SEC PAYROLL	.13	20	REAL ESTATE TAX	1.71	78	CLEANING	.23	19
CONTRACT	.72	76	GAS	.04	29	SEC CONTRACTS	.23	61	BUILDING INS	.14	73	REPAIR/MAINT	.36	72
SUP/MAT/MISC	.07	66	FUEL OIL	.02	22	SEC OTHER	.08	41	PERS PROP TAX	.01	20	RDS/GROUNDS	.06	7
TRASH REMOVAL	.06	74	PURCH STEAM						OTHER TAX	.04	23	SECURITY	.13	20
REPR/MAINT TOTAL	**.97**	**77**	PURCH CH WTR	.08	6	**ADMIN TOTAL**	**.97**	**78**				ADMINISTRATIVE	.26	73
PAYROLL	.36	72	COAL			PAYROLL	.26	73	**LEASING EXPENSES**	**1.92**	**70**			
ELEVATOR	.20	77	WATER/SEWER	.08	75	MGMT FEES	.51	78	ADV/PROMOTION	.09	60	**TOTAL CONTRACTS**	**1.14**	**78**
HVAC	.11	77	**RDS/GNDS/SEC TOTAL**	**.42**	**77**	PROF FEES	.10	53	COMMISSIONS	.05	24	CLEANING	.72	76
ELECTRICAL	.04	74	RDS/GNDS TOTAL	.17	74	GEN OFC EXP	.08	67	PROF FEES	.66	60	REPAIR/MAINT	.36	23
STRUCT/ROOF	.07	49	RDS/GNDS PAYRL	.06	7	OTHER ADM EXP	.09	58	TENANT ALTS	1.22	60	RDS/GROUNDS	.13	70
PLUMBING	.02	69	RDS/GNDS CONTR	.13	70				BUY-OUTS	.32	5	SECURITY	.23	61
FIRE/LIFE SFTY	.03	46	RDS/GNDS OTHER	.05	52				OTHER LEASING	.16	27	ADMINISTRATIVE	.57	78

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	6,119,678 SQ. FT.				6,060,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	6					17.94	13.05	10.25	22.32
RETAIL AREA	3	16.57	27.85						
OTHER AREA									
TOTAL RENT	7	17.67	14.16	11.21	18.60				
NET PARKING INC	4	1.03	.51	.12	2.38				
MISCELLANEOUS	6	.59	.28	.01	.47				
TOTAL INCOME	7	18.76	14.16	11.98	20.58				
EXPENSE									
CLEANING	7	.75	.75	.71	.82	.75	.75	.71	.83
REPAIR-MAINT	7	1.02	.95	.81	1.23	1.03	.95	.82	1.23
UTILITIES	7	1.57	1.63	1.45	1.74	1.57	1.63	1.45	1.74
RDS/GRNDS/SEC	7	.44	.41	.39	.49	.45	.41	.39	.51
ADMINISTRATIVE	7	.90	.75	.63	.91	.91	.75	.63	.92
TOTAL OPER EXP	7	4.68	4.26	4.15	4.77	4.73	4.36	4.24	4.77
FIXED EXPENSES	7	2.85	2.67	2.19	2.72	2.88	2.73	2.22	2.77
TOTAL OPER+FIX	7	7.54	6.66	6.55	7.26	7.61	6.76	6.62	7.41
LEASING EXP	5	1.50	.83	.14	3.79				
TOTAL PAYROLL	7	.50	.48	.42	.50				
TOTAL CONTRACT	7	1.22	1.07	1.00	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40281	5
AVG SQFT/RETAIL TENANT	2609	3
AVG SQFT/OFFICE WORKER	306	6
AVG % OFFICE OCCUPANCY	94.7	6
AVG % RETAIL OCCUPANCY	83.1	4
AVG $ RATE YR-END RENT	23.29	5
AVG NET PRKNG INC/STALL	426.62	4
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**7**	**UTILITIES TOTAL**	**1.57**	**7**	SECURITY TOTAL	.29	7	**FIXED EXP TOTAL**	**2.85**	**7**	**TOTAL PAYROLL**	**.50**	**7**
PAYROLL			ELECTRICAL	1.42	7	SEC PAYROLL			REAL ESTATE TAX	2.52	7	CLEANING		
CONTRACT	.67	7	GAS	.03	4	SEC CONTRACTS	.24	7	BUILDING INS	.31	7	REPAIR/MAINT	.31	6
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM						OTHER TAX	.08	2	SECURITY		
REPR/MAINT TOTAL	**1.02**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.90**	**7**				ADMINISTRATIVE	.21	6
PAYROLL	.31	6	COAL			PAYROLL	.21	6	**LEASING EXPENSES**	**1.50**	**5**			
ELEVATOR	.24	7	WATER/SEWER	.12	6	MGMT FEES	.52	7	ADV/PROMOTION	.14	4	**TOTAL CONTRACTS**	**1.22**	**7**
HVAC	.10	7	**RDS/GNDS/SEC TOTAL**	**.44**	**7**	PROF FEES	.13	3	COMMISSIONS	.15	2	CLEANING	.67	7
ELECTRICAL	.08	7	RDS/GNDS TOTAL	.16	7	GEN OFC EXP	.07	7	PROF FEES	.22	4	REPAIR/MAINT	.35	2
STRUCT/ROOF	.10	7	RDS/GNDS PAYRL			OTHER ADM EXP	.10	6	TENANT ALTS	1.93	2	RDS/GROUNDS	.14	7
PLUMBING	.03	7	RDS/GNDS CONTR	.14	7				BUY-OUTS	.92	2	SECURITY	.24	7
FIRE/LIFE SFTY	.04	4	RDS/GNDS OTHER	.04	4				OTHER LEASING	.60	2	ADMINISTRATIVE	.55	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 405 BLDS, 132,198,005 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 126,434,996 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	358					19.69	16.27	11.96	21.86
RETAIL AREA	196	18.37	16.71	9.39	26.57				
OTHER AREA	61	7.46	4.75	1.74	11.78				
TOTAL RENT	365	19.62	16.26	12.02	21.67				
NET PARKING INC	195	.85	.77	.33	1.31				
MISCELLANEOUS	260	.43	.12	.04	.37				
TOTAL INCOME	365	20.52	16.80	12.47	23.25				
EXPENSE									
CLEANING	397	1.10	.92	.70	1.21	1.13	.96	.72	1.25
REPAIR-MAINT	402	1.22	1.00	.75	1.35	1.26	1.04	.78	1.43
UTILITIES	397	1.67	1.63	1.26	1.99	1.70	1.65	1.29	2.06
RDS/GRNDS/SEC	390	.46	.36	.22	.56	.48	.37	.23	.60
ADMINISTRATIVE	396	.94	.87	.58	1.19	.99	.92	.61	1.26
TOTAL OPER EXP	386	5.34	5.02	4.18	5.92	5.58	5.29	4.32	6.29
FIXED EXPENSES	381	3.49	2.08	1.29	3.92	3.65	2.21	1.33	4.11
TOTAL OPER + FIX	365	8.85	7.28	5.81	9.91	9.25	7.70	6.14	10.40
LEASING EXP	289	1.49	.65	.15	1.86				
TOTAL PAYROLL	366	.99	.72	.48	1.08				
TOTAL CONTRACT	395	1.29	1.15	.81	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12497	363
AVG SQFT/RETAIL TENANT	2772	209
AVG SQFT/OFFICE WORKER	278	346
AVG % OFFICE OCCUPANCY	89.4	391
AVG % RETAIL OCCUPANCY	86.0	218
AVG $ RATE YR-END RENT	114.93	310
AVG NET PRKNG INC/STALL	874.90	162
RENTABLE/CROSS SQFT	.91	310

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**391**
PAYROLL	.53	95
CONTRACT	.83	378
SUP/MAT/MISC	.08	324
TRASH REMOVAL	.06	362
REPR/MAINT TOTAL	**1.22**	**397**
PAYROLL	.48	326
ELEVATOR	.26	390
HVAC	.18	387
ELECTRICAL	.06	361
STRUCT/ROOF	.05	206
PLUMBING	.02	334
FIRE/LIFE SFTY	.05	282
OTHER MAINT/SUP	.25	375

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**394**
ELECTRICAL	1.55	390
GAS	.08	61
FUEL OIL		
PURCH STEAM	.32	16
PURCH CH WTR	.51	8
COAL		
WATER/SEWER	.08	377
RDS/GNDS/SEC TOTAL	**.46**	**388**
RDS/GNDS TOTAL	.09	329
RDS/GNDS PAYRL	.07	48
RDS/GNDS CONTR	.07	283
RDS/GNDS OTHER	.04	181

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	364
SEC PAYROLL	.36	123
SEC CONTRACTS	.27	308
SEC OTHER	.03	172
ADMIN TOTAL	**.94**	**390**
PAYROLL	.30	263
MGMT FEES	.51	333
PROF FEES	.09	274
GEN OFC EXP	.10	313
OTHER ADM EXP	.10	292

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.49**	**378**
REAL ESTATE TAX	3.27	378
BUILDING INS	.18	371
PERS PROP TAX	.04	118
OTHER TAX	.10	104
LEASING EXPENSES	**1.49**	**289**
ADV/PROMOTION	.06	182
COMMISSIONS	.06	120
PROF FEES	.34	223
TENANT ALTS	1.16	215
BUY-OUTS	.98	32
OTHER LEASING	.27	103

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**366**
CLEANING	.53	95
REPAIR/MAINT	.48	326
RDS/GROUNDS	.07	48
SECURITY	.36	123
ADMINISTRATIVE	.30	263
TOTAL CONTRACTS	**1.29**	**395**
CLEANING	.83	378
REPAIR/MAINT	.43	185
RDS/GROUNDS	.07	283
SECURITY	.27	308
ADMINISTRATIVE	.55	356

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 32 BLDS, 1,029,901 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 977,689 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	28					13.07	12.28	9.79	15.00
RETAIL AREA	6	14.37	10.16	8.05	15.26				
OTHER AREA	3	2.25	1.77						
TOTAL RENT	28	12.97	12.28	9.46	15.00				
NET PARKING INC	5	.44	.30	.20	.72				
MISCELLANEOUS	17	.28	.11	.02	.54				
TOTAL INCOME	28	13.49	12.45	9.54	15.00				
EXPENSE									
CLEANING	30	1.02	.85	.73	1.10	1.06	.88	.74	1.14
REPAIR-MAINT	31	.92	.81	.59	1.06	.96	.83	.60	1.14
UTILITIES	29	1.69	1.54	1.19	1.85	1.75	1.54	1.22	1.89
RDS/GRNDS/SEC	30	.22	.21	.08	.26	.24	.22	.08	.34
ADMINISTRATIVE	30	.65	.60	.42	.74	.69	.64	.42	.79
TOTAL OPER EXP	27	4.55	4.27	3.43	5.08	4.82	4.45	3.58	5.27
FIXED EXPENSES	29	1.76	1.39	.91	2.10	1.87	1.56	.91	2.27
TOTAL OPER + FIX	24	6.47	5.63	5.07	7.31	6.90	6.26	5.14	7.76
LEASING EXP	19	.52	.33	.16	.79				
TOTAL PAYROLL	22	.67	.33	.25	.76				
TOTAL CONTRACT	31	1.05	.87	.66	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3684	24
AVG SQFT/RETAIL TENANT	1623	4
AVG SQFT/OFFICE WORKER	337	21
AVG % OFFICE OCCUPANCY	88.5	27
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	14.99	24
AVG NET PRKNG INC/STALL	171.45	3
RENTABLE/GROSS SQFT	.90	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**30**
PAYROLL	1.33	4
CONTRACT	.70	28
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.10	27
REPR/MAINT TOTAL	**.92**	**30**
PAYROLL	.32	20
ELEVATOR	.14	27
HVAC	.21	30
ELECTRICAL	.05	24
STRUCT/ROOF	.17	14
PLUMBING	.05	21
FIRE/LIFE SFTY	.04	18
OTHER MAINT/SUP	.21	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**29**
ELECTRICAL	1.60	29
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	29
RDS/GNDS/SEC TOTAL	**.22**	**30**
RDS/GNDS TOTAL	.13	24
RDS/GNDS PAYRL	.14	3
RDS/GNDS CONTR	.14	18
RDS/GNDS OTHER	.03	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	22
SEC PAYROLL	.21	2
SEC CONTPACTS	.15	18
SEC OTHER	.02	4
ADMIN TOTAL	**.65**	**30**
PAYROLL	.31	6
MGMT FEES	.52	28
PROF FEES	.07	16
GEN OFC EXP	.05	11
OTHER ADM EXP	.07	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.76**	**29**
REAL ESTATE TAX	1.58	29
BUILDING INS	.16	26
PERS PROP TAX	.01	6
OTHER TAX	.15	7
LEASING EXPENSES	**.52**	**19**
ADV/PROMOTION	.08	8
COMMISSIONS	.09	3
PROF FEES	.24	11
TENANT ALTS	.45	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**22**
CLEANING	1.33	4
REPAIR/MAINT	.32	20
RDS/GROUNDS	.14	3
SECURITY	.21	2
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	**1.05**	**31**
CLEANING	.70	28
REPAIR/MAINT	.61	9
RDS/GROUNDS	.14	18
SECURITY	.15	18
ADMINISTRATIVE	.54	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	3,686,127 SQ. FT.				3,510,594 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					15.68	14.96	10.07	19.16
RETAIL AREA	19	22.38	24.28	16.47	32.98				
OTHER AREA	4	5.51	7.63	4.38	11.91				
TOTAL RENT	46	15.96	14.99	10.18	19.26				
NET PARKING INC	20	.87	.66	.31	1.22				
MISCELLANEOUS	31	.43	.03	.01	.24				
TOTAL INCOME	46	16.78	16.07	10.50	21.31				
EXPENSE									
CLEANING	48	.98	.84	.67	1.18	1.02	.90	.71	1.19
REPAIR-MAINT	47	.96	.79	.57	1.12	1.01	.84	.57	1.25
UTILITIES	48	1.73	1.80	1.26	2.09	1.77	1.85	1.26	2.18
RDS/GRNDS/SEC	45	.37	.22	.11	.45	.39	.24	.11	.45
ADMINISTRATIVE	47	.97	.90	.57	1.27	1.02	.94	.59	1.30
TOTAL OPER EXP	45	5.01	4.61	3.79	5.72	5.26	4.83	3.83	6.43
FIXED EXPENSES	45	2.30	1.84	1.09	2.75	2.41	1.84	1.18	3.00
TOTAL OPER + FIX	43	7.21	6.49	4.82	8.56	7.57	6.79	4.96	9.18
LEASING EXP	35	.99	.60	.19	1.72				
TOTAL PAYROLL	42	.99	.65	.42	1.19				
TOTAL CONTRACT	45	1.18	.95	.70	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3294	44
AVG SQFT/RETAIL TENANT	2221	21
AVG SQFT/OFFICE WORKER	274	37
AVG % OFFICE OCCUPANCY	89.6	46
AVG % RETAIL OCCUPANCY	91.6	22
AVG $ RATE YR-END RENT	16.69	40
AVG NET PRKNG INC/STALL	672.22	12
RENTABLE/GROSS SQFT	.90	37

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**46**	**UTILITIES TOTAL**	**1.74**	**46**	SECURITY TOTAL	.32	39	**FIXED EXP TOTAL**	**2.33**	**44**	**TOTAL PAYROLL**	**.99**	**42**
PAYROLL	.75	8	ELECTRICAL	1.60	46	SEC PAYROLL	.30	9	REAL ESTATE TAX	2.05	44	CLEANING	.75	8
CONTRACT	.76	42	GAS	.10	7	SEC CONTRACTS	.28	32	BUILDING INS	.21	42	REPAIR/MAINT	.44	33
SUP/MAT/MISC	.09	37	FUEL OIL			SEC OTHER	.04	15	PERS PROP TAX	.03	9	RDS/GROUNDS		
TRASH REMOVAL	.10	42	PURCH STEAM			**ADMIN TOTAL**	**.97**	**46**	OTHER TAX	.35	11	SECURITY	.30	9
REPR/MAINT TOTAL	**.98**	**45**	PURCH CH WTR			PAYROLL	.44	20				ADMINISTRATIVE	.44	20
PAYROLL	.44	33	COAL			MGMT FEES	.66	39	**LEASING EXPENSES**	**.99**	**35**			
ELEVATOR	.14	45	WATER/SEWER	.11	43	PROF FEES	.17	26	ADV/PROMOTION	.03	21	**TOTAL CONTRACTS**	**1.18**	**45**
HVAC	.17	44	**RDS/GNDS/SEC TOTAL**	**.38**	**44**	GEN OFC EXP	.05	31	COMMISSIONS	.11	11	CLEANING	.76	42
ELECTRICAL	.05	35	RDS/GNDS TOTAL	.11	34	OTHER ADM EXP	.10	29	PROF FEES	.40	27	REPAIR/MAINT	.40	20
STRUCT/ROOF	.05	22	RDS/GNDS PAYRL						TENANT ALTS	.84	24	RDS/GROUNDS	.11	29
PLUMBING	.03	33	RDS/GNDS CONTR	.11	29				BUY-OUTS			SECURITY	.28	32
FIRE/LIFE SFTY	.04	29	RDS/GNDS OTHER	.05	12				OTHER LEASING	.09	10	ADMINISTRATIVE	.68	45

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	121 BLDS	23,452,757 SQ. FT.				22,508,700 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	112					17.61	16.38	11.60	23.10
RETAIL AREA	56	21.59	20.08	12.27	30.21				
OTHER AREA	20	3.70	4.16	1.60	10.93				
TOTAL RENT	113	17.65	16.27	11.76	22.47				
NET PARKING INC	57	.92	.91	.41	1.32				
MISCELLANEOUS	70	.34	.12	.04	.29				
TOTAL INCOME	113	18.37	16.40	11.93	23.46				
EXPENSE									
CLEANING	121	.96	.86	.69	1.18	.98	.87	.70	1.20
REPAIR-MAINT	121	1.15	1.06	.76	1.40	1.19	1.07	.77	1.47
UTILITIES	119	1.71	1.68	1.40	1.98	1.74	1.71	1.42	2.03
RDS/GRNDS/SEC	121	.46	.38	.25	.67	.48	.41	.26	.70
ADMINISTRATIVE	118	.96	.89	.56	1.26	1.00	.93	.59	1.32
TOTAL OPER EXP	118	5.21	5.15	4.21	5.99	5.43	5.33	4.38	6.20
FIXED EXPENSES	113	2.79	2.15	1.27	3.94	2.92	2.35	1.30	4.13
TOTAL OPER + FIX	111	8.00	7.38	6.16	9.77	8.35	7.95	6.36	9.92
LEASING EXP	88	1.51	.49	.13	1.18				
TOTAL PAYROLL	113	.84	.71	.46	1.00				
TOTAL CONTRACT	120	1.29	1.16	.86	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9082	109
AVG SQFT/RETAIL TENANT	2396	56
AVG SQFT/OFFICE WORKER	280	101
AVG % OFFICE OCCUPANCY	88.4	116
AVG % RETAIL OCCUPANCY	90.4	59
AVG $ RATE YR-END RENT	19.41	94
AVG NET PRKNG INC/STALL	692.54	47
RENTABLE/GROSS SQFT	.90	100

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**120**	**UTILITIES TOTAL**	**1.71**	**119**	SECURITY TOTAL	.39	116	**FIXED EXP TOTAL**	**2.79**	**113**	**TOTAL PAYROLL**	**.84**	**113**
PAYROLL	.47	22	ELECTRICAL	1.63	119	SEC PAYROLL	.28	32	REAL ESTATE TAX	2.56	113	CLEANING	.47	22
CONTRACT	.75	120	GAS	.05	12	SEC CONTRACTS	.32	106	BUILDING INS	.19	112	REPAIR/MAINT	.47	98
SUP/MAT/MISC	.08	96	FUEL OIL	.01	16	SEC OTHER	.04	47	PERS PROP TAX	.08	36	RDS/GROUNDS	.05	9
TRASH REMOVAL	.07	111	PURCH STEAM	.17	2	**ADMIN TOTAL**	**.96**	**117**	OTHER TAX	.13	41	SECURITY	.28	32
REPR/MAINT TOTAL	**1.15**	**120**	PURCH CH WTR	.33	2	PAYROLL	.37	76				ADMINISTRATIVE	.37	76
PAYROLL	.47	98	COAL			MGMT FEES	.59	100	**LEASING EXPENSES**	**1.51**	**88**			
ELEVATOR	.19	120	WATER/SEWER	.08	112	PROF FEES	.08	85	ADV/PROMOTION	.08	55	**TOTAL CONTRACTS**	**1.29**	**120**
HVAC	.18	118	**RDS/GNDS/SEC TOTAL**	**.46**	**120**	GEN OFC EXP	.10	95	COMMISSIONS	.07	45	CLEANING	.75	120
ELECTRICAL	.06	110	RDS/GNDS TOTAL	.10	98	OTHER ADM EXP	.08	81	PROF FEES	.31	69	REPAIR/MAINT	.38	61
STRUCT/ROOF	.12	53	RDS/GNDS PAYRL	.05	9				TENANT ALTS	1.57	59	RDS/GROUNDS	.08	86
PLUMBING	.02	100	RDS/GNDS CONTR	.08	86				BUY-OUTS	.24	8	SECURITY	.32	106
FIRE/LIFE SFTY	.03	83	RDS/GNDS OTHER	.04	54				OTHER LEASING	.32	28	ADMINISTRATIVE	.62	107

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 77 BLDS, 33,591,123 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 32,039,385 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	72					17.05	16.24	12.50	20.06
RETAIL AREA	45	16.40	12.55	7.10	22.23				
OTHER AREA	11	9.55	9.21	5.69	12.14				
TOTAL RENT	73	17.11	16.32	12.34	19.49				
NET PARKING INC	53	1.15	.87	.41	1.43				
MISCELLANEOUS	61	.41	.16	.05	.55				
TOTAL INCOME	73	18.31	17.02	13.42	20.88				
EXPENSE									
CLEANING	76	.99	.89	.69	1.24	1.02	.90	.71	1.31
REPAIR-MAINT	77	1.09	1.00	.76	1.32	1.13	1.04	.81	1.39
UTILITIES	76	1.64	1.53	1.21	1.96	1.67	1.55	1.21	1.99
RDS/GRNDS/SEC	76	.45	.39	.26	.60	.47	.40	.28	.61
ADMINISTRATIVE	76	.97	.96	.72	1.17	1.02	1.01	.74	1.23
TOTAL OPER EXP	75	5.13	5.14	4.26	6.02	5.35	5.33	4.34	6.25
FIXED EXPENSES	76	2.86	2.03	1.26	3.98	3.00	2.09	1.29	4.15
TOTAL OPER + FIX	74	7.97	7.23	5.91	9.93	8.32	7.47	6.15	10.35
LEASING EXP	68	2.05	1.35	.33	2.51				
TOTAL PAYROLL	75	.87	.74	.52	1.12				
TOTAL CONTRACT	76	1.27	1.17	.87	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14166	74
AVG SQFT/RETAIL TENANT	2629	53
AVG SQFT/OFFICE WORKER	292	70
AVG % OFFICE OCCUPANCY	88.3	76
AVG % RETAIL OCCUPANCY	77.7	55
AVG $ RATE YR-END RENT	370.37	65
AVG NET PRKNG INC/STALL	996.53	45
RENTABLE/GROSS SQFT	.90	67

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**75**
PAYROLL	.33	21
CONTRACT	.79	73
SUP/MAT/MISC	.09	67
TRASH REMOVAL	.06	69
REPR/MAINT TOTAL	**1.09**	**77**
PAYROLL	.41	72
ELEVATOR	.25	77
HVAC	.16	75
ELECTRICAL	.06	73
STRUCT/ROOF	.04	46
PLUMBING	.02	68
FIRE/LIFE SFTY	.04	54
OTHER MAINT/SUP	.18	74

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**76**
ELECTRICAL	1.54	76
GAS	.02	6
FUEL OIL		
PURCH STEAM	.24	5
PURCH CH WTR	.34	3
COAL		
WATER/SEWER	.07	73
RDS/GNDS/SEC TOTAL	**.45**	**76**
RDS/GNDS TOTAL	.09	69
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.07	61
RDS/GNDS OTHER	.03	39

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	76
SEC PAYROLL	.31	26
SEC CONTRACTS	.28	66
SEC OTHER	.04	38
ADMIN TOTAL	**.97**	**75**
PAYROLL	.28	66
MGMT FEES	.52	72
PROF FEES	.07	64
GEN OFC EXP	.10	72
OTHER ADM EXP	.06	61

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.82**	**75**
REAL ESTATE TAX	2.59	75
BUILDING INS	.17	74
PERS PROP TAX	.03	31
OTHER TAX	.20	20
LEASING EXPENSES	**2.05**	**68**
ADV/PROMOTION	.07	52
COMMISSIONS	.07	31
PROF FEES	.48	57
TENANT ALTS	1.37	53
BUY-OUTS	1.45	14
OTHER LEASING	.39	33

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**75**
CLEANING	.33	21
REPAIR/MAINT	.41	72
RDS/GROUNDS	.08	3
SECURITY	.31	26
ADMINISTRATIVE	.28	66
TOTAL CONTRACTS	**1.27**	**76**
CLEANING	.79	73
REPAIR/MAINT	.45	35
RDS/GROUNDS	.07	61
SECURITY	.28	66
ADMINISTRATIVE	.57	74

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 57 BLDS, 58,922,957 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 56,383,369 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	51					22.58	20.32	15.65	26.25
RETAIL AREA	38	17.77	13.84	9.39	18.64				
OTHER AREA	13	9.97	4.21	2.84	13.41				
TOTAL RENT	54	22.30	19.34	14.93	25.90				
NET PARKING INC	37	.58	.52	.23	.83				
MISCELLANEOUS	43	.46	.14	.04	.32				
TOTAL INCOME	54	23.07	19.45	16.12	26.51				
EXPENSE									
CLEANING	57	1.23	1.10	.75	1.37	1.27	1.13	.79	1.41
REPAIR-MAINT	57	1.29	1.11	.85	1.45	1.33	1.14	.89	1.55
UTILITIES	56	1.60	1.42	1.07	1.91	1.63	1.42	1.11	1.91
RDS/GRNDS/SEC	56	.45	.43	.27	.56	.47	.44	.30	.59
ADMINISTRATIVE	56	.98	.88	.63	1.23	1.02	.90	.64	1.31
TOTAL OPER EXP	56	5.50	5.10	4.49	5.72	5.75	5.30	4.62	6.06
FIXED EXPENSES	56	4.40	3.01	1.69	6.59	4.59	3.08	1.90	6.80
TOTAL OPER + FIX	53	9.95	8.52	6.53	11.81	10.38	8.82	6.78	12.42
LEASING EXP	36	1.13	.55	.13	1.92				
TOTAL PAYROLL	54	1.11	.89	.65	1.19				
TOTAL CONTRACT	55	1.32	1.30	.86	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17565	54
AVG SQFT/RETAIL TENANT	3420	43
AVG SQFT/OFFICE WORKER	269	48
AVG % OFFICE OCCUPANCY	89.4	57
AVG % RETAIL OCCUPANCY	88.2	45
AVG $ RATE YR-END RENT	25.45	44
AVG NET PRKNG INC/STALL	779.11	35
RENTABLE/GROSS SQFT	.93	44

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**55**
PAYROLL	.71	16
CONTRACT	.90	53
SUP/MAT/MISC	.08	50
TRASH REMOVAL	.06	54
REPR/MAINT TOTAL	**1.29**	**56**
PAYROLL	.52	49
ELEVATOR	.30	56
HVAC	.17	54
ELECTRICAL	.07	53
STRUCT/ROOF	.02	28
PLUMBING	.02	51
FIRE/LIFE SFTY	.06	43
OTHER MAINT/SUP	.27	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**55**
ELECTRICAL	1.48	55
GAS	.07	8
FUEL OIL		
PURCH STEAM	.41	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	51
RDS/GNDS/SEC TOTAL	**.45**	**56**
RDS/GNDS TOTAL	.09	44
RDS/GNDS PAYRL	.09	5
RDS/GNDS CONTR	.06	40
RDS/GNDS OTHER	.04	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	56
SEC PAYROLL	.38	24
SEC CONTRACTS	.25	46
SEC OTHER	.02	33
ADMIN TOTAL	**.98**	**53**
PAYROLL	.30	49
MGMT FEES	.47	44
PROF FEES	.10	41
GEN OFC EXP	.11	48
OTHER ADM EXP	.14	45

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.43**	**55**
REAL ESTATE TAX	4.21	55
BUILDING INS	.19	56
PERS PROP TAX	.03	13
OTHER TAX	.05	19
LEASING EXPENSES	**1.13**	**38**
ADV/PROMOTION	.05	29
COMMISSIONS	.04	19
PROF FEES	.24	26
TENANT ALTS	.89	30
BUY-OUTS	.52	4
OTHER LEASING	.18	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.11**	**54**
CLEANING	.71	16
REPAIR/MAINT	.52	49
RDS/GROUNDS	.09	5
SECURITY	.38	24
ADMINISTRATIVE	.30	49
TOTAL CONTRACTS	**1.32**	**55**
CLEANING	.90	53
REPAIR/MAINT	.41	29
RDS/GROUNDS	.06	40
SECURITY	.25	46
ADMINISTRATIVE	.51	48

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	867 BLDS	98,943,995 SQ. FT.				97,625,016 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	823					13.40	11.46	8.31	15.32
RETAIL AREA	76	14.05	13.51	9.15	18.45				
OTHER AREA	28	8.76	4.20	1.89	9.61				
TOTAL RENT	828	13.40	11.46	8.33	15.32				
NET PARKING INC	178	.54	.17	.08	.66				
MISCELLANEOUS	541	.60	.11	.03	.37				
TOTAL INCOME	828	14.03	11.85	8.54	16.13				
EXPENSE									
CLEANING	819	.79	.74	.62	.89	.79	.74	.62	.90
REPAIR-MAINT	847	.90	.74	.56	.98	.91	.75	.57	.99
UTILITIES	836	1.59	1.52	1.28	1.88	1.60	1.53	1.28	1.89
RDS/GRNDS/SEC	852	.44	.36	.23	.52	.45	.36	.24	.52
ADMINISTRATIVE	863	.87	.78	.57	1.01	.88	.79	.57	1.01
TOTAL OPER EXP	796	4.59	4.32	3.71	5.04	4.65	4.35	3.75	5.08
FIXED EXPENSES	852	1.78	1.44	1.07	1.98	1.80	1.46	1.09	2.01
TOTAL OPER + FIX	785	6.34	5.88	5.04	7.04	6.43	5.96	5.05	7.14
LEASING EXP	699	2.00	.83	.25	2.11				
TOTAL PAYROLL	755	.63	.53	.35	.74				
TOTAL CONTRACT	860	1.10	1.01	.77	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6601	790
AVG SQFT/RETAIL TENANT	3072	80
AVG SQFT/OFFICE WORKER	285	627
AVG % OFFICE OCCUPANCY	86.0	837
AVG % RETAIL OCCUPANCY	92.6	82
AVG $ RATE YR-END RENT	16.27	705
AVG NET PRKNG INC/STALL	200.61	113
RENTABLE/GROSS SQFT	.95	657

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**815**
PAYROLL	.23	93
CONTRACT	.65	803
SUP/MAT/MISC	.06	658
TRASH REMOVAL	.06	745
REPR/MAINT TOTAL	**.90**	**837**
PAYROLL	.33	651
ELEVATOR	.13	735
HVAC	.16	824
ELECTRICAL	.06	762
STRUCT/ROOF	.06	519
PLUMBING	.02	723
FIRE/LIFE SFTY	.03	518
OTHER MAINT/SUP	.21	809

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**832**
ELECTRICAL	1.50	832
GAS	.04	33
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.10	3
WATER/SEWER	.08	790
RDS/GNDS/SEC TOTAL	**.44**	**845**
RDS/GNDS TOTAL	.21	823
RDS/GNDS PAYRL	.08	55
RDS/GNDS CONTR	.17	768
RDS/GNDS OTHER	.06	532

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	748
SEC PAYROLL	.27	44
SEC CONTRACTS	.23	677
SEC OTHER	.04	288
ADMIN TOTAL	**.87**	**858**
PAYROLL	.31	549
MGMT FEES	.48	799
PROF FEES	.08	547
GEN OFC EXP	.09	631
OTHER ADM EXP	.07	576

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.78**	**851**
REAL ESTATE TAX	1.61	851
BUILDING INS	.14	801
PERS PROP TAX	.04	184
OTHER TAX	.13	140
LEASING EXPENSES	**2.00**	**699**
ADV/PROMOTION	.08	560
COMMISSIONS	.09	251
PROF FEES	.55	583
TENANT ALTS	1.68	514
BUY-OUTS	.81	45
OTHER LEASING	.22	169

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**755**
CLEANING	.23	93
REPAIR/MAINT	.33	651
RDS/GROUNDS	.08	55
SECURITY	.27	44
ADMINISTRATIVE	.31	549
TOTAL CONTRACTS	**1.10**	**860**
CLEANING	.65	803
REPAIR/MAINT	.32	274
RDS/GROUNDS	.17	768
SECURITY	.23	677
ADMINISTRATIVE	.52	838

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	112 BLDS	3,534,170 SQ. FT.				3,524,279 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	110					11.53	11.21	7.71	15.00
RETAIL AREA	2	8.83	9.02						
OTHER AREA									
TOTAL RENT	111	11.52	11.21	7.76	14.87				
NET PARKING INC	9	.14	.10	.08	.21				
MISCELLANEOUS	61	.24	.07	.02	.25				
TOTAL INCOME	111	11.67	11.21	7.82	15.11				
EXPENSE									
CLEANING	104	.79	.74	.62	1.00	.79	.74	.62	1.00
REPAIR-MAINT	106	.86	.70	.50	1.03	.85	.70	.51	1.03
UTILITIES	106	1.72	1.62	1.29	2.16	1.73	1.62	1.29	2.16
RDS/GRNDS/SEC	108	.34	.31	.21	.44	.34	.31	.21	.44
ADMINISTRATIVE	110	.77	.67	.45	.96	.77	.68	.45	.96
TOTAL OPER EXP	97	4.58	4.37	3.56	5.40	4.59	4.37	3.62	5.40
FIXED EXPENSES	106	1.51	1.40	.98	1.96	1.52	1.40	.98	1.97
TOTAL OPER + FIX	93	6.15	5.76	4.89	7.19	6.17	5.77	4.94	7.19
LEASING EXP	83	1.23	.38	.11	1.62				
TOTAL PAYROLL	74	.51	.45	.21	.65				
TOTAL CONTRACT	110	1.03	.96	.72	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3105	102
AVG SQFT/RETAIL TENANT	1937	2
AVG SQFT/OFFICE WORKER	281	71
AVG % OFFICE OCCUPANCY	85.2	107
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.83	94
AVG NET PRKNG INC/STALL	57.04	6
RENTABLE/GROSS SQFT	.96	85

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**103**
PAYROLL	.63	5
CONTRACT	.64	101
SUP/MAT/MISC	.08	78
TRASH REMOVAL	.08	89
REPR/MAINT TOTAL	**.86**	**106**
PAYROLL	.32	60
ELEVATOR	.08	83
HVAC	.26	102
ELECTRICAL	.06	88
STRUCT/ROOF	.06	51
PLUMBING	.03	80
FIRE/LIFE SFTY	.05	45
OTHER MAINT/SUP	.24	104

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**105**
ELECTRICAL	1.62	105
GAS	.11	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	104
RDS/GNDS/SEC TOTAL	**.34**	**108**
RDS/GNDS TOTAL	.26	106
RDS/GNDS PAYRL	.11	5
RDS/GNDS CONTR	.22	101
RDS/GNDS OTHER	.08	65

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	66
SEC PAYROLL	.11	2
SEC CONTRACTS	.12	56
SEC OTHER	.07	15
ADMIN TOTAL	**.77**	**110**
PAYROLL	.36	39
MGMT FEES	.50	105
PROF FEES	.10	56
GEN OFC EXP	.08	68
OTHER ADM EXP	.10	51

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.51**	**106**
REAL ESTATE TAX	1.35	106
BUILDING INS	.15	107
PERS PROP TAX	.39	13
OTHER TAX	.27	8
LEASING EXPENSES	**1.23**	**83**
ADV/PROMOTION	.06	54
COMMISSIONS	.09	27
PROF FEES	.37	57
TENANT ALTS	1.32	52
BUY-OUTS		
OTHER LEASING	.07	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.51**	**74**
CLEANING	.63	5
REPAIR/MAINT	.32	60
RDS/GROUNDS	.11	5
SECURITY	.11	2
ADMINISTRATIVE	.36	39
TOTAL CONTRACTS	**1.03**	**110**
CLEANING	.64	101
REPAIR/MAINT	.36	34
RDS/GROUNDS	.22	101
SECURITY	.12	56
ADMINISTRATIVE	.54	108

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	175 BLDS	12,751,710 SQ. FT.				12,640,320 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	169					11.72	10.75	7.96	15.14
RETAIL AREA	8	21.26	18.45	14.61	25.87				
OTHER AREA									
TOTAL RENT	172	11.74	10.74	7.96	15.18				
NET PARKING INC	20	.65	.24	.12	1.17				
MISCELLANEOUS	111	.53	.09	.02	.33				
TOTAL INCOME	172	12.16	10.92	8.31	15.80				
EXPENSE									
CLEANING	170	.79	.75	.59	.91	.79	.75	.59	.92
REPAIR-MAINT	169	.79	.72	.56	.92	.79	.73	.56	.93
UTILITIES	172	1.67	1.59	1.31	1.96	1.67	1.59	1.31	1.96
RDS/GRNDS/SEC	170	.38	.31	.22	.46	.39	.31	.22	.46
ADMINISTRATIVE	173	.81	.69	.52	.95	.82	.70	.52	.96
TOTAL OPER EXP	167	4.46	4.18	3.58	5.08	4.50	4.19	3.58	5.11
FIXED EXPENSES	171	1.64	1.36	1.00	1.86	1.65	1.40	1.00	1.94
TOTAL OPER + FIX	164	6.10	5.61	4.77	7.00	6.16	5.63	4.77	7.08
LEASING EXP	148	1.87	.74	.25	2.23				
TOTAL PAYROLL	156	.57	.47	.29	.72				
TOTAL CONTRACT	174	1.04	.96	.75	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4297	160
AVG SQFT/RETAIL TENANT	3979	8
AVG SQFT/OFFICE WORKER	274	125
AVG % OFFICE OCCUPANCY	83.8	167
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	14.36	158
AVG NET PRKNG INC/STALL	206.62	11
RENTABLE/GROSS SQFT	.96	130

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**169**
PAYROLL	.63	15
CONTRACT	.64	165
SUP/MAT/MISC	.07	134
TRASH REMOVAL	.06	156
REPR/MAINT TOTAL	**.79**	**167**
PAYROLL	.32	135
ELEVATOR	.07	158
HVAC	.17	165
ELECTRICAL	.05	147
STRUCT/ROOF	.05	83
PLUMBING	.02	132
FIRE/LIFE SFTY	.05	91
OTHER MAINT/SUP	.19	162

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**170**
ELECTRICAL	1.58	170
GAS	.10	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	167
RDS/GNDS/SEC TOTAL	**.38**	**170**
RDS/GNDS TOTAL	.25	167
RDS/GNDS PAYRL	.12	8
RDS/GNDS CONTR	.20	160
RDS/GNDS OTHER	.09	99

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	140
SEC PAYROLL	.23	3
SEC CONTRACTS	.15	136
SEC OTHER	.03	39
ADMIN TOTAL	**.81**	**172**
PAYROLL	.35	97
MGMT FEES	.46	167
PROF FEES	.08	109
GEN OFC EXP	.09	114
OTHER ADM EXP	.07	108

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.64**	**171**
REAL ESTATE TAX	1.44	171
BUILDING INS	.13	170
PERS PROP TAX	.10	19
OTHER TAX	.52	21
LEASING EXPENSES	**1.87**	**148**
ADV/PROMOTION	.07	119
COMMISSIONS	.16	42
PROF FEES	.38	123
TENANT ALTS	1.51	115
BUY-OUTS	3.35	6
OTHER LEASING	.41	35

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**156**
CLEANING	.63	15
REPAIR/MAINT	.32	135
RDS/GROUNDS	.12	8
SECURITY	.23	3
ADMINISTRATIVE	.35	97
TOTAL CONTRACTS	**1.04**	**174**
CLEANING	.64	165
REPAIR/MAINT	.28	67
RDS/GROUNDS	.20	160
SECURITY	.15	136
ADMINISTRATIVE	.51	169

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	213 BLDS	37,528,364 SQ. FT.				37,132,948 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	203					13.37	11.58	8.99	15.95
RETAIL AREA	20	14.27	13.51	9.19	16.19				
OTHER AREA	7	3.36	4.50	.90	6.25				
TOTAL RENT	203	13.34	11.53	9.00	15.95				
NET PARKING INC	70	.55	.18	.08	.99				
MISCELLANEOUS	150	.71	.10	.02	.36				
TOTAL INCOME	203	14.07	12.31	9.22	17.81				
EXPENSE									
CLEANING	211	.77	.72	.63	.88	.77	.72	.64	.88
REPAIR-MAINT	211	.83	.72	.57	.95	.84	.73	.58	.97
UTILITIES	210	1.55	1.49	1.26	1.72	1.56	1.49	1.28	1.72
RDS/GRNDS/SEC	211	.44	.40	.24	.55	.44	.40	.25	.57
ADMINISTRATIVE	213	.89	.85	.64	1.06	.90	.86	.64	1.06
TOTAL OPER EXP	208	4.48	4.28	3.80	4.92	4.53	4.31	3.82	4.96
FIXED EXPENSES	211	1.71	1.46	1.19	2.05	1.73	1.48	1.19	2.05
TOTAL OPER + FIX	207	6.21	6.01	5.20	7.07	6.28	6.12	5.21	7.14
LEASING EXP	169	1.72	.84	.29	1.97				
TOTAL PAYROLL	200	.63	.56	.43	.75				
TOTAL CONTRACT	212	1.09	1.03	.85	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7337	203
AVG SQFT/RETAIL TENANT	3123	25
AVG SQFT/OFFICE WORKER	275	167
AVG % OFFICE OCCUPANCY	85.3	210
AVG % RETAIL OCCUPANCY	93.6	26
AVG $ RATE YR-END RENT	16.05	178
AVG NET PRKNG INC/STALL	182.06	45
RENTABLE/GROSS SQFT	.96	164

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**211**
PAYROLL	.19	37
CONTRACT	.64	207
SUP/MAT/MISC	.06	178
TRASH REMOVAL	.05	202
REPR/MAINT TOTAL	**.83**	**211**
PAYROLL	.33	173
ELEVATOR	.11	209
HVAC	.15	208
ELECTRICAL	.05	190
STRUCT/ROOF	.06	134
PLUMBING	.02	185
FIRE/LIFE SFTY	.04	143
OTHER MAINT/SUP	.17	207

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	**210**
ELECTRICAL	1.47	210
GAS	.03	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	206
RDS/GNDS/SEC TOTAL	**.44**	**211**
RDS/GNDS TOTAL	.19	202
RDS/GNDS PAYRL	.07	16
RDS/GNDS CONTR	.16	192
RDS/GNDS OTHER	.06	119

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	203
SEC PAYROLL	.30	17
SEC CONTRACTS	.24	182
SEC OTHER	.06	77
ADMIN TOTAL	**.89**	**212**
PAYROLL	.33	161
MGMT FEES	.48	201
PROF FEES	.08	146
GEN OFC EXP	.10	177
OTHER ADM EXP	.05	155

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.71**	**211**
REAL ESTATE TAX	1.56	211
BUILDING INS	.14	205
PERS PROP TAX	.02	57
OTHER TAX	.14	36
LEASING EXPENSES	**1.72**	**159**
ADV/PROMOTION	.08	130
COMMISSIONS	.11	68
PROF FEES	.56	141
TENANT ALTS	1.52	120
BUY-OUTS	.41	16
OTHER LEASING	.11	50

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**200**
CLEANING	.19	37
REPAIR/MAINT	.33	173
RDS/GROUNDS	.07	16
SECURITY	.30	17
ADMINISTRATIVE	.33	161
TOTAL CONTRACTS	**1.09**	**212**
CLEANING	.64	207
REPAIR/MAINT	.29	80
RDS/GROUNDS	.16	192
SECURITY	.24	182
ADMINISTRATIVE	.53	204

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

SUBURBAN 300,000-600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	49 BLDS	20,199,991 SQ. FT.				19,656,787 SQ. FT.			
OFFICE AREA	46					14.56	14.55	11.93	16.03
RETAIL AREA	14	11.33	9.75	5.37	16.86				
OTHER AREA	9	3.59	3.09	1.64	6.99				
TOTAL RENT	47	14.48	14.43	11.92	15.79				
NET PARKING INC	21	.69	.53	.13	1.11				
MISCELLANEOUS	34	.47	.26	.14	.55				
TOTAL INCOME	47	15.16	15.15	12.48	16.55				
EXPENSE									
CLEANING	48	.80	.74	.67	.85	.82	.75	.67	.90
REPAIR-MAINT	48	.98	.93	.79	1.07	1.00	.96	.80	1.10
UTILITIES	48	1.53	1.51	1.24	1.79	1.55	1.53	1.24	1.82
RDS/GRNDS/SEC	49	.43	.38	.32	.54	.44	.38	.33	.55
ADMINISTRATIVE	49	.91	.81	.69	1.08	.93	.85	.71	1.14
TOTAL OPER EXP	48	4.67	4.48	3.98	5.22	4.79	4.60	4.03	5.34
FIXED EXPENSES	49	1.86	1.72	1.50	2.09	1.91	1.79	1.55	2.15
TOTAL OPER + FIX	48	6.56	6.26	5.60	7.23	6.72	6.34	5.75	7.40
LEASING EXP	40	2.85	1.62	.92	3.73				
TOTAL PAYROLL	46	.67	.63	.44	.80				
TOTAL CONTRACT	48	1.10	1.03	.85	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9257	42
AVG SQFT/RETAIL TENANT	2593	11
AVG SQFT/OFFICE WORKER	293	33
AVG % OFFICE OCCUPANCY	87.9	42
AVG % RETAIL OCCUPANCY	84.3	12
AVG $ RATE YR-END RENT	16.97	38
AVG NET PRKNG INC/STALL	226.58	16
RENTABLE/GROSS SQFT	.94	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**46**
PAYROLL	.12	11
CONTRACT	.68	46
SUP/MAT/MISC	.06	39
TRASH REMOVAL	.05	44
REPR/MAINT TOTAL	**.98**	**46**
PAYROLL	.35	40
ELEVATOR	.19	46
HVAC	.14	46
ELECTRICAL	.09	46
STRUCT/ROOF	.04	25
PLUMBING	.02	42
FIRE/LIFE SFTY	.03	37
OTHER MAINT/SUP	.21	44

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.53**	**48**
ELECTRICAL	1.45	48
GAS		
FUEL OIL	.00	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	47
RDS/GNDS/SEC TOTAL	**.44**	**47**
RDS/GNDS TOTAL	.15	46
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.12	42
RDS/GNDS OTHER	.05	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	47
SEC PAYROLL	.24	8
SEC CONTRACTS	.23	45
SEC OTHER	.03	28
ADMIN TOTAL	**.92**	**48**
PAYROLL	.30	44
MGMT FEES	.46	46
PROF FEES	.09	31
GEN OFC EXP	.09	43
OTHER ADM EXP	.08	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**48**
REAL ESTATE TAX	1.72	48
BUILDING INS	.14	44
PERS PROP TAX	.01	13
OTHER TAX	.03	9
LEASING EXPENSES	**2.85**	**40**
ADV/PROMOTION	.06	36
COMMISSIONS	.07	20
PROF FEES	.83	34
TENANT ALTS	2.00	32
BUY-OUTS	.96	4
OTHER LEASING	.22	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**46**
CLEANING	.12	11
REPAIR/MAINT	.35	40
RDS/GROUNDS	.08	3
SECURITY	.24	8
ADMINISTRATIVE	.30	44
TOTAL CONTRACTS	**1.10**	**48**
CLEANING	.68	46
REPAIR/MAINT	.36	16
RDS/GROUNDS	.12	42
SECURITY	.23	45
ADMINISTRATIVE	.52	47

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	5 BLDS	4,215,134 SQ. FT.				4,208,182 SQ. FT.			
OFFICE AREA	4					21.77	18.95	12.76	29.50
RETAIL AREA	2	21.44	19.90						
OTHER AREA									
TOTAL RENT	4	21.93	19.12	12.92	29.71				
NET PARKING INC	4	.90	.13	.06	2.06				
MISCELLANEOUS	4	.06	.06	.01	.15				
TOTAL INCOME	4	22.89	19.35	13.07	31.84				
EXPENSE									
CLEANING	5	.79	.84	.72	.89	.80	.84	.72	.89
REPAIR-MAINT	5	1.39	1.22	.75	2.18	1.39	1.22	.75	2.18
UTILITIES	5	1.76	1.83	1.33	2.31	1.76	1.83	1.33	2.31
RDS/GRNDS/SEC	5	.73	.64	.44	1.28	.73	.64	.45	1.28
ADMINISTRATIVE	5	.87	.64	.16	1.52	.87	.64	.16	1.52
TOTAL OPER EXP	5	5.54	4.94	4.06	7.64	5.55	4.94	4.07	7.66
FIXED EXPENSES	4	3.44	3.12	2.27	4.93	3.45	3.12	2.27	4.94
TOTAL OPER + FIX	4	8.39	7.37	6.71	10.31	8.40	7.37	6.72	10.34
LEASING EXP	4	1.70	1.23	.49	3.68				
TOTAL PAYROLL	5	.48	.43	.29	.72				
TOTAL CONTRACT	5	1.56	1.54	1.04	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18637	4
AVG SQFT/RETAIL TENANT	2317	2
AVG SQFT/OFFICE WORKER	310	5
AVG % OFFICE OCCUPANCY	93.5	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	25.45	3
AVG NET PRKNG INC/STALL	472.39	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**5**
PAYROLL		
CONTRACT	.72	5
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**1.39**	**5**
PAYROLL	.29	4
ELEVATOR	.26	4
HVAC	.32	5
ELECTRICAL	.06	4
STRUCT/ROOF	.05	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.48	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**4**
ELECTRICAL	1.43	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	**.73**	**5**
RDS/GNDS TOTAL	.33	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	5
SEC PAYROLL		
SEC CONTRACTS	.34	5
SEC OTHER		
ADMIN TOTAL	**.87**	**5**
PAYROLL	.21	4
MGMT FEES	.70	3
PROF FEES	.15	2
GEN OFC EXP	.10	4
OTHER ADM EXP	.10	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.44**	**4**
REAL ESTATE TAX	3.03	4
BUILDING INS	.40	4
PERS PROP TAX	.01	2
OTHER TAX	.03	2
LEASING EXPENSES	**1.70**	**4**
ADV/PROMOTION	.17	3
COMMISSIONS	.05	3
PROF FEES	.28	3
TENANT ALTS	2.12	2
BUY-OUTS		
OTHER LEASING	.62	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**5**
CLEANING		
REPAIR/MAINT	.29	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	**1.56**	**5**
CLEANING	.72	5
REPAIR/MAINT		
RDS/GROUNDS	.30	5
SECURITY	.34	5
ADMINISTRATIVE	.63	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	16,428,957 SQ. FT.				15,938,142 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					17.87	13.78	9.49	15.35
RETAIL AREA	18	17.40	14.39	10.63	22.11				
OTHER AREA	3	3.17	4.40						
TOTAL RENT	34	17.63	13.57	10.38	15.22				
NET PARKING INC	18	.92	.77	.67	1.19				
MISCELLANEOUS	15	1.71	.42	.02	1.67				
TOTAL INCOME	34	19.07	14.39	10.71	17.42				
EXPENSE									
CLEANING	53	1.94	1.19	.83	2.02	1.96	1.20	.83	2.02
REPAIR-MAINT	49	2.03	1.51	1.05	1.75	2.06	1.54	1.07	1.77
UTILITIES	54	2.80	2.31	1.76	3.05	2.81	2.31	1.76	3.05
RDS/GRNDS/SEC	43	.59	.44	.15	.72	.60	.45	.15	.77
ADMINISTRATIVE	51	.48	.55	.25	.85	.49	.55	.25	.87
TOTAL OPER EXP	44	7.55	5.75	4.78	6.85	7.80	6.10	4.93	6.98
FIXED EXPENSES	54	4.58	2.06	1.00	4.49	4.73	2.20	1.13	4.49
TOTAL OPER + FIX	44	11.92	7.78	6.20	11.67	12.31	7.93	6.37	11.67
LEASING EXP	21	1.16	.17	.07	.65				
TOTAL PAYROLL	53	2.83	1.27	.62	2.91				
TOTAL CONTRACT	55	1.38	1.12	.76	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30543	42
AVG SQFT/RETAIL TENANT	2420	19
AVG SQFT/OFFICE WORKER	273	45
AVG % OFFICE OCCUPANCY	95.7	53
AVG % RETAIL OCCUPANCY	92.8	20
AVG $ RATE YR-END RENT	22.91	21
AVG NET PRKNG INC/STALL	933.90	15
RENTABLE/GROSS SQFT	.86	38

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.94	53	**UTILITIES TOTAL**	2.79	53	SECURITY TOTAL	.62	38	**FIXED EXP TOTAL**	4.58	54	**TOTAL PAYROLL**	2.83	53
PAYROLL	1.55	19	ELECTRICAL	2.28	53	SEC PAYROLL	.70	13	REAL ESTATE TAX	4.22	54	CLEANING	1.55	19
CONTRACT	.86	50	GAS	.09	32	SEC CONTRACTS	.26	33	BUILDING INS	.28	50	REPAIR/MAINT	1.10	37
SUP/MAT/MISC	.22	35	FUEL OIL	.06	13	SEC OTHER	.07	12	PERS PROP TAX	.30	13	RDS/GROUNDS	.06	7
TRASH REMOVAL	.16	47	PURCH STEAM	.63	17	**ADMIN TOTAL**	.48	51	OTHER TAX	.24	9	SECURITY	.70	13
REPR/MAINT TOTAL	2.05	47	PURCH CH WTR			PAYROLL	.27	44				ADMINISTRATIVE	.27	44
PAYROLL	1.10	37	COAL			MGMT FEES	.38	16	**LEASING EXPENSES**	1.16	21			
ELEVATOR	.29	47	WATER/SEWER	.10	51	PROF FEES	.10	22	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	1.38	55
HVAC	.25	46	**RDS/GNDS/SEC**	.59	43	GEN OFC EXP	.04	27	COMMISSIONS	.08	2	CLEANING	.86	50
ELECTRICAL	.11	43	**TOTAL**			OTHER ADM EXP	.07	25	PROF FEES	.31	12	REPAIR/MAINT	.60	19
STRUCT/ROOF	.08	21	RDS/GNDS TOTAL	.06	23				TENANT ALTS	.97	14	RDS/GROUNDS	.04	20
PLUMBING	.04	35	RDS/GNDS PAYRL	.06	7				BUY-OUTS	.62	2	SECURITY	.26	33
FIRE/LIFE SFTY	.03	32	RDS/GNDS CONTR	.04	20				OTHER LEASING			ADMINISTRATIVE	.34	25
OTHER MAINT/SUP	.37	44	RDS/GNDS OTHER	.01	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	200,510 SQ. FT.				198,510 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.08	12.63		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.89	12.00						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.90	12.00						
EXPENSE									
CLEANING	8	1.54	1.58	.92	3.74	1.54	1.58	.92	3.74
REPAIR-MAINT	4	.85	.90	.47	1.40	.85	.90	.47	1.40
UTILITIES	7	2.48	3.35	2.31	3.41	2.48	3.35	2.31	3.41
RDS/GRNDS/SEC	3	.17	.06			.17	.06		
ADMINISTRATIVE	5	1.26	1.48	.69	2.26	1.26	1.48	.69	2.26
TOTAL OPER EXP	3	4.31	3.82			4.38	3.89		
FIXED EXPENSES	8	2.69	3.40	1.35	4.12	2.72	3.40	1.40	4.12
TOTAL OPER + FIX	3	6.10	5.91			6.20	6.22		
LEASING EXP	2	.16	.32						
TOTAL PAYROLL	7	3.33	5.71	1.04	8.94				
TOTAL CONTRACT	8	1.77	1.83	.94	4.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10815	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	7
AVG % OFFICE OCCUPANCY	98.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.80	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.03	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	8	**UTILITIES TOTAL**	2.48	7	SECURITY TOTAL			**FIXED EXP TOTAL**	2.69	8	**TOTAL PAYROLL**	3.33	7
PAYROLL			ELECTRICAL	2.04	7	SEC PAYROLL			REAL ESTATE TAX	2.33	8	CLEANING		
CONTRACT	1.20	8	GAS	.27	3	SEC CONTRACTS			BUILDING INS	.43	7	REPAIR/MAINT		
SUP/MAT/MISC	.08	3	FUEL OIL	.42	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.24	7	PURCH STEAM			**ADMIN TOTAL**	1.26	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.85	4	PURCH CH WTR			PAYROLL	1.61	3				ADMINISTRATIVE	1.61	3
PAYROLL			COAL			MGMT FEES	.38	2	**LEASING EXPENSES**	.16	2			
ELEVATOR	.17	4	WATER/SEWER	.12	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.77	8
HVAC	.27	4	**RDS/GNDS/SEC**	.17	3	GEN OFC EXP	.32	2	COMMISSIONS			CLEANING	1.20	8
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.16	2	REPAIR/MAINT	.37	3
STRUCT/ROOF	.06	2	RDS/GNDS TOTAL	.07	3				TENANT ALTS			RDS/GROUNDS	.05	3
PLUMBING	.09	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	3				OTHER LEASING			ADMINISTRATIVE	.39	2
OTHER MAINT/SUP	.21	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	311,834 SQ. FT.				311,834 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.99	11.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.99	11.03						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.47	11.51						
EXPENSE									
CLEANING	4	.90	.74	.64	1.25	.90	.74	.64	1.25
REPAIR-MAINT	3	.94	.79			.94	.79		
UTILITIES	3	1.97	1.76			1.97	1.76		
RDS/GRNDS/SEC	3	.66	.36			.66	.36		
ADMINISTRATIVE	3	1.22	1.17			1.22	1.17		
TOTAL OPER EXP	2	4.04	4.04			4.04	4.04		
FIXED EXPENSES	3	3.48	1.79			3.48	1.79		
TOTAL OPER + FIX	2	5.30	5.31			5.30	5.31		
LEASING EXP									
TOTAL PAYROLL	3	1.45	.32						
TOTAL CONTRACT	4	.91	.86	.71	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26486	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	170	3
AVG % OFFICE OCCUPANCY	90.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.50	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**4**
PAYROLL		
CONTRACT	.81	4
SUP/MAT/MISC		
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	**.94**	**3**
PAYROLL	.23	2
ELEVATOR	.28	3
HVAC	.14	3
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**3**
ELECTRICAL	1.78	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	3
RDS/GNDS/SEC TOTAL	**.66**	**3**
RDS/GNDS TOTAL	.18	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	3
SEC PAYROLL		
SEC CONTRACTS	.08	2
SEC OTHER		
ADMIN TOTAL	**1.22**	**3**
PAYROLL	1.19	2
MGMT FEES	.42	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.48**	**3**
REAL ESTATE TAX	1.69	3
BUILDING INS	.37	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.45**	**3**
CLEANING		
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.19	2
TOTAL CONTRACTS	**.91**	**4**
CLEANING	.81	4
REPAIR/MAINT		
RDS/GROUNDS	.12	2
SECURITY	.06	2
ADMINISTRATIVE	.64	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,104,164 SQ. FT.				3,907,060 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					13.04	13.39	8.73	15.14
RETAIL AREA	7	11.41	12.06	8.35	13.58				
OTHER AREA	2	4.80	4.71						
TOTAL RENT	17	13.07	12.79	9.65	14.49				
NET PARKING INC	9	.20	.82	.74	1.25				
MISCELLANEOUS	6	.30	.12	.04	.71				
TOTAL INCOME	17	13.79	13.39	9.97	16.73				
EXPENSE									
CLEANING	21	1.24	.96	.79	1.66	1.24	.96	.79	1.69
REPAIR-MAINT	21	1.49	1.44	.98	1.67	1.51	1.45	.98	1.68
UTILITIES	22	2.02	1.92	1.64	2.48	2.02	1.92	1.64	2.48
RDS/GRNDS/SEC	20	.53	.45	.31	.72	.56	.46	.36	.75
ADMINISTRATIVE	22	.51	.46	.24	.66	.53	.48	.24	.71
TOTAL OPER EXP	20	5.72	5.16	4.71	6.46	6.01	5.40	4.93	6.85
FIXED EXPENSES	21	1.82	1.39	.92	2.47	1.91	1.42	.97	2.57
TOTAL OPER + FIX	20	7.40	6.53	6.16	8.83	7.77	6.93	6.31	9.59
LEASING EXP	8	.09	.06	.05	.17				
TOTAL PAYROLL	21	1.27	.93	.56	1.81				
TOTAL CONTRACT	21	1.30	1.17	.80	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15513	16
AVG SQFT/RETAIL TENANT	1467	9
AVG SQFT/OFFICE WORKER	281	18
AVG % OFFICE OCCUPANCY	99.0	20
AVG % RETAIL OCCUPANCY	96.3	10
AVG $ RATE YR-END RENT	16.36	12
AVG NET PRKNG INC/STALL	772.46	7
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**21**
PAYROLL	.73	6
CONTRACT	.93	19
SUP/MAT/MISC	.12	15
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	**1.53**	**19**
PAYROLL	.80	14
ELEVATOR	.28	19
HVAC	.23	19
ELECTRICAL	.07	19
STRUCT/ROOF	.18	10
PLUMBING	.03	16
FIRE/LIFE SFTY	.02	16
OTHER MAINT/SUP	.21	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**21**
ELECTRICAL	1.66	21
GAS	.18	14
FUEL OIL	.03	2
PURCH STEAM	.54	4
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	**.53**	**20**
RDS/GNDS TOTAL	.07	11
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	19
SEC PAYROLL	.48	5
SEC CONTRACTS	.41	16
SEC OTHER	.10	4
ADMIN TOTAL	**.51**	**22**
PAYROLL	.35	19
MGMT FEES	.75	3
PROF FEES	.04	10
GEN OFC EXP	.04	11
OTHER ADM EXP	.13	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.82**	**21**
REAL ESTATE TAX	1.46	21
BUILDING INS	.24	21
PERS PROP TAX	.24	10
OTHER TAX	.05	4
LEASING EXPENSES	**.09**	**8**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.08	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.27**	**21**
CLEANING	.73	6
REPAIR/MAINT	.80	14
RDS/GROUNDS	.08	4
SECURITY	.48	5
ADMINISTRATIVE	.35	19
TOTAL CONTRACTS	**1.30**	**21**
CLEANING	.93	19
REPAIR/MAINT	.54	4
RDS/GROUNDS	.05	8
SECURITY	.41	16
ADMINISTRATIVE	.28	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,057,212 SQ. FT.				3,012,055 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.73	15.35	12.67	16.78
RETAIL AREA	3	17.40	18.53						
OTHER AREA									
TOTAL RENT	4	14.47	14.94	12.27	16.78				
NET PARKING INC	3	1.00	.82						
MISCELLANEOUS	3	1.19	1.07						
TOTAL INCOME	4	15.77	16.21	12.59	19.29				
EXPENSE									
CLEANING	8	1.83	1.51	.98	2.19	1.84	1.53	.98	2.19
REPAIR-MAINT	8	1.97	1.67	1.35	2.67	1.98	1.68	1.35	2.68
UTILITIES	8	2.51	2.23	2.03	2.47	2.51	2.24	2.03	2.47
RDS/GRNDS/SEC	5	.40	.65	.09	.72	.41	.67	.09	.74
ADMINISTRATIVE	8	.51	.42	.23	.88	.52	.42	.24	.88
TOTAL OPER EXP	8	7.38	6.55	5.88	8.47	7.49	6.87	5.92	8.47
FIXED EXPENSES	8	3.30	2.21	1.09	4.67	3.35	2.29	1.09	4.67
TOTAL OPER + FIX	8	10.68	10.41	7.16	13.80	10.84	10.41	7.51	13.80
LEASING EXP	5	2.37	1.33	.17	4.28				
TOTAL PAYROLL	8	2.06	2.03	.66	2.91				
TOTAL CONTRACT	8	1.79	.81	.58	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	191817	6
AVG SQFT/RETAIL TENANT	3337	2
AVG SQFT/OFFICE WORKER	244	7
AVG % OFFICE OCCUPANCY	96.7	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	652.92	3
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.83**	**8**	**UTILITIES TOTAL**	**2.51**	**8**	SECURITY TOTAL	.67	3	**FIXED EXP TOTAL**	**3.30**	**8**	**TOTAL PAYROLL**	**2.06**	**8**
PAYROLL	1.15	5	ELECTRICAL	2.09	8	SEC PAYROLL			REAL ESTATE TAX	3.01	8	CLEANING	1.15	5
CONTRACT	.94	7	GAS	.12	5	SEC CONTRACTS	.67	2	BUILDING INS	.15	7	REPAIR/MAINT	.79	7
SUP/MAT/MISC	.14	7	FUEL OIL	.12	3	SEC OTHER			PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.15	8	PURCH STEAM	.56	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.99**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.51**	**8**				ADMINISTRATIVE	.31	7
PAYROLL	.79	7	COAL			PAYROLL	.31	7	**LEASING EXPENSES**	**2.37**	**5**			
ELEVATOR	.26	8	WATER/SEWER	.09	8	MGMT FEES	.21	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.79**	**8**
HVAC	.36	8	**RDS/GNDS/SEC**	**.40**	**5**	PROF FEES	.12	4	COMMISSIONS			CLEANING	.94	7
ELECTRICAL	.22	8	**TOTAL**			GEN OFC EXP	.05	6	PROF FEES	.71	2	REPAIR/MAINT	.98	6
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.07	4	OTHER ADM EXP	.13	6	TENANT ALTS	3.05	3	RDS/GROUNDS	.06	4
PLUMBING	.05	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.67	2
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.06	4				OTHER LEASING			ADMINISTRATIVE	.20	4
OTHER MAINT/SUP	.40	8	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,942,865 SQ. FT.				4,783,059 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					23.63	24.60	8.66	39.33
RETAIL AREA	4	19.48	19.28	6.94	35.05				
OTHER AREA									
TOTAL RENT	4	23.10	24.00	8.98	38.66				
NET PARKING INC	2	.74	.73						
MISCELLANEOUS	3	2.45	3.47						
TOTAL INCOME	4	25.28	28.87	11.07	41.44				
EXPENSE									
CLEANING	5	2.58	2.95	1.27	3.55	2.61	2.97	1.29	3.56
REPAIR-MAINT	4	2.22	2.14	1.29	2.94	2.27	2.16	1.32	2.99
UTILITIES	5	3.47	2.92	2.45	4.56	3.52	2.93	2.49	4.61
RDS/GRNDS/SEC	3	.67	.43			.68	.44		
ADMINISTRATIVE	4	.58	.71	.49	.73	.60	.73	.50	.75
TOTAL OPER EXP	4	8.81	8.81	6.29	10.82	9.18	8.92	6.45	11.34
FIXED EXPENSES	5	7.75	7.72	6.48	8.74	8.00	7.72	6.66	9.14
TOTAL OPER + FIX	4	16.56	16.05	12.77	19.56	17.25	16.69	13.11	20.48
LEASING EXP	3	1.10	.70						
TOTAL PAYROLL	5	3.88	1.48	.87	8.26				
TOTAL CONTRACT	5	1.67	1.65	.96	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41261	3
AVG SQFT/RETAIL TENANT	3076	4
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	93.3	5
AVG % RETAIL OCCUPANCY	87.1	4
AVG $ RATE YR-END RENT	29.46	2
AVG NET PRKNG INC/STALL	2976.81	2
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.58**	**5**	**UTILITIES TOTAL**	**3.47**	**5**	SECURITY TOTAL	.66	3	**FIXED EXP TOTAL**	**7.75**	**5**	**TOTAL PAYROLL**	**3.88**	**5**
PAYROLL	2.67	2	ELECTRICAL	2.82	5	SEC PAYROLL			REAL ESTATE TAX	7.33	5	CLEANING	2.67	2
CONTRACT	1.14	5	GAS	.01	2	SEC CONTRACTS	.25	3	BUILDING INS	.35	5	REPAIR/MAINT	1.07	4
SUP/MAT/MISC	.23	2	FUEL OIL	.08	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.31	5	PURCH STEAM	.68	4				OTHER TAX	.17	2	SECURITY		
REPR/MAINT TOTAL	**2.22**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.58**	**4**				ADMINISTRATIVE	.27	4
PAYROLL	1.07	4	COAL			PAYROLL	.27	4	**LEASING EXPENSES**	**1.10**	**3**			
ELEVATOR	.35	4	WATER/SEWER	.10	4	MGMT FEES	.33	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.67**	**5**
HVAC	.39	3	**RDS/GNDS/SEC**	**.67**	**3**	PROF FEES	.12	2	COMMISSIONS	.08	2	CLEANING	1.14	5
ELECTRICAL	.05	2	**TOTAL**			GEN OFC EXP	.05	3	PROF FEES	.27	3	REPAIR/MAINT	.40	3
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS	.53	3	RDS/GROUNDS		
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.40	3
OTHER MAINT/SUP	.47	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 36 BLDS, 4,657,937 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 4,535,262 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	31					13.06	11.02	9.58	13.98
RETAIL AREA	4	14.06	12.00						
OTHER AREA									
TOTAL RENT	31	12.93	10.85	9.58	13.75				
NET PARKING INC									
MISCELLANEOUS	9	.24	.17	.04	.30				
TOTAL INCOME	31	13.03	10.85	9.58	13.75				
EXPENSE									
CLEANING	35	1.19	.87	.71	1.22	1.19	.87	.73	1.22
REPAIR-MAINT	36	1.24	.93	.68	1.40	1.25	.93	.73	1.40
UTILITIES	36	2.27	1.96	1.61	2.86	2.28	1.96	1.61	2.86
RDS/GRNDS/SEC	35	.65	.46	.33	1.01	.67	.48	.33	1.01
ADMINISTRATIVE	34	.69	.64	.41	.94	.71	.64	.46	.99
TOTAL OPER EXP	35	6.06	5.07	4.29	7.37	6.23	5.25	4.46	7.88
FIXED EXPENSES	33	2.42	1.91	1.40	2.50	2.50	2.02	1.46	2.67
TOTAL OPER + FIX	33	8.44	7.42	5.57	9.76	8.70	7.74	5.75	9.86
LEASING EXP	12	.56	.14	.01	1.17				
TOTAL PAYROLL	24	.92	.75	.55	1.20				
TOTAL CONTRACT	35	1.46	1.17	.76	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24145	29
AVG SQFT/RETAIL TENANT	4960	5
AVG SQFT/OFFICE WORKER	233	32
AVG % OFFICE OCCUPANCY	94.1	34
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	18.53	20
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**30**
PAYROLL	.22	3
CONTRACT	.95	29
SUP/MAT/MISC	.12	21
TRASH REMOVAL	.15	26
REPR/MAINT TOTAL	**1.24**	**36**
PAYROLL	.66	20
ELEVATOR	.10	30
HVAC	.18	36
ELECTRICAL	.18	30
STRUCT/ROOF	.08	16
PLUMBING	.02	27
FIRE/LIFE SFTY	.03	20
OTHER MAINT/SUP	.29	33

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.27**	**36**
ELECTRICAL	2.13	36
GAS	.12	21
FUEL OIL	.03	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	36
RDS/GNDS/SEC TOTAL	**.65**	**35**
RDS/GNDS TOTAL	.23	34
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	29
RDS/GNDS OTHER	.06	28

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	23
SEC PAYROLL	.60	3
SEC CONTRACTS	.42	18
SEC OTHER	.27	13
ADMIN TOTAL	**.69**	**34**
PAYROLL	.43	18
MGMT FEES	.39	24
PROF FEES	.09	17
GEN OFC EXP	.08	16
OTHER ADM EXP	.09	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.42**	**33**
REAL ESTATE TAX	2.31	33
BUILDING INS	.14	32
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.58**	**12**
ADV/PROMOTION	.02	8
COMMISSIONS	.17	3
PROF FEES	.52	4
TENANT ALTS	.64	4
BUY-OUTS		
OTHER LEASING	.02	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**24**
CLEANING	.22	3
REPAIR/MAINT	.66	20
RDS/GROUNDS		
SECURITY	.60	3
ADMINISTRATIVE	.43	18
TOTAL CONTRACTS	**1.46**	**35**
CLEANING	.95	29
REPAIR/MAINT	.34	10
RDS/GROUNDS	.19	29
SECURITY	.42	18
ADMINISTRATIVE	.42	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 10 BLDS, 192,200 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 190,139 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	9					14.63	10.45	9.60	16.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	14.79	10.45	9.60	16.32				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	14.79	10.45	9.60	16.32				
EXPENSE									
CLEANING	10	.90	.71	.60	.98	.91	.73	.60	.98
REPAIR-MAINT	10	1.42	.99	.46	1.41	1.43	.99	.51	1.41
UTILITIES	10	2.57	1.87	1.61	2.41	2.59	1.87	1.61	2.41
RDS/GRNDS/SEC	9	.53	.48	.32	.75	.54	.48	.32	.75
ADMINISTRATIVE	8	.72	.64	.53	.85	.73	.64	.56	.85
TOTAL OPER EXP	10	5.85	5.07	3.62	5.93	5.91	5.07	3.85	5.93
FIXED EXPENSES	10	2.43	1.76	1.48	2.14	2.46	1.86	1.48	2.14
TOTAL OPER + FIX	10	8.29	6.44	5.36	8.42	8.38	6.44	5.47	8.42
LEASING EXP	4	.12	.02	.01	.18				
TOTAL PAYROLL	2	.98	.96						
TOTAL CONTRACT	10	.95	.64	.35	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6272	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	8
AVG % OFFICE OCCUPANCY	95.6	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.25	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**8**
PAYROLL		
CONTRACT	.78	8
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.10	6
REPR/MAINT TOTAL	**1.42**	**10**
PAYROLL	.54	2
ELEVATOR	.36	4
HVAC	.38	10
ELECTRICAL	.13	8
STRUCT/ROOF	.13	6
PLUMBING	.05	7
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.64	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.57**	**10**
ELECTRICAL	2.25	10
GAS	.23	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.53**	**9**
RDS/GNDS TOTAL	.34	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	5
RDS/GNDS OTHER	.20	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	5
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER	.08	4
ADMIN TOTAL	**.72**	**8**
PAYROLL		
MGMT FEES	.46	8
PROF FEES	.52	3
GEN OFC EXP		
OTHER ADM EXP	.11	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.43**	**10**
REAL ESTATE TAX	2.07	10
BUILDING INS	.36	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.12**	**4**
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.98**	**2**
CLEANING		
REPAIR/MAINT	.54	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.95**	**10**
CLEANING	.78	8
REPAIR/MAINT	.35	2
RDS/GROUNDS	.26	5
SECURITY	.11	3
ADMINISTRATIVE	.68	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Financial Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	319,619 SQ. FT.				288,555 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.54	10.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.36	10.44						
NET PARKING INC									
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	3	14.39	10.48						
EXPENSE									
CLEANING	4	.82	.78	.67	.96	.82	.78	.67	.96
REPAIR-MAINT	4	.94	.76	.65	1.31	1.04	.87	.76	1.53
UTILITIES	4	2.28	2.45	1.80	2.81	2.29	2.47	1.81	2.81
RDS/GRNDS/SEC	4	.80	.74	.24	1.39	.88	.74	.26	1.60
ADMINISTRATIVE	4	.73	.55	.36	1.03	.80	.73	.40	1.16
TOTAL OPER EXP	4	5.57	5.86	3.99	7.22	6.17	6.70	4.79	8.12
FIXED EXPENSES	4	1.76	1.75	1.04	2.27	1.95	2.02	1.38	2.27
TOTAL OPER + FIX	4	7.33	6.90	5.75	8.77	8.12	8.94	6.81	9.75
LEASING EXP	2	.77	.70						
TOTAL PAYROLL	4	1.12	.70	.51	1.94				
TOTAL CONTRACT	3	1.34	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6598	3
AVG SQFT/RETAIL TENANT	15532	2
AVG SQFT/OFFICE WORKER	348	3
AVG % OFFICE OCCUPANCY	94.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.35	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**4**
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**.94**	**4**
PAYROLL	.47	4
ELEVATOR	.10	4
HVAC	.17	4
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.28**	**4**
ELECTRICAL	2.02	4
GAS	.30	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	**.80**	**4**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.21	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.73**	**4**
PAYROLL	.27	3
MGMT FEES	.96	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.76**	**4**
REAL ESTATE TAX	1.61	4
BUILDING INS	.15	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.77**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.10	2
TENANT ALTS	.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.12**	**4**
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	**1.34**	**3**
CLEANING	.74	3
REPAIR/MAINT	.15	2
RDS/GROUNDS	.13	3
SECURITY		
ADMINISTRATIVE	.96	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,239,527 SQ. FT.				2,199,377 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.56	11.54	9.20	14.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.56	11.54	9.20	14.31				
NET PARKING INC									
MISCELLANEOUS	2	.44	.45						
TOTAL INCOME	8	12.65	11.70	9.20	14.61				
EXPENSE									
CLEANING	10	1.15	1.04	.76	1.50	1.15	1.04	.76	1.50
REPAIR-MAINT	11	1.17	.89	.66	1.25	1.17	.89	.66	1.25
UTILITIES	11	2.04	1.95	1.64	2.41	2.04	1.95	1.64	2.41
RDS/GRNDS/SEC	11	.81	.76	.42	1.07	.82	.76	.42	1.07
ADMINISTRATIVE	11	.70	.57	.48	1.08	.71	.68	.48	1.08
TOTAL OPER EXP	10	5.89	5.16	4.52	7.37	6.01	5.16	4.52	8.11
FIXED EXPENSES	8	1.93	2.09	1.11	2.62	1.98	2.09	1.11	2.84
TOTAL OPER + FIX	8	7.68	7.83	5.55	9.85	7.86	7.83	5.55	10.76
LEASING EXP	3	.94	1.17						
TOTAL PAYROLL	10	.88	.67	.55	1.07				
TOTAL CONTRACT	11	1.59	1.22	1.07	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	38881	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	206	10
AVG % OFFICE OCCUPANCY	96.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.20	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**10**
PAYROLL		
CONTRACT	.91	10
SUP/MAT/MISC	.15	8
TRASH REMOVAL	.14	9
REPR/MAINT TOTAL	**1.17**	**11**
PAYROLL	.68	7
ELEVATOR	.07	11
HVAC	.22	11
ELECTRICAL	.23	11
STRUCT/ROOF	.06	5
PLUMBING	.02	9
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.15	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.04**	**11**
ELECTRICAL	1.92	11
GAS	.12	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC TOTAL	**.81**	**11**
RDS/GNDS TOTAL	.26	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	10
RDS/GNDS OTHER	.07	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	10
SEC PAYROLL		
SEC CONTRACTS	.51	9
SEC OTHER	.29	5
ADMIN TOTAL	**.70**	**11**
PAYROLL	.46	9
MGMT FEES	.41	4
PROF FEES	.04	4
GEN OFC EXP	.11	8
OTHER ADM EXP	.13	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.93**	**8**
REAL ESTATE TAX	1.79	8
BUILDING INS	.15	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.94**	**3**
ADV/PROMOTION	.04	2
COMMISSIONS	.21	2
PROF FEES	.72	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**10**
CLEANING		
REPAIR/MAINT	.68	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	9
TOTAL CONTRACTS	**1.59**	**11**
CLEANING	.9*	10
REPAIR/MAINT	.47	4
RDS/GROUNDS	.21	10
SECURITY	.51	9
ADMINISTRATIVE	.45	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	4,540,170 SQ. FT.				4,254,973 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					17.24	14.08	12.15	17.70
RETAIL AREA	15	22.94	22.49	16.82	34.43				
OTHER AREA	5	17.98	15.31	7.86	30.42				
TOTAL RENT	35	17.35	14.08	12.14	17.77				
NET PARKING INC	10	1.73	1.50	.55	3.03				
MISCELLANEOUS	20	.47	.13	.01	.42				
TOTAL INCOME	35	18.64	15.46	12.29	18.52				
EXPENSE									
CLEANING	36	1.31	1.03	.74	1.50	1.35	1.08	.74	1.65
REPAIR-MAINT	38	1.42	1.02	.76	1.51	1.48	1.02	.76	1.55
UTILITIES	37	1.79	1.58	1.31	2.14	1.82	1.62	1.33	2.15
RDS/GRNDS/SEC	33	.45	.30	.14	.53	.49	.36	.15	.61
ADMINISTRATIVE	37	1.09	.92	.61	1.20	1.16	.95	.61	1.24
TOTAL OPER EXP	36	6.05	5.04	4.16	6.49	6.47	5.08	4.26	7.61
FIXED EXPENSES	34	1.74	1.38	.92	2.22	1.86	1.49	1.18	2.22
TOTAL OPER + FIX	32	7.79	6.39	5.58	8.60	8.35	6.56	5.64	10.58
LEASING EXP	21	1.30	.72	.23	1.68				
TOTAL PAYROLL	32	1.55	.79	.34	2.40				
TOTAL CONTRACT	34	1.24	.96	.69	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2214	35
AVG SQFT/RETAIL TENANT	1149	14
AVG SQFT/OFFICE WORKER	307	30
AVG % OFFICE OCCUPANCY	94.2	37
AVG % RETAIL OCCUPANCY	96.7	15
AVG $ RATE YR-END RENT	22.33	36
AVG NET PRKNG INC/STALL	534.13	8
RENTABLE/GROSS SQFT	.95	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**33**
PAYROLL	1.06	10
CONTRACT	.81	30
SUP/MAT/MISC	.11	27
TRASH REMOVAL	.11	32
REPR/MAINT TOTAL	**1.42**	**34**
PAYROLL	.76	26
ELEVATOR	.23	33
HVAC	.13	34
ELECTRICAL	.10	26
STRUCT/ROOF	.16	23
PLUMBING	.06	26
FIRE/LIFE SFTY	.04	25
OTHER MAINT/SUP	.27	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**34**
ELECTRICAL	1.52	34
GAS	.14	18
FUEL OIL		
PURCH STEAM	.25	5
PURCH CH WTR		
COAL		
WATER/SEWER	.19	34
RDS/GNDS/SEC TOTAL	**.45**	**33**
RDS/GNDS TOTAL	.13	25
RDS/GNDS PAYRL	.24	2
RDS/GNDS CONTR	.16	18
RDS/GNDS OTHER	.04	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	29
SEC PAYROLL	.47	9
SEC CONTRACTS	.20	21
SEC OTHER	.16	12
ADMIN TOTAL	**1.14**	**35**
PAYROLL	.63	19
MGMT FEES	.62	25
PROF FEES	.17	21
GEN OFC EXP	.13	24
OTHER ADM EXP	.10	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.79**	**32**
REAL ESTATE TAX	1.59	32
BUILDING INS	.20	33
PERS PROP TAX	.01	15
OTHER TAX	.05	12
LEASING EXPENSES	**1.30**	**21**
ADV/PROMOTION	.12	11
COMMISSIONS	.05	7
PROF FEES	.34	16
TENANT ALTS	1.10	17
BUY-OUTS		
OTHER LEASING	.05	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.55**	**32**
CLEANING	1.06	10
REPAIR/MAINT	.76	26
RDS/GROUNDS	.24	2
SECURITY	.47	9
ADMINISTRATIVE	.63	19
TOTAL CONTRACTS	**1.24**	**34**
CLEANING	.81	30
REPAIR/MAINT	.50	15
RDS/GROUNDS	.16	18
SECURITY	.20	21
ADMINISTRATIVE	.59	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	285,322 SQ. FT.				275,379 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.29	12.33	10.27	14.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.32	12.33	10.27	14.22				
NET PARKING INC									
MISCELLANEOUS	6	.48	.16	.11	.40				
TOTAL INCOME	9	12.65	12.44	10.47	14.31				
EXPENSE									
CLEANING	9	.94	.74	.53	1.32	.97	.78	.56	1.32
REPAIR-MAINT	10	.90	.93	.68	1.06	.93	.93	.68	1.22
UTILITIES	9	1.25	1.30	.92	1.55	1.29	1.30	1.06	1.55
RDS/GRNDS/SEC	9	.15	.17	.05	.22	.15	.17	.05	.25
ADMINISTRATIVE	10	.76	.76	.57	.95	.79	.76	.57	.95
TOTAL OPER EXP	9	3.95	4.07	3.10	4.96	4.11	4.07	3.21	4.96
FIXED EXPENSES	9	1.26	1.18	.83	1.62	1.31	1.48	.83	1.67
TOTAL OPER + FIX	8	5.21	5.58	4.21	5.95	5.45	5.68	4.78	6.01
LEASING EXP	6	.81	.66	.17	1.07				
TOTAL PAYROLL	6	.28	.26	.18	.47				
TOTAL CONTRACT	10	1.20	1.07	.72	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2583	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	411	8
AVG % OFFICE OCCUPANCY	96.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.66	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**9**
PAYROLL		
CONTRACT	.79	9
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.10	9
REPR/MAINT TOTAL	**.90**	**10**
PAYROLL	.28	6
ELEVATOR	.10	10
HVAC	.24	10
ELECTRICAL	.07	5
STRUCT/ROOF	.02	6
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.41	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.25**	**9**
ELECTRICAL	1.11	9
GAS	.22	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	**.15**	**9**
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	6
SEC PAYROLL		
SEC CONTRACTS	.06	5
SEC OTHER	.02	2
ADMIN TOTAL	**.78**	**10**
PAYROLL		
MGMT FEES	.63	10
PROF FEES	.16	5
GEN OFC EXP	.03	3
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.26**	**9**
REAL ESTATE TAX	1.14	9
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.81**	**6**
ADV/PROMOTION	.03	2
COMMISSIONS	.05	2
PROF FEES	.12	5
TENANT ALTS	.69	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.28**	**6**
CLEANING		
REPAIR/MAINT	.28	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.20**	**10**
CLEANING	79	9
REPAIR/MAINT	93	5
RDS/GROUNDS	10	7
SECURITY	06	5
ADMINISTRATIVE	71	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,115,681 SQ. FT.				1,103,335 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					15.36	13.18	12.22	17.70
RETAIL AREA	3	20.31	26.93						
OTHER AREA	2	9.92	11.91						
TOTAL RENT	15	15.32	13.38	12.22	17.70				
NET PARKING INC	4	1.33	.88	.27	2.13				
MISCELLANEOUS	8	.58	.03		.48				
TOTAL INCOME	15	16.04	14.09	12.26	18.52				
EXPENSE									
CLEANING	14	1.12	.77	.69	1.46	1.13	.79	.69	1.51
REPAIR-MAINT	15	1.20	.89	.71	1.30	1.21	.89	.71	1.30
UTILITIES	15	1.89	1.79	1.37	2.25	1.90	1.79	1.37	2.25
RDS/GRNDS/SEC	12	.39	.30	.12	.56	.39	.30	.12	.57
ADMINISTRATIVE	15	.94	.92	.70	1.22	.95	.93	.71	1.23
TOTAL OPER EXP	14	5.12	5.04	4.40	5.36	5.18	5.11	4.40	5.38
FIXED EXPENSES	12	1.77	1.63	1.22	2.48	1.78	1.63	1.26	2.50
TOTAL OPER + FIX	11	6.55	6.93	5.70	7.57	6.61	6.93	5.70	7.60
LEASING EXP	7	.67	.54	.22	1.10				
TOTAL PAYROLL	14	.99	.66	.28	1.13				
TOTAL CONTRACT	12	.94	.81	.70	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1758	14
AVG SQFT/RETAIL TENANT	1136	2
AVG SQFT/OFFICE WORKER	260	11
AVG % OFFICE OCCUPANCY	93.6	15
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.75	15
AVG NET PRKNG INC/STALL	487.91	3
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**12**
PAYROLL	1.65	2
CONTRACT	.79	10
SUP/MAT/MISC	.13	10
TRASH REMOVAL	.07	12
REPR/MAINT TOTAL	**1.03**	**12**
PAYROLL	.38	11
ELEVATOR	.16	12
HVAC	.14	12
ELECTRICAL	.03	10
STRUCT/ROOF	.08	6
PLUMBING	.02	10
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.28	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**14**
ELECTRICAL	1.66	14
GAS	.13	6
FUEL OIL		
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.11	14
RDS/GNDS/SEC TOTAL	**.39**	**12**
RDS/GNDS TOTAL	.20	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	7
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	11
SEC PAYROLL	.40	4
SEC CONTRACTS	.15	8
SEC OTHER	.04	4
ADMIN TOTAL	**.97**	**14**
PAYROLL	.63	8
MGMT FEES	.60	10
PROF FEES	.13	7
GEN OFC EXP	.07	10
OTHER ADM EXP	.08	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.67**	**11**
REAL ESTATE TAX	1.45	11
BUILDING INS	.20	13
PERS PROP TAX	.03	6
OTHER TAX	.03	6
LEASING EXPENSES	**.67**	**7**
ADV/PROMOTION	.04	4
COMMISSIONS	.07	2
PROF FEES	.20	5
TENANT ALTS	1.02	3
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**14**
CLEANING	1.65	2
REPAIR/MAINT	.38	11
RDS/GROUNDS		
SECURITY	.40	4
ADMINISTRATIVE	.63	8
TOTAL CONTRACTS	**.94**	**12**
CLEANING	.79	10
REPAIR/MAINT	.16	3
RDS/GROUNDS	.22	7
SECURITY	.15	8
ADMINISTRATIVE	.59	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,035,526 SQ. FT.				1,828,943 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					19.65	19.06	13.76	27.12
RETAIL AREA	9	25.93	23.22	19.13	44.14				
OTHER AREA	3	18.53	16.84						
TOTAL RENT	9	19.73	19.45	14.07	25.54				
NET PARKING INC	4	2.75	2.89	2.27	3.40				
MISCELLANEOUS	6	.41	.21	.01	.44				
TOTAL INCOME	9	21.90	19.93	15.64	28.58				
EXPENSE									
CLEANING	11	1.65	1.43	1.11	2.09	1.72	1.64	1.12	2.19
REPAIR-MAINT	11	2.08	1.78	.96	3.10	2.21	1.87	1.00	3.28
UTILITIES	11	1.98	2.12	1.79	2.15	2.00	2.14	1.78	2.24
RDS/GRNDS/SEC	10	.56	.53	.30	.90	.63	.69	.37	.95
ADMINISTRATIVE	10	1.25	1.03	.67	1.79	1.41	1.11	.91	2.04
TOTAL OPER EXP	11	7.70	7.29	6.18	10.05	8.57	8.44	7.61	10.70
FIXED EXPENSES	11	2.04	1.82	1.11	2.33	2.27	2.08	1.31	2.47
TOTAL OPER + FIX	11	9.74	9.91	8.59	11.93	10.84	11.53	10.58	13.08
LEASING EXP	8	1.57	1.68	.66	2.14				
TOTAL PAYROLL	10	2.54	2.63	1.26	3.70				
TOTAL CONTRACT	10	1.39	1.10	.41	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1691	11
AVG SQFT/RETAIL TENANT	866	9
AVG SQFT/OFFICE WORKER	260	9
AVG % OFFICE OCCUPANCY	90.9	11
AVG % RETAIL OCCUPANCY	95.1	9
AVG $ RATE YR-END RENT	29.81	10
AVG NET PRKNG INC/STALL	876.22	3
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.76**	**10**
PAYROLL	1.03	7
CONTRACT	.87	9
SUP/MAT/MISC	.12	9
TRASH REMOVAL	.14	9
REPR/MAINT TOTAL	**2.20**	**10**
PAYROLL	1.00	9
ELEVATOR	.28	9
HVAC	.17	10
ELECTRICAL	.15	9
STRUCT/ROOF	.29	9
PLUMBING	.07	9
FIRE/LIFE SFTY	.07	10
OTHER MAINT/SUP	.56	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.06**	**10**
ELECTRICAL	1.63	10
GAS	.17	8
FUEL OIL		
PURCH STEAM	.22	3
PURCH CH WTR		
COAL		
WATER/SEWER	.21	10
RDS/GNDS/SEC TOTAL	**.56**	**10**
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	10
SEC PAYROLL	.50	5
SEC CONTRACTS	.36	6
SEC OTHER	.01	4
ADMIN TOTAL	**1.39**	**9**
PAYROLL	.62	9
MGMT FEES	.88	4
PROF FEES	.24	8
GEN OFC EXP	.09	9
OTHER ADM EXP	.11	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.24**	**10**
REAL ESTATE TAX	1.93	10
BUILDING INS	.30	9
PERS PROP TAX	.01	6
OTHER TAX	.06	5
LEASING EXPENSES	**1.57**	**8**
ADV/PROMOTION	.16	5
COMMISSIONS	.05	3
PROF FEES	.41	6
TENANT ALTS	1.14	8
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.54**	**10**
CLEANING	1.03	7
REPAIR/MAINT	1.00	9
RDS/GROUNDS		
SECURITY	.50	5
ADMINISTRATIVE	.62	9
TOTAL CONTRACTS	**1.39**	**10**
CLEANING	.87	9
REPAIR/MAINT	.61	5
RDS/GROUNDS	.13	8
SECURITY	.36	6
ADMINISTRATIVE	.68	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	76 BLDS	3,860,962 SQ. FT.				3,791,981 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	74					14.08	13.78	9.20	17.88
RETAIL AREA	12	18.90	16.36	13.44	20.21				
OTHER AREA									
TOTAL RENT	75	14.26	13.87	9.60	17.69				
NET PARKING INC	6	2.22	2.01	.97	3.17				
MISCELLANEOUS	48	.28	.14	.03	.46				
TOTAL INCOME	75	14.89	14.75	9.60	18.34				
EXPENSE									
CLEANING	65	1.03	1.01	.87	1.20	1.04	1.01	.88	1.20
REPAIR-MAINT	74	.92	.90	.66	1.13	.93	.90	.66	1.13
UTILITIES	74	1.79	1.70	1.38	2.17	1.81	1.70	1.38	2.19
RDS/GRNDS/SEC	71	.42	.31	.22	.41	.43	.33	.23	.41
ADMINISTRATIVE	76	.93	.83	.52	1.11	.95	.83	.53	1.13
TOTAL OPER EXP	62	5.16	5.25	4.10	6.04	5.25	5.25	4.10	6.13
FIXED EXPENSES	72	1.76	1.69	1.14	2.10	1.80	1.69	1.18	2.13
TOTAL OPER + FIX	58	6.98	7.00	5.93	8.01	7.10	7.04	5.93	8.10
LEASING EXP	53	.71	.32	.11	1.29				
TOTAL PAYROLL	57	.73	.49	.22	.92				
TOTAL CONTRACT	73	1.19	1.12	.81	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2327	67
AVG SQFT/RETAIL TENANT	1618	11
AVG SQFT/OFFICE WORKER	373	50
AVG % OFFICE OCCUPANCY	91.3	71
AVG % RETAIL OCCUPANCY	93.7	11
AVG $ RATE YR-END RENT	18.10	66
AVG NET PRKNG INC/STALL	494.22	5
RENTABLE/GROSS SQFT	.94	54

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**62**	**UTILITIES TOTAL**	**1.89**	**70**	SECURITY TOTAL	.29	53	**FIXED EXP TOTAL**	**1.76**	**72**	**TOTAL PAYROLL**	**.73**	**57**
PAYROLL	.51	3	ELECTRICAL	1.40	68	SEC PAYROLL	.37	8	REAL ESTATE TAX	1.58	72	CLEANING	.51	3
CONTRACT	.88	62	GAS	.14	36	SEC CONTRACTS	.27	43	BUILDING INS	.16	72	REPAIR/MAINT	.36	43
SUP/MAT/MISC	.08	52	FUEL OIL			SEC OTHER	.02	25	PERS PROP TAX	.07	12	RDS/GROUNDS		
TRASH REMOVAL	.06	55	PURCH STEAM	.33	2				OTHER TAX	.08	10	SECURITY	.37	8
REPR/MAINT TOTAL	**.92**	**70**	PURCH CH WTR	1.30	2	**ADMIN TOTAL**	**.94**	**72**				ADMINISTRATIVE	.48	28
PAYROLL	.36	43	COAL			PAYROLL	.48	28	**LEASING EXPENSES**	**.71**	**53**			
ELEVATOR	.11	55	WATER/SEWER	.16	69	MGMT FEES	.60	68	ADV/PROMOTION	.05	31	**TOTAL CONTRACTS**	**1.19**	**73**
HVAC	.24	70				PROF FEES	.10	40	COMMISSIONS	.05	11	CLEANING	.88	62
ELECTRICAL	.04	49	**RDS/GNDS/SEC**	**.42**	**71**	GEN OFC EXP	.08	54	PROF FEES	.23	30	REPAIR/MAINT	.21	21
STRUCT/ROOF	.05	14	**TOTAL**			OTHER ADM EXP	.04	42	TENANT ALTS	.68	35	RDS/GROUNDS	.16	57
PLUMBING	.04	46	RDS/GNDS TOTAL	.19	61				BUY-OUTS			SECURITY	.27	43
FIRE/LIFE SFTY	.05	32	RDS/GNDS PAYRL						OTHER LEASING	.10	10	ADMINISTRATIVE	.57	72
OTHER MAINT/SUP	.22	70	RDS/GNDS CONTR	.16	57									
			RDS/GNDS OTHER	.07	33									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	779,684 SQ. FT.				768,256 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					13.09	12.90	8.57	18.35
RETAIL AREA	2	13.67	11.89						
OTHER AREA									
TOTAL RENT	27	12.84	12.73	8.33	17.10				
NET PARKING INC	2	2.95	2.86						
MISCELLANEOUS	15	.57	.37	.07	.95				
TOTAL INCOME	27	13.31	14.29	8.80	17.37				
EXPENSE									
CLEANING	22	1.05	1.06	.95	1.23	1.05	1.06	.87	1.23
REPAIR-MAINT	26	1.12	.99	.78	1.25	1.14	.99	.78	1.25
UTILITIES	25	1.78	1.57	1.17	2.36	1.80	1.57	1.17	2.36
RDS/GRNDS/SEC	27	.33	.28	.24	.35	.34	.29	.25	.36
ADMINISTRATIVE	27	.88	.79	.54	1.08	.90	.79	.56	1.08
TOTAL OPER EXP	20	5.56	5.41	3.93	6.34	5.58	5.41	3.93	6.34
FIXED EXPENSES	27	1.73	1.69	1.19	2.02	1.75	1.69	1.25	2.02
TOTAL OPER + FIX	20	7.33	7.78	5.32	8.26	7.36	7.78	5.32	8.26
LEASING EXP	15	1.44	.25	.12	2.51				
TOTAL PAYROLL	17	.68	.24	.21	.79				
TOTAL CONTRACT	27	1.06	.96	.63	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2148	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	405	14
AVG % OFFICE OCCUPANCY	86.4	25
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.12	21
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**22**	**UTILITIES TOTAL**	**1.74**	**24**	SECURITY TOTAL	.21	17	**FIXED EXP TOTAL**	**1.73**	**27**	**TOTAL PAYROLL**	**.68**	**17**
PAYROLL			ELECTRICAL	1.48	24	SEC PAYROLL			REAL ESTATE TAX	1.58	27	CLEANING		
CONTRACT	.86	22	GAS	.18	16	SEC CONTRACTS	.21	15	BUILDING INS	.17	23	REPAIR/MAINT	.45	16
SUP/MAT/MISC	.09	18	FUEL OIL			SEC OTHER	.04	9	PERS PROP TAX	.01	3	RDS/GROUNDS		
TRASH REMOVAL	.10	19	PURCH STEAM						OTHER TAX	.07	2	SECURITY		
REPR/MAINT TOTAL	**1.13**	**25**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**26**				ADMINISTRATIVE	.63	5
PAYROLL	.45	16	COAL			PAYROLL	.63	5	**LEASING EXPENSES**	**1.44**	**15**			
ELEVATOR	.11	19	WATER/SEWER	.13	24	MGMT FEES	.63	25	ADV/PROMOTION	.08	8	**TOTAL CONTRACTS**	**1.06**	**27**
HVAC	.32	25				PROF FEES	.14	17	COMMISSIONS	.12	5	CLEANING	.86	22
ELECTRICAL	.05	14	**RDS/GNDS/SEC**	**.33**	**27**	GEN OFC EXP	.03	18	PROF FEES	.43	8	REPAIR/MAINT	.28	6
STRUCT/ROOF	.11	7	**TOTAL**			OTHER ADM EXP	.05	12	TENANT ALTS	1.76	9	RDS/GROUNDS	.16	24
PLUMBING	.03	12	RDS/GNDS TOTAL	.19	27				BUY-OUTS			SECURITY	.21	15
FIRE/LIFE SFTY	.05	8	RDS/GNDS PAYRL						OTHER LEASING	.06	4	ADMINISTRATIVE	.70	26
OTHER MAINT/SUP	.33	25	RDS/GNDS CONTR	.16	24									
			RDS/GNDS OTHER	.07	18									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Medical Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	11 BLDS	703,140 SQ. FT.				689,177 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	11					16.14	15.45	13.73	18.30	
RETAIL AREA	2	17.74	16.23							
OTHER AREA										
TOTAL RENT	11	16.07	15.21	13.46	18.30					
NET PARKING INC										
MISCELLANEOUS	10	.29	.04	.01	.43					
TOTAL INCOME	11	16.45	17.19	13.54	18.67					
EXPENSE										
CLEANING	10	1.14	1.01	.87	1.30	1.14	1.01	.88	1.30	
REPAIR-MAINT	10	.89	.84	.66	.99	.90	.88	.66	1.03	
UTILITIES	11	2.00	2.07	1.52	2.33	2.00	2.07	1.52	2.33	
RDS/GRNDS/SEC	11	.38	.32	.20	.54	.39	.32	.20	.54	
ADMINISTRATIVE	11	.98	.83	.52	1.31	1.00	.83	.54	1.36	
TOTAL OPER EXP	9	5.57	5.37	4.50	6.35	5.66	5.37	4.50	6.81	
FIXED EXPENSES	10	1.95	1.71	1.63	2.14	1.99	1.74	1.63	2.17	
TOTAL OPER + FIX	8	7.76	7.29	6.47	8.24	7.90	7.29	6.47	8.85	
LEASING EXP	6	.98	.88	.13	1.72					
TOTAL PAYROLL	10	.47	.34	.22	.71					
TOTAL CONTRACT	11	1.48	1.48	1.25	1.62					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1875	10
AVG SQFT/RETAIL TENANT	3321	2
AVG SQFT/OFFICE WORKER	319	9
AVG % OFFICE OCCUPANCY	91.0	11
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.81	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**10**	**UTILITIES TOTAL**	**2.00**	**11**	SECURITY TOTAL	.25	11	**FIXED EXP TOTAL**	**1.95**	**10**	**TOTAL PAYROLL**	**.47**	**10**
PAYROLL			ELECTRICAL	1.45	10	SEC PAYROLL			REAL ESTATE TAX	1.71	10	CLEANING		
CONTRACT	1.04	10	GAS	.38	5	SEC CONTRACTS	.28	9	BUILDING INS	.19	11	REPAIR/MAINT	.30	9
SUP/MAT/MISC	.06	7	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	9	PURCH STEAM			**ADMIN TOTAL**	**.98**	**11**	OTHER TAX	.09	3	SECURITY		
REPR/MAINT TOTAL	**.89**	**10**	PURCH CH WTR			PAYROLL	.57	3				ADMINISTRATIVE	.57	3
PAYROLL	.30	9	COAL			MGMT FEES	.66	11	**LEASING EXPENSES**	**.98**	**6**	**TOTAL CONTRACTS**	**1.48**	**11**
ELEVATOR	.13	10	WATER/SEWER	.12	10	PROF FEES	.10	6	ADV/PROMOTION	.02	3	CLEANING	1.04	10
HVAC	.25	10	**RDS/GNDS/SEC**	**.38**	**11**	GEN OFC EXP	.08	9	COMMISSIONS	.08	4	REPAIR/MAINT	.25	7
ELECTRICAL	.03	8	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES	.29	3	RDS/GROUNDS	.14	9
STRUCT/ROOF	.10	3	RDS/GNDS TOTAL	.14	10				TENANT ALTS	.88	5	SECURITY	.28	9
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.71	11
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.14	9				OTHER LEASING					
OTHER MAINT/SUP	.15	10	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	1,954,717 SQ. FT.				1,911,127 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					13.65	13.82	12.50	15.77	
RETAIL AREA	8	20.78	17.00	14.68	30.17					
OTHER AREA										
TOTAL RENT	12	14.16	14.24	12.50	15.65					
NET PARKING INC	3	2.39	2.47							
MISCELLANEOUS	9	.18	.14	.08	.27					
TOTAL INCOME	12	15.09	15.43	13.23	17.09					
EXPENSE										
CLEANING	13	1.01	.99	.89	1.15	1.02	.99	.90	1.15	
REPAIR-MAINT	13	.87	.77	.64	1.15	.89	.79	.66	1.17	
UTILITIES	13	1.78	1.87	1.52	2.11	1.80	1.87	1.53	2.16	
RDS/GRNDS/SEC	11	.51	.60	.34	.65	.53	.60	.35	.67	
ADMINISTRATIVE	13	.98	.96	.76	1.28	1.00	.98	.78	1.30	
TOTAL OPER EXP	13	5.09	4.78	4.49	5.89	5.20	4.95	4.59	6.13	
FIXED EXPENSES	13	1.77	1.60	1.29	2.18	1.81	1.63	1.32	2.25	
TOTAL OPER + FIX	13	6.96	6.76	6.30	7.44	7.01	6.99	6.45	7.50	
LEASING EXP	11	.48	.31	.08	.90					
TOTAL PAYROLL	12	.88	.92	.66	1.06					
TOTAL CONTRACT	13	1.19	1.10	.91	1.64					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2684	13
AVG SQFT/RETAIL TENANT	1435	9
AVG SQFT/OFFICE WORKER	401	9
AVG % OFFICE OCCUPANCY	94.4	13
AVG % RETAIL OCCUPANCY	92.2	9
AVG $ RATE YR-END RENT	18.66	11
AVG NET PRKNG INC/STALL	552.40	3
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**13**	**UTILITIES TOTAL**	**1.62**	**13**	SECURITY TOTAL	.37	11	**FIXED EXP TOTAL**	**1.77**	**13**	**TOTAL PAYROLL**	**.88**	**12**
PAYROLL	.49	2	ELECTRICAL	1.38	12	SEC PAYROLL	.46	3	REAL ESTATE TAX	1.61	13	CLEANING	.49	2
CONTRACT	.85	13	GAS	.07	7	SEC CONTRACTS	.33	8	BUILDING INS	.14	13	REPAIR/MAINT	.32	9
SUP/MAT/MISC	.09	10	FUEL OIL			SEC OTHER	.00	4	PERS PROP TAX	.11	2	RDS/GROUNDS		
TRASH REMOVAL	.04	10	PURCH STEAM	.33	2	**ADMIN TOTAL**	**.98**	**13**	OTHER TAX	.01	2	SECURITY	.46	3
REPR/MAINT TOTAL	**.87**	**13**	PURCH CH WTR			PAYROLL	.47	11				ADMINISTRATIVE	.47	11
PAYROLL	.32	9	COAL			MGMT FEES	.54	10	**LEASING EXPENSES**	**.48**	**11**			
ELEVATOR	.10	13	WATER/SEWER	.19	13	PROF FEES	.09	8	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**1.19**	**13**
HVAC	.23	13	**RDS/GNDS/SEC**	**.51**	**11**	GEN OFC EXP	.10	12	COMMISSIONS	.01	2	CLEANING	.85	13
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.04	8	PROF FEES	.03	4	REPAIR/MAINT	.17	5
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.22	7				TENANT ALTS	.45	9	RDS/GROUNDS	.16	7
PLUMBING	.04	11	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.33	8
FIRE/LIFE SFTY	.06	8	RDS/GNDS CONTR	.16	7				OTHER LEASING	.14	3	ADMINISTRATIVE	.46	13
OTHER MAINT/SUP	.20	13	RDS/GNDS OTHER	.08	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	110 BLDS	28,242,971 SQ. FT.				27,439,651 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	36					19.03	17.15	12.62	20.14	
RETAIL AREA	12	23.55	21.87	13.23	29.37					
OTHER AREA	7	7.42	7.32							
TOTAL RENT	36	18.56	17.39	12.62	19.86					
NET PARKING INC	8	1.36	.75	.21	1.36					
MISCELLANEOUS	13	1.55	.07	.02	1.86					
TOTAL INCOME	36	19.36	17.44	12.73	23.10					
EXPENSE										
CLEANING	107	1.56	1.28	1.05	1.66	1.57	1.30	1.05	1.66	
REPAIR-MAINT	107	1.96	1.61	1.04	2.19	1.97	1.61	1.07	2.19	
UTILITIES	107	2.62	2.27	1.79	2.97	2.63	2.27	1.79	2.97	
RDS/GRNDS/SEC	89	.81	.68	.47	1.09	.83	.70	.48	1.13	
ADMINISTRATIVE	99	.68	.67	.39	1.01	.71	.67	.39	1.01	
TOTAL OPER EXP	102	7.34	6.56	5.11	8.22	7.56	6.66	5.44	8.32	
FIXED EXPENSES	89	3.14	2.39	1.32	4.03	3.24	2.56	1.38	4.03	
TOTAL OPER + FIX	84	10.62	9.24	6.71	11.90	10.93	9.76	6.97	11.90	
LEASING EXP	13	2.35	.17	.04	.55					
TOTAL PAYROLL	98	2.03	1.28	.83	2.68					
TOTAL CONTRACT	105	1.63	1.58	1.02	2.05					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	239459	63
AVG SQFT/RETAIL TENANT	2304	14
AVG SQFT/OFFICE WORKER	284	93
AVG % OFFICE OCCUPANCY	98.3	97
AVG % RETAIL OCCUPANCY	96.3	14
AVG $ RATE YR-END RENT	16.18	11
AVG NET PRKNG INC/STALL	1123.32	5
RENTABLE/GROSS SQFT	.87	71

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**105**	**UTILITIES TOTAL**	**2.58**	**105**	SECURITY TOTAL	.75	83	**FIXED EXP TOTAL**	**3.14**	**89**	**TOTAL PAYROLL**	**2.03**	**98**
PAYROLL	.77	58	ELECTRICAL	2.05	105	SEC PAYROLL	.54	51	REAL ESTATE TAX	2.74	89	CLEANING	.77	58
CONTRACT	.93	99	GAS	.18	67	SEC CONTRACTS	.49	56	BUILDING INS	.17	78	REPAIR/MAINT	.95	86
SUP/MAT/MISC	.13	83	FUEL OIL	.07	28	SEC OTHER	.08	55	PERS PROP TAX	.56	27	RDS/GROUNDS	.10	33
TRASH REMOVAL	.07	98	PURCH STEAM	.45	32	**ADMIN TOTAL**	**.65**	**97**	OTHER TAX	.81	13	SECURITY	.54	51
REPR/MAINT TOTAL	**1.98**	**104**	PURCH CH WTR	.90	11	PAYROLL	.38	86				ADMINISTRATIVE	.38	86
PAYROLL	.95	86	COAL			MGMT FEES	.37	35	**LEASING EXPENSES**	**2.35**	**13**			
ELEVATOR	.25	102	WATER/SEWER	.10	95	PROF FEES	.12	23	ADV/PROMOTION	.01	5	**TOTAL CONTRACTS**	**1.63**	**105**
HVAC	.26	101	**RDS/GNDS/SEC**	**.83**	**87**	GEN OFC EXP	.10	63	COMMISSIONS	.01	2	CLEANING	.93	99
ELECTRICAL	.13	96	**TOTAL**			OTHER ADM EXP	.11	74	PROF FEES	.13	4	REPAIR/MAINT	.90	40
STRUCT/ROOF	.15	64	RDS/GNDS TOTAL	.14	65				TENANT ALTS	.27	7	RDS/GROUNDS	.07	57
PLUMBING	.09	85	RDS/GNDS PAYRL	.10	33				BUY-OUTS			SECURITY	.49	58
FIRE/LIFE SFTY	.06	64	RDS/GNDS CONTR	.07	57				OTHER LEASING	9.57	3	ADMINISTRATIVE	.34	41
OTHER MAINT/SUP	.34	90	RDS/GNDS OTHER	.05	45									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	341,092 SQ. FT.				333,180 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					17.58	17.15	15.51	19.11	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	17.43	17.39	15.63	18.50					
NET PARKING INC										
MISCELLANEOUS	4	.38	.02	.01	1.07					
TOTAL INCOME	5	19.00	17.41	16.69	21.11					
EXPENSE										
CLEANING	10	1.52	1.24	1.08	1.64	1.55	1.24	1.08	1.64	
REPAIR-MAINT	10	1.07	.79	.72	1.07	1.09	.82	.72	1.07	
UTILITIES	10	2.05	2.01	1.76	2.07	2.08	2.01	1.76	2.07	
RDS/GRNDS/SEC	7	.48	.50	.21	.68	.49	.50	.22	.68	
ADMINISTRATIVE	7	.63	.69	.38	.96	.64	.77	.38	.96	
TOTAL OPER EXP	10	5.53	4.82	4.36	6.24	5.66	5.28	4.45	6.24	
FIXED EXPENSES	9	2.25	2.29	1.09	2.58	2.31	2.29	1.25	2.74	
TOTAL OPER + FIX	9	7.94	6.97	5.75	9.42	8.16	7.04	6.32	9.42	
LEASING EXP										
TOTAL PAYROLL	7	1.12	.82	.56	1.09					
TOTAL CONTRACT	9	1.14	1.33	.77	1.69					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22461	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	415	8
AVG % OFFICE OCCUPANCY	100.0	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**10**	**UTILITIES TOTAL**	**2.05**	**10**	SECURITY TOTAL	.47	6	**FIXED EXP TOTAL**	**2.25**	**9**	**TOTAL PAYROLL**	**1.12**	**7**
PAYROLL	1.20	4	ELECTRICAL	1.74	10	SEC PAYROLL			REAL ESTATE TAX	2.02	9	CLEANING	1.20	4
CONTRACT	.82	9	GAS	.46	3	SEC CONTRACTS	.63	4	BUILDING INS	.21	8	REPAIR/MAINT	.35	5
SUP/MAT/MISC	.14	9	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	8	PURCH STEAM	.45	2	**ADMIN TOTAL**	**.63**	**7**	OTHER TAX	.17	2	SECURITY		
REPR/MAINT TOTAL	**1.07**	**10**	PURCH CH WTR			PAYROLL	.23	4				ADMINISTRATIVE	.23	4
PAYROLL	.35	5	COAL			MGMT FEES	.55	6	**LEASING EXPENSES**					
ELEVATOR	.14	8	WATER/SEWER	.12	10	PROF FEES	.01	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.14**	**9**
HVAC	.32	10	**RDS/GNDS/SEC**	**.48**	**7**	GEN OFC EXP	.04	4	COMMISSIONS			CLEANING	.82	9
ELECTRICAL	.06	9	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.36	4	RDS/GNDS TOTAL	.15	4				TENANT ALTS			RDS/GROUNDS	.03	3
PLUMBING	.03	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.63	4
FIRE/LIFE SFTY	.05	6	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.55	6
OTHER MAINT/SUP	.19	9	RDS/GNDS OTHER	.16	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	394,952 SQ. FT.				392,698 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					15.15	13.32			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	15.15	13.32							
NET PARKING INC	2	1.00	.89							
MISCELLANEOUS										
TOTAL INCOME	3	15.78	13.49							
EXPENSE										
CLEANING	5	1.05	1.13	.82	1.21	1.06	1.13	.84	1.21	
REPAIR-MAINT	5	1.56	1.62	1.08	1.81	1.57	1.62	1.09	1.81	
UTILITIES	5	2.27	2.27	1.70	2.86	2.27	2.27	1.70	2.86	
RDS/GRNDS/SEC	4	.72	.71	.46	1.06	.72	.71	.46	1.06	
ADMINISTRATIVE	4	.70	.77	.41	1.05	.70	.77	.41	1.05	
TOTAL OPER EXP	5	6.12	6.56	4.74	6.96	6.15	6.56	4.82	6.96	
FIXED EXPENSES	5	2.09	1.39	.66	3.71	2.10	1.39	.68	3.71	
TOTAL OPER + FIX	5	8.21	7.37	5.93	10.41	8.26	7.37	6.04	10.41	
LEASING EXP										
TOTAL PAYROLL	3	1.56	1.58							
TOTAL CONTRACT	5	1.74	1.72	.98	2.35					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48768	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	5
AVG % OFFICE OCCUPANCY	99.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	548.66	2
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**5**
PAYROLL	.23	2
CONTRACT	.88	5
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	**1.56**	**5**
PAYROLL	.84	3
ELEVATOR	.17	5
HVAC	.37	5
ELECTRICAL	.03	4
STRUCT/ROOF	.04	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.38	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.27**	**5**
ELECTRICAL	1.83	5
GAS	.26	2
FUEL OIL		
PURCH STEAM	.45	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	**.72**	**4**
RDS/GNDS TOTAL	.15	4
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	4
SEC PAYROLL	.16	2
SEC CONTRACTS	.48	4
SEC OTHER		
ADMIN TOTAL	**.71**	**4**
PAYROLL	.55	2
MGMT FEES	.53	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.09**	**5**
REAL ESTATE TAX	1.98	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.56**	**3**
CLEANING	.23	2
REPAIR/MAINT	.84	3
RDS/GROUNDS	.17	2
SECURITY	.16	2
ADMINISTRATIVE	.55	2
TOTAL CONTRACTS	**1.74**	**5**
CLEANING	.88	5
REPAIR/MAINT	.60	3
RDS/GROUNDS	.07	2
SECURITY	.48	4
ADMINISTRATIVE	.72	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	28 BLDS	5,324,305 SQ. FT.				5,217,367 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	15					16.61	16.85	12.62	18.79	
RETAIL AREA	4	30.79	32.53	20.47	46.05					
OTHER AREA										
TOTAL RENT	15	16.79	16.85	12.62	19.71					
NET PARKING INC	4	2.24	.87	.44	3.64					
MISCELLANEOUS	4	2.10	.09	.05	2.81					
TOTAL INCOME	15	18.06	17.44	12.73	21.65					
EXPENSE										
CLEANING	25	1.33	1.22	.92	1.49	1.33	1.31	.92	1.49	
REPAIR-MAINT	26	1.70	1.62	.97	2.05	1.72	1.62	.97	2.05	
UTILITIES	25	2.54	2.35	1.60	2.98	2.54	2.35	1.60	2.98	
RDS/GRNDS/SEC	27	.74	.70	.48	1.14	.75	.81	.48	1.14	
ADMINISTRATIVE	24	.86	.73	.44	1.04	.87	.73	.44	1.04	
TOTAL OPER EXP	22	6.97	5.94	5.08	8.21	7.07	6.25	5.58	8.21	
FIXED EXPENSES	26	3.31	2.51	1.49	4.25	3.39	2.63	1.49	4.25	
TOTAL OPER + FIX	21	10.04	8.10	6.63	11.96	10.19	8.67	6.93	11.96	
LEASING EXP	6	.31	.06	.04	.65					
TOTAL PAYROLL	24	1.84	1.11	.79	2.13					
TOTAL CONTRACT	27	1.55	1.41	1.09	2.01					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	129592	22
AVG SQFT/RETAIL TENANT	5207	4
AVG SQFT/OFFICE WORKER	263	22
AVG % OFFICE OCCUPANCY	97.6	25
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.46	7
AVG NET PRKNG INC/STALL	1411.16	2
RENTABLE/GROSS SQFT	.92	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.33**	**25**
PAYROLL	.72	8
CONTRACT	.95	25
SUP/MAT/MISC	.10	19
TRASH REMOVAL	.09	23
REPR/MAINT TOTAL	**1.69**	**26**
PAYROLL	.86	20
ELEVATOR	.23	25
HVAC	.26	23
ELECTRICAL	.15	21
STRUCT/ROOF	.28	13
PLUMBING	.05	20
FIRE/LIFE SFTY	.05	13
OTHER MAINT/SUP	.31	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.54**	**25**
ELECTRICAL	2.11	25
GAS	.20	13
FUEL OIL	.02	3
PURCH STEAM	.56	5
PURCH CH WTR	1.27	2
COAL		
WATER/SEWER	.10	22
RDS/GNDS/SEC TOTAL	**.76**	**26**
RDS/GNDS TOTAL	.16	18
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.16	15
RDS/GNDS OTHER	.03	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	24
SEC PAYROLL	.38	8
SEC CONTRACTS	.65	21
SEC OTHER	.05	12
ADMIN TOTAL	**.86**	**24**
PAYROLL	.50	19
MGMT FEES	.52	10
PROF FEES	.23	12
GEN OFC EXP	.13	18
OTHER ADM EXP	.05	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.31**	**26**
REAL ESTATE TAX	3.01	26
BUILDING INS	.18	22
PERS PROP TAX	.57	2
OTHER TAX	.60	4
LEASING EXPENSES	**.31**	**6**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.20	2
TENANT ALTS	.45	3
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.84**	**24**
CLEANING	.72	8
REPAIR/MAINT	.86	20
RDS/GROUNDS	.09	3
SECURITY	.38	8
ADMINISTRATIVE	.50	19
TOTAL CONTRACTS	**1.55**	**27**
CLEANING	.95	25
REPAIR/MAINT	.36	9
RDS/GROUNDS	.16	15
SECURITY	.65	21
ADMINISTRATIVE	.56	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	11 BLDS	4,848,129 SQ. FT.				4,541,369 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	11	1.58	1.29	1.05	2.09	1.59	1.29	1.05	2.14	
REPAIR-MAINT	10	2.06	1.95	1.22	2.75	2.06	1.95	1.22	2.87	
UTILITIES	11	2.69	2.24	1.98	3.22	2.69	2.24	1.98	3.22	
RDS/GRNDS/SEC	10	.77	.66	.24	1.13	.80	.75	.24	1.34	
ADMINISTRATIVE	9	.62	.40	.29	1.11	.65	.40	.33	1.14	
TOTAL OPER EXP	10	7.54	6.88	5.59	9.76	7.91	7.35	5.59	10.50	
FIXED EXPENSES	9	3.71	2.80	1.70	6.08	3.92	2.80	1.90	6.23	
TOTAL OPER + FIX	9	11.53	10.50	7.12	15.13	12.17	10.61	7.74	15.28	
LEASING EXP	4	4.61	.25	.03	8.06					
TOTAL PAYROLL	9	2.15	1.91	1.03	3.07					
TOTAL CONTRACT	9	1.65	1.54	.89	2.50					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	363063	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	8
AVG % OFFICE OCCUPANCY	99.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	88	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**10**	**UTILITIES TOTAL**	**2.77**	**10**	SECURITY TOTAL	.72	9	**FIXED EXP TOTAL**	**3.71**	**9**	**TOTAL PAYROLL**	**2.15**	**9**
PAYROLL	1.26	4	ELECTRICAL	2.29	10	SEC PAYROLL	.39	5	REAL ESTATE TAX	3.39	9	CLEANING	1.26	4
CONTRACT	1.04	9	GAS	.30	8	SEC CONTRACTS	.60	7	BUILDING INS	.30	7	REPAIR/MAINT	.95	6
SUP/MAT/MISC	.15	10	FUEL OIL	.06	3	SEC OTHER	.06	6	PERS PROP TAX	.33	2	RDS/GROUNDS	.12	3
TRASH REMOVAL	.06	7	PURCH STEAM			**ADMIN TOTAL**	**.85**	**8**	OTHER TAX			SECURITY	.39	5
REPR/MAINT TOTAL	**2.04**	**9**	PURCH CH WTR			PAYROLL	.53	7				ADMINISTRATIVE	.53	7
PAYROLL	.95	6	COAL			MGMT FEES	.20	2	**LEASING EXPENSES**	**4.61**	**4**			
ELEVATOR	.28	9	WATER/SEWER	.10	9	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.65**	**9**
HVAC	.42	9	**RDS/GNDS/SEC**	**.84**	**9**	GEN OFC EXP	.16	5	COMMISSIONS			CLEANING	1.04	9
ELECTRICAL	.14	8	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES			REPAIR/MAINT	.30	3
STRUCT/ROOF	.32	5	RDS/GNDS TOTAL	.15	7				TENANT ALTS	.27	2	RDS/GROUNDS	.07	5
PLUMBING	.08	9	RDS/GNDS PAYRL	.12	3				BUY-OUTS			SECURITY	.60	7
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.07	5				OTHER LEASING			ADMINISTRATIVE	.13	3
OTHER MAINT/SUP	.28	8	RDS/GNDS OTHER	.06	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	7,889,985 SQ. FT.				7,711,763 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	3					21.22	19.44			
RETAIL AREA	3	14.26	13.23							
OTHER AREA										
TOTAL RENT	3	20.62	19.45							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	3	21.26	19.61							
EXPENSE										
CLEANING	8	1.89	1.77	1.14	2.15	1.90	1.78	1.14	2.17	
REPAIR-MAINT	8	2.05	1.79	1.41	2.62	2.06	1.80	1.43	2.63	
UTILITIES	8	3.02	2.97	2.05	3.69	3.02	2.99	2.05	3.69	
RDS/GRNDS/SEC	7	.76	.57	.40	.86	.78	.62	.41	.87	
ADMINISTRATIVE	7	.82	.70	.52	1.13	.84	.70	.53	1.17	
TOTAL OPER EXP	7	8.00	8.41	6.01	9.10	8.21	8.41	6.06	9.53	
FIXED EXPENSES	6	3.33	2.13	1.87	4.83	3.42	2.14	2.02	5.03	
TOTAL OPER + FIX	6	11.63	10.59	8.29	15.07	11.97	11.02	8.35	15.69	
LEASING EXP										
TOTAL PAYROLL	7	1.78	.96	.80	1.73					
TOTAL CONTRACT	7	2.35	2.27	1.80	3.13					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	877968	4
AVG SQFT/RETAIL TENANT	1599	4
AVG SQFT/OFFICE WORKER	334	7
AVG % OFFICE OCCUPANCY	96.6	7
AVG % RETAIL OCCUPANCY	97.5	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	81	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.57**	**7**	UTILITIES TOTAL	2.80	7	[illegible]		6	**FIXED EXP TOTAL**	**3.33**	**6**	**TOTAL PAYROLL**	**1.78**	**7**
PAYROLL	.65	4	ELECTRICAL	2.30	7			3	REAL ESTATE TAX	2.95	6	CLEANING	.65	4
CONTRACT	.95	7	GAS	.28	5			5	BUILDING INS	.12	3	REPAIR/MAINT	.89	6
SUP/MAT/MISC	.16	6	FUEL OIL					4	PERS PROP TAX	.73	2	RDS/GROUNDS	.14	2
TRASH REMOVAL	.07	7	PURCH STEAM	.25	4				OTHER TAX			SECURITY	.61	3
REPR/MAINT TOTAL	**2.22**	**6**	PURCH CH WTR					6				ADMINISTRATIVE	.31	6
PAYROLL	.89	6	COAL					2	**LEASING EXPENSES**					
ELEVATOR	.24	7	WATER/SEWER	.05	1			2	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.35**	**7**
HVAC	.25	6	**RDS/GNDS/SEC**	**.78**	**1**			5	COMMISSIONS			CLEANING	.95	7
ELECTRICAL	.12	6	**TOTAL**						PROF FEES			REPAIR/MAINT	1.41	5
STRUCT/ROOF	.17	5	RDS/GNDS TOTAL	.12	1				TENANT ALTS			RDS/GROUNDS	.05	7
PLUMBING	.20	6	RDS/GNDS PAYRL	.14	1				BUY-OUTS			SECURITY	.38	5
FIRE/LIFE SFTY	.08	5	RDS/GNDS CONTR	.05	1				OTHER LEASING			ADMINISTRATIVE	.39	3
OTHER MAINT/SUP	.38	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	253 BLDS	26,932,781 SQ. FT.				26,467,154 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	126					15.65	15.28	10.66	18.27	
RETAIL AREA	2	23.62	22.97							
OTHER AREA	3	7.35	10.57							
TOTAL RENT	126	15.50	15.28	10.66	18.23					
NET PARKING INC	8	.68	.56	.22	1.44					
MISCELLANEOUS	36	1.07	.29	.02	.89					
TOTAL INCOME	127	15.71	15.62	10.43	18.35					
EXPENSE										
CLEANING	243	1.20	.99	.81	1.20	1.20	.99	.81	1.20	
REPAIR-MAINT	241	1.74	.99	.59	1.70	1.74	.99	.59	1.70	
UTILITIES	226	2.50	1.90	1.53	2.51	2.50	1.90	1.53	2.51	
RDS/GRNDS/SEC	216	.83	.43	.25	.75	.85	.43	.25	.76	
ADMINISTRATIVE	241	.70	.63	.38	.88	.71	.63	.38	.88	
TOTAL OPER EXP	223	7.50	5.26	4.44	7.07	7.65	5.40	4.55	7.10	
FIXED EXPENSES	238	2.12	1.73	1.16	2.34	2.16	1.75	1.17	2.34	
TOTAL OPER + FIX	211	9.63	7.44	5.70	9.02	9.83	7.44	5.81	9.05	
LEASING EXP	41	1.15	.46	.14	1.67					
TOTAL PAYROLL	230	1.58	.71	.38	1.61					
TOTAL CONTRACT	241	1.59	1.15	.79	1.46					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	97844	194
AVG SQFT/RETAIL TENANT	904	2
AVG SQFT/OFFICE WORKER	297	217
AVG % OFFICE OCCUPANCY	98.3	242
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.82	81
AVG NET PRKNG INC/STALL	379.90	7
RENTABLE/GROSS SQFT	.96	195

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**238**	**UTILITIES TOTAL**	**2.51**	**220**	SECURITY TOTAL	.56	169	**FIXED EXP TOTAL**	**2.12**	**227**	**TOTAL PAYROLL**	**1.58**	**230**
PAYROLL	.98	70	ELECTRICAL	2.24	220	SEC PAYROLL	.42	62	REAL ESTATE TAX	1.69	227	CLEANING	.98	70
CONTRACT	.79	225	GAS	.15	146	SEC CONTRACTS	.39	144	BUILDING INS	.16	176	REPAIR/MAINT	.70	185
SUP/MAT/MISC	.10	178	FUEL OIL	.09	39	SEC OTHER	.08	103	PERS PROP TAX	.65	87	RDS/GROUNDS	.23	31
TRASH REMOVAL	.13	220	PURCH STEAM	.88	21	**ADMIN TOTAL**	**.70**	**228**	OTHER TAX	.06	17	SECURITY	.42	62
REPR/MAINT TOTAL	**1.74**	**233**	PURCH CH WTR			PAYROLL	.34	186				ADMINISTRATIVE	.34	186
PAYROLL	.70	165	COAL			MGMT FEES	.57	99	**LEASING EXPENSES**	**1.15**	**41**			
ELEVATOR	.10	185	WATER/SEWER	.10	211	PROF FEES	.06	90	ADV/PROMOTION	.18	16	**TOTAL CONTRACTS**	**1.59**	**241**
HVAC	.42	224	**RDS/GNDS/SEC**	**.84**	**207**	GEN OFC EXP	.11	181	COMMISSIONS	.02	4	CLEANING	.79	225
ELECTRICAL	.21	216	**TOTAL**			OTHER ADM EXP	.07	175	PROF FEES	.37	17	REPAIR/MAINT	.66	83
STRUCT/ROOF	.13	157	RDS/GNDS TOTAL	.35	206				TENANT ALTS	.79	30	RDS/GROUNDS	.22	193
PLUMBING	.04	190	RDS/GNDS PAYRL	.23	31				BUY-OUTS			SECURITY	.39	144
FIRE/LIFE SFTY	.05	179	RDS/GNDS CONTR	.22	193				OTHER LEASING	1.19	10	ADMINISTRATIVE	.44	153
OTHER MAINT/SUP	.38	229	RDS/GNDS OTHER	.13	145									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	31 BLDS	923,482 SQ. FT.				917,595 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	24					13.06	12.73	9.58	16.14	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	24	13.06	12.73	9.58	16.14					
NET PARKING INC										
MISCELLANEOUS	8	.58	.43	.14	1.03					
TOTAL INCOME	24	13.24	12.84	9.74	16.14					
EXPENSE										
CLEANING	25	1.01	1.00	.78	1.16	1.01	1.00	.78	1.16	
REPAIR-MAINT	26	.97	.60	.49	1.52	.97	.60	.49	1.52	
UTILITIES	21	1.87	1.89	1.40	2.22	1.87	1.89	1.40	2.22	
RDS/GRNDS/SEC	30	.48	.43	.19	.68	.48	.43	.19	.68	
ADMINISTRATIVE	28	.69	.57	.37	.88	.69	.57	.37	.88	
TOTAL OPER EXP	19	5.00	4.98	3.87	5.61	5.05	5.11	3.87	5.62	
FIXED EXPENSES	29	1.59	1.54	.91	2.03	1.60	1.54	.91	2.03	
TOTAL OPER + FIX	19	6.64	6.54	5.37	7.30	6.70	6.56	5.51	7.30	
LEASING EXP	6	1.06	.09	.02	.15					
TOTAL PAYROLL	17	1.08	.88	.22	1.74					
TOTAL CONTRACT	24	.96	1.02	.76	1.27					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16079	30
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	23
AVG % OFFICE OCCUPANCY	96.1	31
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.11	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**23**	**UTILITIES TOTAL**	**1.87**	**21**	SECURITY TOTAL	.25	13	**FIXED EXP TOTAL**	**1.51**	**23**	**TOTAL PAYROLL**	**1.08**	**17**
PAYROLL	1.12	4	ELECTRICAL	1.87	21	SEC PAYROLL	.17	3	REAL ESTATE TAX	1.35	23	CLEANING	1.12	4
CONTRACT	.67	21	GAS	.17	11	SEC CONTRACTS	.13	8	BUILDING INS	.14	20	REPAIR/MAINT	.60	12
SUP/MAT/MISC	.11	17	FUEL OIL	.27	2	SEC OTHER	.10	7	PERS PROP TAX	.29	2	RDS/GROUNDS	.14	5
TRASH REMOVAL	.11	24	PURCH STEAM			**ADMIN TOTAL**	**.70**	**22**	OTHER TAX	.03	3	SECURITY	.37	3
REPR/MAINT TOTAL	**.91**	**22**	PURCH CH WTR			PAYROLL	.37	10				ADMINISTRATIVE	.37	10
PAYROLL	.60	12	COAL			MGMT FEES	.51	16	**LEASING EXPENSES**	**1.06**	**6**			
ELEVATOR	.08	12	WATER/SEWER	.08	21	PROF FEES	.18	7	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.96**	**24**
HVAC	.28	18	**RDS/GNDS/SEC**	**.52**	**25**	GEN OFC EXP	.09	9	COMMISSIONS			CLEANING	.67	21
ELECTRICAL	.07	16	**TOTAL**			OTHER ADM EXP	.11	10	PROF FEES	.80	3	REPAIR/MAINT	.24	6
STRUCT/ROOF	.09	12	RDS/GNDS TOTAL	.38	25				TENANT ALTS	1.84	2	RDS/GROUNDS	.31	21
PLUMBING	.02	14	RDS/GNDS PAYRL	.14	5				BUY-OUTS			SECURITY	.16	8
FIRE/LIFE SFTY	.02	12	RDS/GNDS CONTR	.31	21				OTHER LEASING			ADMINISTRATIVE	.60	16
OTHER MAINT/SUP	.19	21	RDS/GNDS OTHER	.13	16									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	1,804,042 SQ. FT.				1,804,042 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					14.34	15.28	11.01	17.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	14.34	15.28	11.01	17.19				
NET PARKING INC									
MISCELLANEOUS	3	.12	.05						
TOTAL INCOME	20	14.35	15.31	11.01	17.19				
EXPENSE									
CLEANING	24	1.00	.86	.78	1.11	1.00	.86	.78	1.11
REPAIR-MAINT	23	.77	.72	.48	.88	.77	.72	.48	.88
UTILITIES	19	2.04	1.62	1.15	2.17	2.04	1.62	1.15	2.17
RDS/GRNDS/SEC	23	.47	.37	.22	.67	.47	.37	.22	.67
ADMINISTRATIVE	23	.64	.65	.39	.77	.64	.65	.39	.77
TOTAL OPER EXP	19	5.11	4.33	4.06	5.33	5.11	4.33	4.06	5.33
FIXED EXPENSES	24	1.85	1.29	1.01	2.28	1.85	1.29	1.01	2.28
TOTAL OPER + FIX	19	7.15	6.38	5.26	7.61	7.15	6.38	5.26	7.61
LEASING EXP	6	3.13	2.35	.14	5.27				
TOTAL PAYROLL	17	.76	.40	.16	1.18				
TOTAL CONTRACT	21	1.20	1.07	.74	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	70939	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	21
AVG % OFFICE OCCUPANCY	97.8	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.19	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**22**	**UTILITIES TOTAL**	**2.10**	**17**	SECURITY TOTAL	.22	10	**FIXED EXP TOTAL**	**1.85**	**22**	**TOTAL PAYROLL**	**.76**	**17**
PAYROLL	.86	5	ELECTRICAL	1.98	17	SEC PAYROLL	.27	2	REAL ESTATE TAX	1.71	22	CLEANING	.86	5
CONTRACT	.80	18	GAS	.08	11	SEC CONTRACTS	.20	8	BUILDING INS	.18	18	REPAIR/MAINT	.28	16
SUP/MAT/MISC	.09	16	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS	.26	3
TRASH REMOVAL	.11	20	PURCH STEAM			**ADMIN TOTAL**	**.60**	**19**	OTHER TAX	.06	2	SECURITY	.27	2
REPR/MAINT TOTAL	**.70**	**20**	PURCH CH WTR			PAYROLL	.34	7	**LEASING EXPENSES**	**3.13**	**6**	ADMINISTRATIVE	.34	7
PAYROLL	.28	16	COAL			MGMT FEES	.49	17	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.20**	**21**
ELEVATOR	.07	16	WATER/SEWER	.07	17	PROF FEES	.02	9	COMMISSIONS			CLEANING	.80	18
HVAC	.17	19	**RDS/GNDS/SEC**	**.51**	**21**	GEN OFC EXP	.07	7	PROF FEES	.35	3	REPAIR/MAINT	.55	2
ELECTRICAL	.06	16	**TOTAL**			OTHER ADM EXP	.02	6	TENANT ALTS	3.19	2	RDS/GROUNDS	.30	20
STRUCT/ROOF	.04	4	RDS/GNDS TOTAL	.41	21				BUY-OUTS			SECURITY	.20	8
PLUMBING	.02	11	RDS/GNDS PAYRL	.26	3				OTHER LEASING	4.92	2	ADMINISTRATIVE	.47	18
FIRE/LIFE SFTY	.02	12	RDS/GNDS CONTR	.30	20									
OTHER MAINT/SUP	.18	20	RDS/GNDS OTHER	.16	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS	6,492,899 SQ. FT.				6,401,885 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					16.66	18.32	11.02	20.75
RETAIL AREA									
OTHER AREA	2	6.77	8.61						
TOTAL RENT	25	16.56	18.25	11.02	20.75				
NET PARKING INC	4	.71	.56	.38	1.01				
MISCELLANEOUS	12	1.78	.46	.02	2.36				
TOTAL INCOME	26	16.90	18.29	10.60	21.23				
EXPENSE									
CLEANING	31	1.13	1.02	.81	1.15	1.13	1.02	.81	1.15
REPAIR-MAINT	33	1.30	1.01	.63	1.66	1.30	1.01	.63	1.66
UTILITIES	31	1.99	1.76	1.54	2.43	1.99	1.76	1.55	2.43
RDS/GRNDS/SEC	33	.49	.34	.21	.71	.49	.34	.21	.71
ADMINISTRATIVE	34	.71	.68	.40	.97	.71	.68	.40	.97
TOTAL OPER EXP	30	6.09	5.35	4.77	6.72	6.20	5.35	4.77	7.07
FIXED EXPENSES	32	1.94	1.95	1.23	2.46	1.97	2.00	1.24	2.47
TOTAL OPER + FIX	28	8.02	7.66	6.25	8.48	8.17	7.68	6.33	8.84
LEASING EXP	15	1.12	.44	.23	1.55				
TOTAL PAYROLL	33	1.13	.62	.44	1.27				
TOTAL CONTRACT	33	1.19	1.14	.82	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	57501	30
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	23
AVG % OFFICE OCCUPANCY	97.9	33
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.47	18
AVG NET PRKNG INC/STALL	235.73	3
RENTABLE/GROSS SQFT	.97	29

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**30**	**UTILITIES TOTAL**	**1.98**	**30**	SECURITY TOTAL	.25	28	**FIXED EXP TOTAL**	**1.89**	**31**	**TOTAL PAYROLL**	**1.13**	**33**
PAYROLL	1.65	5	ELECTRICAL	1.81	30	SEC PAYROLL	.25	5	REAL ESTATE TAX	1.77	31	CLEANING	1.65	5
CONTRACT	.76	28	GAS	.05	11	SEC CONTRACTS	.23	21	BUILDING INS	.12	27	REPAIR/MAINT	.62	29
SUP/MAT/MISC	.08	27	FUEL OIL	.07	6	SEC OTHER	.09	10	PERS PROP TAX	.13	11	RDS/GROUNDS	.23	4
TRASH REMOVAL	.07	26	PURCH STEAM			**ADMIN TOTAL**	**.71**	**33**	OTHER TAX	.05	4	SECURITY	.25	5
REPR/MAINT TOTAL	**1.30**	**32**	PURCH CH WTR			PAYROLL	.22	25	**LEASING EXPENSES**	**1.12**	**15**	ADMINISTRATIVE	.22	25
PAYROLL	.62	29	COAL			MGMT FEES	.58	24	ADV/PROMOTION	.11	8	**TOTAL CONTRACTS**	**1.19**	**33**
ELEVATOR	.12	29	WATER/SEWER	.12	30	PROF FEES	.09	17	COMMISSIONS	.02	3	CLEANING	.76	28
HVAC	.24	30	**RDS/GNDS/SEC**	**.49**	**33**	GEN OFC EXP	.06	27	PROF FEES	.51	7	REPAIR/MAINT	.25	13
ELECTRICAL	.08	28	**TOTAL**			OTHER ADM EXP	.03	23	TENANT ALTS	.85	13	RDS/GROUNDS	.20	30
STRUCT/ROOF	.13	20	RDS/GNDS TOTAL	.28	32				BUY-OUTS			SECURITY	.23	21
PLUMBING	.02	25	RDS/GNDS PAYRL	.23	4				OTHER LEASING			ADMINISTRATIVE	.60	26
FIRE/LIFE SFTY	.05	20	RDS/GNDS CONTR	.20	30									
OTHER MAINT/SUP	.21	31	RDS/GNDS OTHER	.10	18									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,509,034 SQ. FT.				2,493,554 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.27	16.15	12.23	22.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	17.27	16.15	12.23	22.44				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	17.60	16.15	12.23	23.19				
EXPENSE									
CLEANING	6	1.19	1.22	.97	1.37	1.19	1.23	.97	1.37
REPAIR-MAINT	6	1.76	1.35	1.10	2.02	1.77	1.35	1.12	2.02
UTILITIES	6	1.70	1.70	1.50	2.03	1.70	1.70	1.53	2.03
RDS/GRNDS/SEC	6	.81	.73	.38	1.18	.82	.74	.38	1.18
ADMINISTRATIVE	6	.85	.75	.74	.87	.86	.75	.74	.87
TOTAL OPER EXP	6	6.31	5.93	4.84	7.01	6.35	6.04	4.84	7.01
FIXED EXPENSES	6	1.77	2.08	1.43	2.43	1.78	2.11	1.43	2.43
TOTAL OPER + FIX	6	8.08	8.09	6.27	9.51	8.13	8.23	6.27	9.51
LEASING EXP									
TOTAL PAYROLL	6	1.54	.63	.44	3.03				
TOTAL CONTRACT	6	1.08	1.11	.21	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79785	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	5
AVG % OFFICE OCCUPANCY	99.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.90	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.04	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**6**
PAYROLL	.75	2
CONTRACT	.87	5
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	**1.76**	**6**
PAYROLL	.92	5
ELEVATOR		5
HVAC		6
ELECTRICAL	.11	6
STRUCT/ROOF		3
PLUMBING	.03	6
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.08	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**6**
ELECTRICAL	1.57	6
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	**.81**	**6**
RDS/GNDS TOTAL	.34	6
RDS/GNDS PAYRL	.30	2
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.10	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	6
SEC PAYROLL	.27	3
SEC CONTRACTS	.43	3
SEC OTHER	.11	5
ADMIN TOTAL	**.85**	**6**
PAYROLL	.30	6
MGMT FEES	.84	3
PROF FEES	.06	2
GEN OFC EXP	.09	6
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.77**	**6**
REAL ESTATE TAX	1.63	6
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	.05	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.54**	**6**
CLEANING	.75	2
REPAIR/MAINT	.62	5
RDS/GROUNDS	.30	2
SECURITY	.27	3
ADMINISTRATIVE	.30	6
TOTAL CONTRACTS	**1.08**	**6**
CLEANING	.87	5
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY	.43	3
ADMINISTRATIVE	.88	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	499 BLDS		35,905,300 SQ. FT.			35,540,615 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	463					13.24	12.47	9.16	16.30	
RETAIL AREA	20	19.91	15.95	11.49	24.82					
OTHER AREA	8	9.46	5.38	2.66	6.48					
TOTAL RENT	465	13.29	12.32	9.24	16.29					
NET PARKING INC	48	.55	.21	.09	.52					
MISCELLANEOUS	240	.46	.09	.02	.31					
TOTAL INCOME	465	13.62	12.58	9.49	16.60					
EXPENSE										
CLEANING	450	.86	.78	.63	.96	.87	.78	.63	.96	
REPAIR-MAINT	459	.82	.67	.49	.90	.93	.67	.49	.90	
UTILITIES	436	1.67	1.50	1.24	1.89	1.68	1.50	1.24	1.90	
RDS/GRNDS/SEC	484	.43	.33	.22	.48	.43	.34	.22	.49	
ADMINISTRATIVE	489	.73	.66	.49	.90	.73	.66	.50	.90	
TOTAL OPER EXP	413	4.60	4.12	3.49	4.92	4.66	4.13	3.53	4.98	
FIXED EXPENSES	479	1.78	1.51	1.05	2.14	1.79	1.51	1.06	2.14	
TOTAL OPER + FIX	397	6.46	5.80	4.89	6.92	6.54	5.86	4.92	6.95	
LEASING EXP	321	1.63	.53	.14	1.74					
TOTAL PAYROLL	375	.63	.40	.22	.64					
TOTAL CONTRACT	476	1.05	.93	.68	1.22					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6413	443
AVG SQFT/RETAIL TENANT	2656	23
AVG SQFT/OFFICE WORKER	277	333
AVG % OFFICE OCCUPANCY	88.2	462
AVG % RETAIL OCCUPANCY	97.2	23
AVG $ RATE YR-END RENT	15.27	387
AVG NET PRKNG INC/STALL	235.93	35
RENTABLE/GROSS SQFT	96	367

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**430**	**UTILITIES TOTAL**	**1.67**	**421**	SECURITY TOTAL	.20	359	**FIXED EXP TOTAL**	**1.77**	**460**	**TOTAL PAYROLL**	**.63**	**375**
PAYROLL	.42	51	ELECTRICAL	1.52	420	SEC PAYROLL	.24	25	REAL ESTATE TAX	1.62	460	CLEANING	.42	51
CONTRACT	.68	417	GAS	.13	185	SEC CONTRACTS	.18	322	BUILDING INS	.14	444	REPAIR/MAINT	.36	319
SUP/MAT/MISC	.08	341	FUEL OIL	.08	6	SEC OTHER	.04	93	PERS PROP TAX	.16	55	RDS/GROUNDS	.22	28
TRASH REMOVAL	.08	403	PURCH STEAM	.37	2	**ADMIN TOTAL**	**.73**	**467**	OTHER TAX	.15	54	SECURITY	.24	25
REPR/MAINT TOTAL	**.82**	**440**	PURCH CH WTR COAL	.11	11	PAYROLL	.31	190	**LEASING EXPENSES**	**1.83**	**321**	ADMINISTRATIVE	.31	190
PAYROLL	.36	319	WATER/SEWER	.09	404	MGMT FEES	.47	433	ADV/PROMOTION	.09	214	**TOTAL CONTRACTS**	**1.05**	**476**
ELEVATOR	.07	380	**RDS/GNDS/SEC TOTAL**	**.43**	**466**	PROF FEES	.09	253	COMMISSIONS	.12	92	CLEANING	.68	417
HVAC	.17	428	RDS/GNDS TOTAL	.28	449	GEN OFC EXP	.07	269	PROF FEES	.46	223	REPAIR/MAINT	.29	131
ELECTRICAL	.05	376	RDS/GNDS PAYRL	.22	28	OTHER ADM EXP	.07	261	TENANT ALTS	1.68	196	RDS/GROUNDS	.22	421
STRUCT/ROOF	.06	235	RDS/GNDS CONTR	.22	421				BUY-OUTS	.35	11	SECURITY	.18	322
PLUMBING	.02	337	RDS/GNDS OTHER	.09	283				OTHER LEASING	.41	64	ADMINISTRATIVE	.51	442

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	281 BLDS		43,004,978 SQ. FT.			41,932,456 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	262					15.46	13.42	9.69	18.29	
RETAIL AREA	49	18.13	14.98	10.13	25.42					
OTHER AREA	16	4.92	3.90	1.41	7.71					
TOTAL RENT	266	15.40	13.87	9.69	18.28					
NET PARKING INC	81	.72	.38	.10	1.07					
MISCELLANEOUS	187	.61	.12	.03	.35					
TOTAL INCOME	266	16.07	14.16	9.99	19.13					
EXPENSE										
CLEANING	277	.88	.78	.64	1.02	.90	.79	.64	1.04	
REPAIR-MAINT	279	.94	.77	.60	1.00	.96	.78	.60	1.01	
UTILITIES	278	1.60	1.56	1.24	1.84	1.62	1.56	1.25	1.88	
RDS/GRNDS/SEC	273	.43	.31	.20	.50	.44	.32	.20	.51	
ADMINISTRATIVE	280	.92	.88	.61	1.19	.94	.89	.63	1.23	
TOTAL OPER EXP	275	4.78	4.33	3.77	5.23	4.91	4.38	3.80	5.46	
FIXED EXPENSES	275	2.05	1.77	1.21	2.50	2.11	1.79	1.21	2.58	
TOTAL OPER + FIX	269	6.84	6.17	5.34	7.72	7.03	6.25	5.39	7.90	
LEASING EXP	213	1.79	.87	.21	1.93					
TOTAL PAYROLL	245	.74	.59	.41	.78					
TOTAL CONTRACT	269	1.17	1.04	.79	1.33					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8434	242
AVG SQFT/RETAIL TENANT	2868	48
AVG SQFT/OFFICE WORKER	271	218
AVG % OFFICE OCCUPANCY	88.2	258
AVG % RETAIL OCCUPANCY	89.2	52
AVG $ RATE YR-END RENT	17.37	224
AVG NET PRKNG INC/STALL	327.60	56
RENTABLE/GROSS SQFT	95	230

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**285**	**UTILITIES TOTAL**	**1.81**	**266**	SECURITY TOTAL	.28	246	**FIXED EXP TOTAL**	**2.07**	**265**	**TOTAL PAYROLL**	**.74**	**245**
PAYROLL	.24	35	ELECTRICAL	1.49	266	SEC PAYROLL	.39	28	REAL ESTATE TAX	1.87	265	CLEANING	.24	35
CONTRACT	.75	259	GAS	.09	93	SEC CONTRACTS	.21	222	BUILDING INS	.16	254	REPAIR/MAINT	.42	208
SUP/MAT/MISC	.07	212	FUEL OIL	.04	19	SEC OTHER	.06	95	PERS PROP TAX	.12	52	RDS/GROUNDS	.15	15
TRASH REMOVAL	.07	242	PURCH STEAM	.14	4	**ADMIN TOTAL**	**.93**	**268**	OTHER TAX	.11	43	SECURITY	.39	28
REPR/MAINT TOTAL	**.94**	**266**	PURCH CH WTR COAL	.07	12	PAYROLL	.34	188	**LEASING EXPENSES**	**1.79**	**213**	ADMINISTRATIVE	.34	188
PAYROLL	.42	206	WATER/SEWER	.08	255	MGMT FEES	.53	253	ADV/PROMOTION	.08	148	**TOTAL CONTRACTS**	**1.17**	**269**
ELEVATOR	.11	263	**RDS/GNDS/SEC TOTAL**	**.44**	**264**	PROF FEES	.09	179	COMMISSIONS	.11	71	CLEANING	.75	259
HVAC	.17	263	RDS/GNDS TOTAL	.18	246	GEN OFC EXP	.10	206	PROF FEES	.52	168	REPAIR/MAINT	.28	106
ELECTRICAL	.08	240	RDS/GNDS PAYRL	.15	15	OTHER ADM EXP	.06	194	TENANT ALTS	1.53	164	RDS/GROUNDS	.15	223
STRUCT/ROOF	.06	139	RDS/GNDS CONTR	.15	223				BUY-OUTS	.13	8	SECURITY	.21	222
PLUMBING	.02	223	RDS/GNDS OTHER	.06	144				OTHER LEASING	.11	65	ADMINISTRATIVE	.59	257
FIRE/LIFE SFTY	.03	169												
OTHER MAINT/SUP	.19	261												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	254 BLDS	65,927,374 SQ. FT.				64,250,969 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	243					16.09	14.84	10.61	20.09
RETAIL AREA	85	17.11	16.03	7.21	24.01				
OTHER AREA	33	5.86	5.21	1.99	11.21				
TOTAL RENT	245	16.17	14.98	10.67	19.81				
NET PARKING INC	136	.76	.65	.13	1.16				
MISCELLANEOUS	173	.49	.15	.04	.48				
TOTAL INCOME	245	17.02	15.75	11.10	20.33				
EXPENSE									
CLEANING	251	.86	.76	.65	1.01	.87	.77	.65	1.04
REPAIR-MAINT	252	.97	.90	.71	1.20	.99	.90	.73	1.20
UTILITIES	250	1.54	1.50	1.26	1.76	1.56	1.51	1.28	1.79
RDS/GRNDS/SEC	251	.46	.42	.33	.54	.47	.43	.33	.57
ADMINISTRATIVE	253	.97	.91	.67	1.21	1.00	.93	.68	1.27
TOTAL OPER EXP	249	4.81	4.52	3.97	5.48	4.93	4.65	4.01	5.54
FIXED EXPENSES	247	2.26	1.84	1.36	2.62	2.32	1.86	1.38	2.70
TOTAL OPER + FIX	243	7.05	6.40	5.49	8.13	7.24	6.66	5.56	8.47
LEASING EXP	206	1.75	.84	.23	2.22				
TOTAL PAYROLL	240	.74	.65	.45	.86				
TOTAL CONTRACT	248	1.16	1.14	.92	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8747	235
AVG SQFT/RETAIL TENANT	3042	90
AVG SQFT/OFFICE WORKER	298	189
AVG % OFFICE OCCUPANCY	87.1	236
AVG % RETAIL OCCUPANCY	88.5	92
AVG $ RATE YR-END RENT	19.01	208
AVG NET PRKNG INC/STALL	380.97	100
RENTABLE/GROSS SQFT	.94	207

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**246**	**UTILITIES TOTAL**	**1.54**	**245**	SECURITY TOTAL	.32	243	**FIXED EXP TOTAL**	**2.25**	**243**	**TOTAL PAYROLL**	**.74**	**240**
PAYROLL	.35	52	ELECTRICAL	1.38	245	SEC PAYROLL	.23	45	REAL ESTATE TAX	2.06	243	CLEANING	.35	52
CONTRACT	.68	244	GAS	.07	86	SEC CONTRACTS	.27	217	BUILDING INS	.16	241	REPAIR/MAINT	.38	214
SUP/MAT/MISC	.06	205	FUEL OIL	.01	42	SEC OTHER	.05	127	PERS PROP TAX	.04	82	RDS/GROUNDS	.07	22
TRASH REMOVAL	.06	234	PURCH STEAM	.32	10	**ADMIN TOTAL**	**.98**	**247**	OTHER TAX	.14	80	SECURITY	.23	45
REPR/MAINT TOTAL	**.97**	**246**	PURCH CH WTR	.56	16	PAYROLL	.30	193	**LEASING EXPENSES**	**1.75**	**206**	ADMINISTRATIVE	.30	193
PAYROLL	.38	214	COAL			MGMT FEES	.57	230	ADV/PROMOTION	.10	163	**TOTAL CONTRACTS**	**1.16**	**248**
ELEVATOR	.19	245	WATER/SEWER	.07	234	PROF FEES	.10	187	COMMISSIONS	.08	79	CLEANING	.68	244
HVAC	.14	245	**RDS/GNDS/SEC**	**.46**	**246**	GEN OFC EXP	.09	212	PROF FEES	.56	169	REPAIR/MAINT	.37	101
ELECTRICAL	.04	235	**TOTAL**			OTHER ADM EXP	.07	182	TENANT ALTS	1.30	153	RDS/GROUNDS	.12	204
STRUCT/ROOF	.07	125	RDS/GNDS TOTAL	.15	227				BUY-OUTS	.65	20	SECURITY	.27	217
PLUMBING	.02	220	RDS/GNDS PAYRL	.07	22				OTHER LEASING	.15	72	ADMINISTRATIVE	.61	241
FIRE/LIFE SFTY	.04	175	RDS/GNDS CONTR	.12	204									
OTHER MAINT/SUP	.19	242	RDS/GNDS OTHER	.05	146									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	112 BLDS	48,746,899 SQ. FT.				47,149,695 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	103					18.35	16.82	13.51	21.64
RETAIL AREA	65	16.36	14.91	7.44	24.86				
OTHER AREA	12	7.29	3.15	1.25	10.44				
TOTAL RENT	105	18.35	16.82	13.45	21.66				
NET PARKING INC	64	.95	.83	.33	1.27				
MISCELLANEOUS	83	.37	.15	.04	.41				
TOTAL INCOME	105	19.22	17.59	13.78	22.91				
EXPENSE									
CLEANING	112	.97	.85	.69	1.21	1.00	.89	.71	1.25
REPAIR-MAINT	112	1.05	1.02	.79	1.26	1.08	1.04	.81	1.28
UTILITIES	112	1.51	1.42	1.19	1.87	1.54	1.45	1.20	1.95
RDS/GRNDS/SEC	110	.45	.40	.31	.57	.47	.42	.32	.59
ADMINISTRATIVE	111	1.01	.98	.73	1.22	1.04	1.02	.73	1.28
TOTAL OPER EXP	111	4.96	4.84	4.18	5.60	5.13	5.04	4.34	5.86
FIXED EXPENSES	110	2.86	2.12	1.65	3.35	2.96	2.18	1.70	3.81
TOTAL OPER + FIX	109	7.82	7.09	5.98	9.00	8.09	7.37	6.16	9.33
LEASING EXP	92	2.43	1.41	.35	2.72				
TOTAL PAYROLL	106	.84	.77	.54	1.05				
TOTAL CONTRACT	107	1.23	1.12	.90	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12409	101
AVG SQFT/RETAIL TENANT	2303	66
AVG SQFT/OFFICE WORKER	289	92
AVG % OFFICE OCCUPANCY	88.9	104
AVG % RETAIL OCCUPANCY	80.7	70
AVG $ RATE YR-END RENT	21.56	83
AVG NET PRKNG INC/STALL	686.76	57
RENTABLE/GROSS SQFT	.91	94

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**107**	**UTILITIES TOTAL**	**1.51**	**107**	SECURITY TOTAL	.36	106	**FIXED EXP TOTAL**	**2.84**	**105**	**TOTAL PAYROLL**	**.84**	**106**
PAYROLL	.33	29	ELECTRICAL	1.40	107	SEC PAYROLL	.27	34	REAL ESTATE TAX	2.61	105	CLEANING	.33	29
CONTRACT	.77	105	GAS	.07	34	SEC CONTRACTS	.29	93	BUILDING INS	.19	104	REPAIR/MAINT	.40	98
SUP/MAT/MISC	.08	93	FUEL OIL	.00	19	SEC OTHER	.03	60	PERS PROP TAX	.02	28	RDS/GROUNDS	.07	10
TRASH REMOVAL	.06	99	PURCH STEAM	.19	8	**ADMIN TOTAL**	**1.00**	**107**	OTHER TAX	.13	32	SECURITY	.27	34
REPR/MAINT TOTAL	**1.04**	**107**	PURCH CH WTR	.25	6	PAYROLL	.29	103	**LEASING EXPENSES**	**2.43**	**92**	ADMINISTRATIVE	.29	103
PAYROLL	.40	98	COAL			MGMT FEES	.52	99	ADV/PROMOTION	.08	80	**TOTAL CONTRACTS**	**1.23**	**107**
ELEVATOR	.23	107	WATER/SEWER	.07	104	PROF FEES	.08	85	COMMISSIONS	.07	45	CLEANING	.77	105
HVAC	.12	103	**RDS/GNDS/SEC**	**.46**	**106**	GEN OFC EXP	.12	103	PROF FEES	.49	81	REPAIR/MAINT	.33	53
ELECTRICAL	.04	99	**TOTAL**			OTHER ADM EXP	.08	84	TENANT ALTS	1.80	76	RDS/GROUNDS	.08	82
STRUCT/ROOF	.06	56	RDS/GNDS TOTAL	.11	93				BUY-OUTS	1.44	15	SECURITY	.29	93
PLUMBING	.02	93	RDS/GNDS PAYRL	.07	10				OTHER LEASING	.32	49	ADMINISTRATIVE	.57	102
FIRE/LIFE SFTY	.04	77	RDS/GNDS CONTR	.08	82									
OTHER MAINT/SUP	.20	105	RDS/GNDS OTHER	.06	59									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	22,594,871 SQ. FT.				22,030,945 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	36					23.09	20.05	15.08	27.08
RETAIL AREA	24	17.39	10.07	4.95	25.99				
OTHER AREA	3	3.74	12.00						
TOTAL RENT	37	22.64	19.62	13.71	26.96				
NET PARKING INC	25	1.03	.79	.45	1.36				
MISCELLANEOUS	31	.49	.25	.12	.64				
TOTAL INCOME	37	23.74	20.30	14.31	27.86				
EXPENSE									
CLEANING	39	1.28	.94	.72	1.50	1.31	.94	.73	1.53
REPAIR-MAINT	39	1.31	1.18	.83	1.55	1.34	1.18	.85	1.58
UTILITIES	38	1.65	1.54	1.24	1.83	1.68	1.55	1.26	1.83
RDS/GRNDS/SEC	39	.54	.49	.37	.61	.56	.50	.38	.63
ADMINISTRATIVE	39	1.07	.94	.69	1.34	1.10	1.03	.70	1.35
TOTAL OPER EXP	38	5.79	5.03	4.25	6.41	5.94	5.16	4.33	6.52
FIXED EXPENSES	39	4.09	3.37	1.74	5.89	4.20	3.43	1.78	5.91
TOTAL OPER+FIX	38	10.01	8.86	6.36	11.45	10.26	9.41	6.55	11.81
LEASING EXP	31	1.85	1.89	.44	2.74				
TOTAL PAYROLL	39	1.08	.80	.49	.97				
TOTAL CONTRACT	39	1.48	1.34	1.03	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18596	37
AVG SQFT/RETAIL TENANT	2014	28
AVG SQFT/OFFICE WORKER	252	38
AVG % OFFICE OCCUPANCY	85.8	38
AVG % RETAIL OCCUPANCY	68.7	28
AVG $ RATE YR-END RENT	555.97	32
AVG NET PRKNG INC/STALL	925.43	22
RENTABLE/GROSS SQFT	.90	29

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**39**	**UTILITIES TOTAL**	**1.65**	**38**	SECURITY TOTAL	.45	39	**FIXED EXP TOTAL**	**4.09**	**39**	**TOTAL PAYROLL**	**1.08**	**39**
PAYROLL	.92	6	ELECTRICAL	1.43	36	SEC PAYROLL	.39	16	REAL ESTATE TAX	3.82	39	CLEANING	.92	6
CONTRACT	.93	39	GAS	.06	7	SEC CONTRACTS	.31	35	BUILDING INS	.25	39	REPAIR/MAINT	.51	35
SUP/MAT/MISC	.10	36	FUEL OIL	.03	5	SEC OTHER	.02	20	PERS PROP TAX	.02	12	RDS/GROUNDS	.01	3
TRASH REMOVAL	.10	34	PURCH STEAM	.23	8				OTHER TAX	.06	10	SECURITY	.39	16
REPR/MAINT TOTAL	**1.31**	**39**	PURCH CH WTR COAL	.69	5	**ADMIN TOTAL**	**1.08**	**38**				ADMINISTRATIVE	.31	37
PAYROLL	.51	35	WATER/SEWER	.07	36	PAYROLL	.31	37	**LEASING EXPENSES**	**1.85**	**31**			
ELEVATOR	.29	39				MGMT FEES	.54	36	ADV/PROMOTION	.06	23	**TOTAL CONTRACTS**	**1.48**	**39**
HVAC	.19	39	**RDS/GNDS/SEC TOTAL**	**.54**	**39**	PROF FEES	.07	33	COMMISSIONS	.09	14	CLEANING	.93	39
ELECTRICAL	.05	37	RDS/GNDS TOTAL	.12	31	GEN OFC EXP	.12	34	PROF FEES	.40	23	REPAIR/MAINT	.49	16
STRUCT/ROOF	.03	24	RDS/GNDS PAYRL	.01	3	OTHER ADM EXP	.08	32	TENANT ALTS	1.66	25	RDS/GROUNDS	.09	28
PLUMBING	.02	39	RDS/GNDS CONTR	.09	28				BUY-OUTS	.46	5	SECURITY	.31	35
FIRE/LIFE SFTY	.05	28	RDS/GNDS OTHER	.08	13				OTHER LEASING	.24	16	ADMINISTRATIVE	.59	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	32,129,801 SQ. FT.				31,174,363 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					21.61	20.13	16.40	26.76
RETAIL AREA	19	17.60	14.18	9.11	25.81				
OTHER AREA	5	14.65	11.71	8.70	16.95				
TOTAL RENT	31	21.97	21.67	16.59	26.50				
NET PARKING INC	20	.72	.66	.35	1.01				
MISCELLANEOUS	26	.66	.17	.04	.60				
TOTAL INCOME	31	23.00	22.04	16.96	28.29				
EXPENSE									
CLEANING	34	1.11	1.10	.83	1.31	1.14	1.11	.83	1.34
REPAIR-MAINT	34	1.08	.97	.76	1.33	1.10	.99	.77	1.33
UTILITIES	33	1.50	1.39	1.07	1.89	1.52	1.42	1.11	1.92
RDS/GRNDS/SEC	34	.44	.44	.26	.55	.45	.45	.27	.56
ADMINISTRATIVE	34	.86	.79	.60	1.19	.88	.83	.61	1.22
TOTAL OPER EXP	33	5.00	4.82	4.07	5.60	5.15	4.86	4.11	5.84
FIXED EXPENSES	34	3.72	2.98	1.70	6.44	3.83	3.17	1.76	6.57
TOTAL OPER+FIX	33	8.78	8.40	6.02	11.44	9.05	8.66	6.05	12.20
LEASING EXP	25	1.38	.84	.22	2.57				
TOTAL PAYROLL	32	.83	.78	.52	1.05				
TOTAL CONTRACT	34	1.45	1.38	1.16	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27714	29
AVG SQFT/RETAIL TENANT	2358	22
AVG SQFT/OFFICE WORKER	286	32
AVG % OFFICE OCCUPANCY	90.4	33
AVG % RETAIL OCCUPANCY	87.6	24
AVG $ RATE YR-END RENT	23.09	26
AVG NET PRKNG INC/STALL	978.19	18
RENTABLE/GROSS SQFT	.89	28

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**34**	**UTILITIES TOTAL**	**1.50**	**33**	SECURITY TOTAL	.38	34	**FIXED EXP TOTAL**	**3.72**	**34**	**TOTAL PAYROLL**	**.83**	**32**
PAYROLL	.35	7	ELECTRICAL	1.36	33	SEC PAYROLL	.28	11	REAL ESTATE TAX	3.46	34	CLEANING	.35	7
CONTRACT	.91	34	GAS	.06	15	SEC CONTRACTS	.32	28	BUILDING INS	.23	33	REPAIR/MAINT	.43	28
SUP/MAT/MISC	.08	29	FUEL OIL	.01	8	SEC OTHER	.06	22	PERS PROP TAX	.04	9	RDS/GROUNDS	.04	4
TRASH REMOVAL	.06	34	PURCH STEAM	.14	4				OTHER TAX	.06	15	SECURITY	.28	11
REPR/MAINT TOTAL	**1.04**	**33**	PURCH CH WTR COAL	.12	2	**ADMIN TOTAL**	**.86**	**34**				ADMINISTRATIVE	.29	30
PAYROLL	.43	26	WATER/SEWER	.08	29	PAYROLL	.29	30	**LEASING EXPENSES**	**1.38**	**25**			
ELEVATOR	.27	34				MGMT FEES	.49	30	ADV/PROMOTION	.07	22	**TOTAL CONTRACTS**	**1.45**	**34**
HVAC	.13	32	**RDS/GNDS/SEC TOTAL**	**.43**	**34**	PROF FEES	.07	23	COMMISSIONS	.04	16	CLEANING	.91	34
ELECTRICAL	.05	30	RDS/GNDS TOTAL	.06	30	GEN OFC EXP	.08	26	PROF FEES	.26	19	REPAIR/MAINT	.39	20
STRUCT/ROOF	.05	19	RDS/GNDS PAYRL	.04	4	OTHER ADM EXP	.05	30	TENANT ALTS	.84	21	RDS/GROUNDS	.05	24
PLUMBING	.02	30	RDS/GNDS CONTR	.05	24				BUY-OUTS	1.30	5	SECURITY	.32	28
FIRE/LIFE SFTY	.03	27	RDS/GNDS OTHER	.03	17				OTHER LEASING	.20	15	ADMINISTRATIVE	.52	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	22,437,213 SQ. FT.				21,889,477 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					18.42	17.57	14.45	22.82
RETAIL AREA	12	22.82	13.84	9.81	16.80				
OTHER AREA	5	7.70	1.89	1.57	27.90				
TOTAL RENT	17	18.51	17.36	14.43	22.66				
NET PARKING INC	15	.68	.79	.33	1.07				
MISCELLANEOUS	16	.64	.16	.02	.51				
TOTAL INCOME	17	19.72	18.19	15.59	23.77				
EXPENSE									
CLEANING	18	.92	.92	.70	1.17	.94	.94	.72	1.17
REPAIR-MAINT	18	1.00	1.03	.82	1.12	1.02	1.04	.84	1.20
UTILITIES	18	1.30	1.29	1.01	1.52	1.31	1.31	1.01	1.52
RDS/GRNDS/SEC	17	.44	.38	.32	.53	.45	.39	.33	.55
ADMINISTRATIVE	18	.93	.99	.69	1.31	.96	1.03	.70	1.35
TOTAL OPER EXP	18	4.57	4.49	4.29	5.36	4.69	4.67	4.43	5.54
FIXED EXPENSES	18	3.18	2.56	2.07	4.30	3.26	2.61	2.12	4.47
TOTAL OPER + FIX	18	7.76	7.09	6.17	8.59	7.95	7.39	6.17	8.93
LEASING EXP	11	2.78	.84	.37	4.47				
TOTAL PAYROLL	16	.91	.62	.47	1.52				
TOTAL CONTRACT	17	1.08	.99	.62	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23623	18
AVG SQFT/RETAIL TENANT	3260	13
AVG SQFT/OFFICE WORKER	325	15
AVG % OFFICE OCCUPANCY	87.3	18
AVG % RETAIL OCCUPANCY	80.2	13
AVG $ RATE YR-END RENT	23.86	15
AVG NET PRKNG INC/STALL	626.64	15
RENTABLE/GROSS SQFT	1.00	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**17**	**UTILITIES TOTAL**	**1.33**	**17**	SECURITY TOTAL	.36	17	**FIXED EXP TOTAL**	**3.18**	**18**	**TOTAL PAYROLL**	**.91**	**16**
PAYROLL	.69	7	ELECTRICAL	1.24	17	SEC PAYROLL	.32	7	REAL ESTATE TAX	3.03	18	CLEANING	.69	7
CONTRACT	.68	15	GAS	.05	4	SEC CONTRACTS	.24	15	BUILDING INS	.15	18	REPAIR/MAINT	.37	13
SUP/MAT/MISC	.06	16	FUEL OIL			SEC OTHER	.03	9	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	16	PURCH STEAM			**ADMIN TOTAL**	**.91**	**17**	OTHER TAX	.02	5	SECURITY	.32	7
REPR/MAINT TOTAL	**1.00**	**17**	PURCH CH WTR			PAYROLL	.27	13				ADMINISTRATIVE	.27	13
PAYROLL	.37	13	COAL			MGMT FEES	.53	15	**LEASING EXPENSES**	**2.78**	**11**			
ELEVATOR	.28	17	WATER/SEWER	.08	15	PROF FEES	.08	12	ADV/PROMOTION	.04	7	**TOTAL CONTRACTS**	**1.08**	**17**
HVAC	.11	17	**RDS/GNDS/SEC**	**.44**	**17**	GEN OFC EXP	.11	16	COMMISSIONS	.05	4	CLEANING	.68	15
ELECTRICAL	.05	17	**TOTAL**			OTHER ADM EXP	.09	14	PROF FEES	.38	9	REPAIR/MAINT	.36	9
STRUCT/ROOF	.02	10	RDS/GNDS TOTAL	.07	17				TENANT ALTS	1.88	9	RDS/GROUNDS	.07	15
PLUMBING	.01	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	15
FIRE/LIFE SFTY	.04	14	RDS/GNDS CONTR	.07	15				OTHER LEASING	1.47	6	ADMINISTRATIVE	.54	16
OTHER MAINT/SUP	.23	16	RDS/GNDS OTHER	.03	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	170 BLDS	11,039,710 SQ. FT.				10,899,461 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	157					10.51	10.30	7.71	13.22
RETAIL AREA	3	21.21	12.10						
OTHER AREA	4	4.92	2.74	.84	5.54				
TOTAL RENT	160	10.56	10.30	7.77	13.07				
NET PARKING INC	9	.94	.40	.15	.95				
MISCELLANEOUS	93	.44	.09	.03	.37				
TOTAL INCOME	160	10.91	10.40	7.99	13.24				
EXPENSE									
CLEANING	162	.83	.79	.64	.96	.83	.80	.64	.96
REPAIR-MAINT	164	1.05	.80	.58	1.16	1.05	.81	.58	1.16
UTILITIES	163	1.79	1.67	1.36	2.10	1.79	1.67	1.36	2.10
RDS/GRNDS/SEC	166	.45	.31	.21	.48	.45	.31	.21	.48
ADMINISTRATIVE	165	.75	.67	.45	.96	.76	.67	.46	.96
TOTAL OPER EXP	157	4.89	4.50	3.73	5.45	4.96	4.52	3.73	5.45
FIXED EXPENSES	162	1.64	1.39	.96	2.00	1.66	1.40	.96	2.02
TOTAL OPER + FIX	150	6.48	6.15	5.06	7.46	6.57	6.20	5.06	7.46
LEASING EXP	130	.95	.38	.14	1.33				
TOTAL PAYROLL	124	.81	.53	.33	.88				
TOTAL CONTRACT	163	1.08	.95	.72	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3928	144
AVG SQFT/RETAIL TENANT	2491	6
AVG SQFT/OFFICE WORKER	264	108
AVG % OFFICE OCCUPANCY	87.2	155
AVG % RETAIL OCCUPANCY	95.6	6
AVG $ RATE YR-END RENT	14.37	132
AVG NET PRKNG INC/STALL	294.22	9
RENTABLE/GROSS SQFT	.94	131

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**158**	**UTILITIES TOTAL**	**1.80**	**158**	SECURITY TOTAL	.25	113	**FIXED EXP TOTAL**	**1.65**	**158**	**TOTAL PAYROLL**	**.81**	**124**
PAYROLL	.45	29	ELECTRICAL	1.64	158	SEC PAYROLL	.38	9	REAL ESTATE TAX	1.44	158	CLEANING	.45	29
CONTRACT	.61	151	GAS	.14	71	SEC CONTRACTS	.21	100	BUILDING INS	.15	155	REPAIR/MAINT	.44	96
SUP/MAT/MISC	.08	133	FUEL OIL	.45	4	SEC OTHER	.03	38	PERS PROP TAX	.06	21	RDS/GROUNDS	.15	11
TRASH REMOVAL	.07	139	PURCH STEAM			**ADMIN TOTAL**	**.75**	**160**	OTHER TAX	.49	20	SECURITY	.38	9
REPR/MAINT TOTAL	**1.04**	**158**	PURCH CH WTR	.08	6	PAYROLL	.42	70				ADMINISTRATIVE	.42	70
PAYROLL	.44	96	COAL			MGMT FEES	.42	148	**LEASING EXPENSES**	**.85**	**130**			
ELEVATOR	.07	130	WATER/SEWER	.09	148	PROF FEES	.09	91	ADV/PROMOTION	.06	84	**TOTAL CONTRACTS**	**1.08**	**163**
HVAC	.28	157	**RDS/GNDS/SEC**	**.45**	**161**	GEN OFC EXP	.09	102	COMMISSIONS	.18	36	CLEANING	.61	151
ELECTRICAL	.07	133	**TOTAL**			OTHER ADM EXP	.07	79	PROF FEES	.31	83	REPAIR/MAINT	.39	48
STRUCT/ROOF	.07	80	RDS/GNDS TOTAL	.26	156				TENANT ALTS	.88	87	RDS/GROUNDS	.20	147
PLUMBING	.03	129	RDS/GNDS PAYRL	.15	11				BUY-OUTS	.20	3	SECURITY	.21	100
FIRE/LIFE SFTY	.02	67	RDS/GNDS CONTR	.20	147				OTHER LEASING	.11	21	ADMINISTRATIVE	.44	153
OTHER MAINT/SUP	.25	155	RDS/GNDS OTHER	.08	102									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	88 BLDS	11,569,793 SQ. FT.				11,281,277 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	79					12.45	12.31	8.74	16.07
RETAIL AREA	19	15.30	13.58	10.42	21.69				
OTHER AREA	7	5.26	6.75	4.03	7.98				
TOTAL RENT	80	12.48	12.32	8.74	16.39				
NET PARKING INC	15	.70	.24	.14	1.11				
MISCELLANEOUS	51	.62	.15	.03	.53				
TOTAL INCOME	81	12.77	12.68	8.74	16.86				
EXPENSE									
CLEANING	84	1.01	.82	.67	1.05	1.02	.83	.67	1.08
REPAIR-MAINT	85	1.15	.90	.64	1.42	1.17	.92	.65	1.44
UTILITIES	86	2.13	1.80	1.40	2.33	2.15	1.81	1.46	2.40
RDS/GRNDS/SEC	83	.59	.35	.18	.63	.60	.35	.20	.63
ADMINISTRATIVE	86	.70	.75	.47	.95	.72	.77	.48	1.01
TOTAL OPER EXP	78	5.36	4.73	4.05	5.97	5.52	5.03	4.14	6.10
FIXED EXPENSES	82	1.86	1.64	1.07	2.34	1.91	1.66	1.12	2.41
TOTAL OPER + FIX	74	6.78	6.36	5.54	7.83	6.98	6.66	5.64	8.16
LEASING EXP	70	1.25	.70	.16	2.07				
TOTAL PAYROLL	79	3.71	.60	.36	.93				
TOTAL CONTRACT	83	1.34	1.02	.77	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5573	75
AVG SQFT/RETAIL TENANT	3107	17
AVG SQFT/OFFICE WORKER	239	60
AVG % OFFICE OCCUPANCY	91.7	79
AVG % RETAIL OCCUPANCY	97.5	19
AVG $ RATE YR-END RENT	15.47	68
AVG NET PRKNG INC/STALL	400.14	10
RENTABLE/GROSS SQFT	.90	74

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**82**	**UTILITIES TOTAL**	**2.07**	**83**	SECURITY TOTAL	.42	72	**FIXED EXP TOTAL**	**1.86**	**81**	**TOTAL PAYROLL**	**3.71**	**79**
PAYROLL	.40	20	ELECTRICAL	1.90	81	SEC PAYROLL	.51	16	REAL ESTATE TAX	1.66	81	CLEANING	.40	20
CONTRACT	.80	79	GAS	.12	45	SEC CONTRACTS	.34	59	BUILDING INS	.18	82	REPAIR/MAINT	.43	66
SUP/MAT/MISC	.08	63	FUEL OIL	.23	5	SEC OTHER	.04	24	PERS PROP TAX	.13	16	RDS/GROUNDS	.07	16
TRASH REMOVAL	.09	69	PURCH STEAM						OTHER TAX	.08	19	SECURITY	.51	16
REPR/MAINT TOTAL	**1.14**	**82**	PURCH CH WTR	.07	7	**ADMIN TOTAL**	**.68**	**84**				ADMINISTRATIVE	.33	58
PAYROLL	.43	66	COAL			PAYROLL	.33	58	**LEASING EXPENSES**	**1.25**	**70**			
ELEVATOR	.11	80	WATER/SEWER	.10	71	MGMT FEES	.43	69	ADV/PROMOTION	.08	50	**TOTAL CONTRACTS**	**1.34**	**83**
HVAC	.26	78	**RDS/GNDS/SEC TOTAL**	**.58**	**81**	PROF FEES	.07	53	COMMISSIONS	.07	19	CLEANING	.80	79
ELECTRICAL	.06	73	RDS/GNDS TOTAL	.20	74	GEN OFC EXP	.08	62	PROF FEES	.39	52	REPAIR/MAINT	.44	34
STRUCT/ROOF	.13	49	RDS/GNDS PAYRL	.07	16	OTHER ADM EXP	.07	58	TENANT ALTS	1.13	54	RDS/GROUNDS	.16	66
PLUMBING	.02	71	RDS/GNDS CONTR	.16	66				BUY-OUTS			SECURITY	.34	59
FIRE/LIFE SFTY	.03	45	RDS/GNDS OTHER	.06	49				OTHER LEASING	.09	10	ADMINISTRATIVE	.42	75

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS	20,845,419 SQ. FT.				19,937,793 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	94					14.69	13.20	9.80	18.60
RETAIL AREA	41	17.14	17.70	12.67	28.54				
OTHER AREA	25	5.47	5.88	3.00	12.47				
TOTAL RENT	95	14.70	13.22	9.92	18.28				
NET PARKING INC	51	1.07	.95	.30	1.73				
MISCELLANEOUS	66	.30	.10	.03	.21				
TOTAL INCOME	95	15.69	14.26	10.13	19.54				
EXPENSE									
CLEANING	102	1.01	.96	.67	1.14	1.03	.96	.67	1.18
REPAIR-MAINT	102	1.22	1.15	.85	1.47	1.27	1.17	.86	1.55
UTILITIES	101	1.88	1.79	1.52	2.18	1.92	1.82	1.52	2.22
RDS/GRNDS/SEC	100	.51	.42	.30	.66	.53	.43	.31	.68
ADMINISTRATIVE	100	.93	.85	.60	1.27	.97	.89	.61	1.27
TOTAL OPER EXP	101	5.52	5.21	4.28	6.40	5.76	5.50	4.57	6.64
FIXED EXPENSES	97	2.04	1.55	1.05	2.46	2.13	1.59	1.14	2.52
TOTAL OPER + FIX	96	7.50	6.86	5.73	8.81	7.85	7.25	6.13	9.05
LEASING EXP	89	1.31	.77	.22	1.81				
TOTAL PAYROLL	99	.90	.74	.55	1.03				
TOTAL CONTRACT	101	1.24	1.17	.80	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6089	93
AVG SQFT/RETAIL TENANT	2485	43
AVG SQFT/OFFICE WORKER	259	76
AVG % OFFICE OCCUPANCY	88.2	95
AVG % RETAIL OCCUPANCY	85.2	44
AVG $ RATE YR-END RENT	17.68	84
AVG NET PRKNG INC/STALL	668.41	36
RENTABLE/GROSS SQFT	.93	80

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**100**	**UTILITIES TOTAL**	**1.88**	**100**	SECURITY TOTAL	.38	98	**FIXED EXP TOTAL**	**2.03**	**96**	**TOTAL PAYROLL**	**.90**	**99**
PAYROLL	.50	25	ELECTRICAL	1.68	100	SEC PAYROLL	.30	20	REAL ESTATE TAX	1.76	96	CLEANING	.50	25
CONTRACT	.76	97	GAS	.09	55	SEC CONTRACTS	.36	80	BUILDING INS	.20	96	REPAIR/MAINT	.46	91
SUP/MAT/MISC	.08	86	FUEL OIL	.04	12	SEC OTHER	.07	37	PERS PROP TAX	.06	37	RDS/GROUNDS	.09	8
TRASH REMOVAL	.06	95	PURCH STEAM	.32	9				OTHER TAX	.17	42	SECURITY	.30	20
REPR/MAINT TOTAL	**1.22**	**101**	PURCH CH WTR	.46	5	**ADMIN TOTAL**	**.93**	**99**				ADMINISTRATIVE	.33	74
PAYROLL	.46	91	COAL			PAYROLL	.33	74	**LEASING EXPENSES**	**1.31**	**89**			
ELEVATOR	.20	101	WATER/SEWER	.09	96	MGMT FEES	.53	89	ADV/PROMOTION	.10	64	**TOTAL CONTRACTS**	**1.24**	**101**
HVAC	.16	101	**RDS/GNDS/SEC TOTAL**	**.51**	**100**	PROF FEES	.09	70	COMMISSIONS	.09	28	CLEANING	.76	97
ELECTRICAL	.07	90	RDS/GNDS TOTAL	.16	88	GEN OFC EXP	.08	85	PROF FEES	.40	75	REPAIR/MAINT	.37	41
STRUCT/ROOF	.13	54	RDS/GNDS PAYRL	.09	8	OTHER ADM EXP	.07	72	TENANT ALTS	1.14	65	RDS/GROUNDS	.12	79
PLUMBING	.03	88	RDS/GNDS CONTR	.12	79				BUY-OUTS	.29	3	SECURITY	.36	80
FIRE/LIFE SFTY	.04	62	RDS/GNDS OTHER	.08	48				OTHER LEASING	.06	29	ADMINISTRATIVE	.57	95

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	65 BLDS	27,363,230 SQ. FT.				26,509,199 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	61					15.02	15.01	11.16	17.60
RETAIL AREA	30	14.84	15.31	8.25	18.53				
OTHER AREA	11	5.51	5.11	3.32	6.38				
TOTAL RENT	63	14.85	14.54	10.97	17.61				
NET PARKING INC	39	1.12	.74	.47	1.47				
MISCELLANEOUS	47	.46	.13	.04	.37				
TOTAL INCOME	63	15.89	15.41	11.76	18.29				
EXPENSE									
CLEANING	65	1.03	.89	.69	1.30	1.05	.91	.69	1.31
REPAIR-MAINT	65	1.26	1.15	.89	1.63	1.30	1.20	.92	1.67
UTILITIES	65	2.17	2.08	1.58	2.61	2.20	2.08	1.60	2.67
RDS/GRNDS/SEC	63	.39	.34	.25	.50	.40	.34	.25	.54
ADMINISTRATIVE	64	.77	.73	.47	1.00	.80	.75	.48	1.01
TOTAL OPER EXP	64	5.64	5.79	4.56	6.43	5.82	6.15	4.67	6.70
FIXED EXPENSES	63	1.98	1.67	1.19	2.43	2.04	1.73	1.25	2.45
TOTAL OPER + FIX	63	7.59	7.40	5.82	8.90	7.83	7.92	5.89	9.25
LEASING EXP	52	1.42	.85	.26	1.55				
TOTAL PAYROLL	60	.91	.73	.53	1.06				
TOTAL CONTRACT	63	1.28	1.21	.74	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12429	57
AVG SQFT/RETAIL TENANT	2858	40
AVG SQFT/OFFICE WORKER	292	52
AVG % OFFICE OCCUPANCY	89.2	58
AVG % RETAIL OCCUPANCY	93.7	40
AVG $ RATE YR-END RENT	17.57	54
AVG NET PRKNG INC/STALL	825.80	31
RENTABLE/GROSS SQFT	.92	56

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**62**	**UTILITIES TOTAL**	**2.16**	**64**	SECURITY TOTAL	.33	62	**FIXED EXP TOTAL**	**1.96**	**61**	**TOTAL PAYROLL**	**.91**	**60**
PAYROLL	.32	24	ELECTRICAL	1.84	64	SEC PAYROLL	.24	19	REAL ESTATE TAX	1.71	61	CLEANING	.32	24
CONTRACT	.81	60	GAS	.13	28	SEC CONTRACTS	.27	54	BUILDING INS	.19	58	REPAIR/MAINT	.46	55
SUP/MAT/MISC	.07	55	FUEL OIL	.03	6	SEC OTHER	.05	26	PERS PROP TAX	.01	17	RDS/GROUNDS	.05	6
TRASH REMOVAL	.06	57	PURCH STEAM	.32	23				OTHER TAX	.25	16	SECURITY	.24	19
REPR/MAINT TOTAL	**1.22**	**62**	PURCH CH WTR	.33	10	**ADMIN TOTAL**	**.78**	**61**				ADMINISTRATIVE	.26	54
PAYROLL	.46	55	COAL			PAYROLL	.26	54	**LEASING EXPENSES**	**1.42**	**52**			
ELEVATOR	.22	62	WATER/SEWER	.09	58	MGMT FEES	.43	50	ADV/PROMOTION	.13	38	**TOTAL CONTRACTS**	**1.28**	**63**
HVAC	.22	60	**RDS/GNDS/SEC**	**.38**	**62**	PROF FEES	.12	42	COMMISSIONS	.10	24	CLEANING	.81	60
ELECTRICAL	.06	57	**TOTAL**			GEN OFC EXP	.07	54	PROF FEES	.27	42	REPAIR/MAINT	.51	23
STRUCT/ROOF	.05	32	RDS/GNDS TOTAL	.07	50	OTHER ADM EXP	.05	44	TENANT ALTS	1.22	39	RDS/GROUNDS	.06	38
PLUMBING	.03	51	RDS/GNDS PAYRL	.05	6				BUY-OUTS	1.32	5	SECURITY	.27	54
FIRE/LIFE SFTY	.04	37	RDS/GNDS CONTR	.06	38				OTHER LEASING	.14	11	ADMINISTRATIVE	.49	54
OTHER MAINT/SUP	.26	60	RDS/GNDS OTHER	.03	25									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	17,357,253 SQ. FT.				16,766,048 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					17.52	15.27	10.20	23.23
RETAIL AREA	15	17.58	13.43	9.94	20.70				
OTHER AREA	5	17.52	6.62	2.28	28.20				
TOTAL RENT	26	17.37	15.19	10.25	22.08				
NET PARKING INC	13	1.08	.69	.40	1.38				
MISCELLANEOUS	23	.74	.21	.07	.75				
TOTAL INCOME	26	18.68	17.06	11.38	22.15				
EXPENSE									
CLEANING	28	1.31	1.27	.91	1.65	1.35	1.28	.93	1.71
REPAIR-MAINT	29	1.52	1.38	.98	1.73	1.57	1.40	1.04	1.75
UTILITIES	29	2.01	1.94	1.56	2.46	2.03	1.94	1.57	2.48
RDS/GRNDS/SEC	28	.38	.36	.25	.48	.39	.37	.28	.50
ADMINISTRATIVE	28	.95	.90	.71	1.16	.98	.93	.72	1.17
TOTAL OPER EXP	28	6.41	5.77	4.97	7.03	6.64	5.85	5.03	7.09
FIXED EXPENSES	28	2.77	1.78	1.11	3.71	2.87	1.96	1.12	3.71
TOTAL OPER + FIX	27	9.23	8.72	6.29	10.56	9.56	8.72	6.67	11.00
LEASING EXP	25	1.62	.78	.37	2.34				
TOTAL PAYROLL	29	1.45	.96	.63	1.65				
TOTAL CONTRACT	28	1.58	1.51	1.14	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15270	25
AVG SQFT/RETAIL TENANT	2115	18
AVG SQFT/OFFICE WORKER	247	24
AVG % OFFICE OCCUPANCY	87.7	26
AVG % RETAIL OCCUPANCY	79.9	19
AVG $ RATE YR-END RENT	21.62	21
AVG NET PRKNG INC/STALL	1435.66	12
RENTABLE/GROSS SQFT	.87	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.31**	**28**	**UTILITIES TOTAL**	**2.02**	**28**	SECURITY TOTAL	.33	27	**FIXED EXP TOTAL**	**2.77**	**28**	**TOTAL PAYROLL**	**1.45**	**29**
PAYROLL	.72	8	ELECTRICAL	1.68	27	SEC PAYROLL	.32	12	REAL ESTATE TAX	2.52	28	CLEANING	.72	8
CONTRACT	1.02	27	GAS	.21	8	SEC CONTRACTS	.20	23	BUILDING INS	.24	27	REPAIR/MAINT	.62	28
SUP/MAT/MISC	.10	23	FUEL OIL	.04	7	SEC OTHER	.02	14	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	25	PURCH STEAM	.49	12				OTHER TAX	.08	10	SECURITY	.32	12
REPR/MAINT TOTAL	**1.52**	**29**	PURCH CH WTR	.08	3	**ADMIN TOTAL**	**.95**	**27**				ADMINISTRATIVE	.38	25
PAYROLL	.62	28	COAL			PAYROLL	.38	25	**LEASING EXPENSES**	**1.62**	**25**			
ELEVATOR	.26	29	WATER/SEWER	.09	24	MGMT FEES	.44	23	ADV/PROMOTION	.14	21	**TOTAL CONTRACTS**	**1.58**	**28**
HVAC	.19	28	**RDS/GNDS/SEC**	**.38**	**28**	PROF FEES	.11	21	COMMISSIONS	.16	13	CLEANING	1.02	27
ELECTRICAL	.06	27	**TOTAL**			GEN OFC EXP	.10	25	PROF FEES	.40	18	REPAIR/MAINT	.53	17
STRUCT/ROOF	.06	16	RDS/GNDS TOTAL	.10	18	OTHER ADM EXP	.06	25	TENANT ALTS	.91	23	RDS/GROUNDS	.09	17
PLUMBING	.03	26	RDS/GNDS PAYRL						BUY-OUTS	1.63	5	SECURITY	.20	23
FIRE/LIFE SFTY	.05	21	RDS/GNDS CONTR	.09	17				OTHER LEASING	.12	10	ADMINISTRATIVE	.48	25
OTHER MAINT/SUP	.32	29	RDS/GNDS OTHER	.03	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	11,840,612 SQ. FT.				11,083,326 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					15.16	14.82	9.48	21.92
RETAIL AREA	10	14.43	14.75	8.57	19.41				
OTHER AREA	6	11.58	12.70	4.07	24.27				
TOTAL RENT	12	15.22	14.62	9.21	22.08				
NET PARKING INC	7	.74	.65	.22	.87				
MISCELLANEOUS	11	.85	.30	.08	.32				
TOTAL INCOME	12	16.57	15.89	11.75	24.25				
EXPENSE									
CLEANING	12	1.39	1.24	.89	1.69	1.44	1.25	.93	1.74
REPAIR-MAINT	12	1.87	1.52	1.16	2.35	1.95	1.52	1.20	2.53
UTILITIES	12	2.22	1.91	1.45	2.51	2.26	1.95	1.47	2.51
RDS/GRNDS/SEC	11	.43	.36	.24	.54	.46	.40	.24	.60
ADMINISTRATIVE	12	.94	.74	.50	1.40	1.01	.80	.52	1.55
TOTAL OPER EXP	12	6.81	6.61	4.57	7.99	7.27	6.69	4.67	9.02
FIXED EXPENSES	11	3.46	1.65	1.37	5.58	3.68	1.68	1.54	5.69
TOTAL OPER + FIX	11	10.39	10.23	7.55	11.61	11.02	11.21	8.10	11.97
LEASING EXP	12	.81	.64	.15	1.41				
TOTAL PAYROLL	10	1.32	1.06	.67	1.48				
TOTAL CONTRACT	10	1.70	1.24	.91	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22693	12
AVG SQFT/RETAIL TENANT	2807	11
AVG SQFT/OFFICE WORKER	243	10
AVG % OFFICE OCCUPANCY	85.4	12
AVG % RETAIL OCCUPANCY	88.1	11
AVG $ RATE \R-END RENT	23.00	11
AVG NET PRKNG INC/STALL	1909.03	6
RENTABLE/GROSS SQFT	.86	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	10	**UTILITIES TOTAL**	2.22	12	SECURITY TOTAL	.37	9	**FIXED EXP TOTAL**	3.46	11	**TOTAL PAYROLL**	1.32	10
PAYROLL	.78	2	ELECTRICAL	1.87	12	SEC PAYROLL	.30	3	REAL ESTATE TAX	3.20	11	CLEANING	.78	2
CONTRACT	1.09	10	GAS	.09	7	SEC CONTRACTS	.25	9	BUILDING INS	.24	12	REPAIR/MAINT	.74	9
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER	.04	6	PERS PROP TAX	.04	2	RDS/GROUNDS		
TRASH REMOVAL	.11	9	PURCH STEAM	.60	4	**ADMIN TOTAL**	1.01	10	OTHER TAX	.04	4	SECURITY	.30	3
REPR/MAINT TOTAL	1.92	10	PURCH CH WTR			PAYROLL	.36	10				ADMINISTRATIVE	.36	10
PAYROLL	.74	9	COAL			MGMT FEES	.46	8	**LEASING EXPENSES**	.81	12			
ELEVATOR	.28	10	WATER/SEWER	.08	11	PROF FEES	.10	6	ADV/PROMOTION	.11	9	**TOTAL CONTRACTS**	1.70	10
HVAC	.21	9	**RDS/GNDS/SEC**	.44	9	GEN OFC EXP	.14	8	COMMISSIONS	.12	7	CLEANING	1.09	10
ELECTRICAL	.08	9	**TOTAL**			OTHER ADM EXP	.13	9	PROF FEES	.13	9	REPAIR/MAINT	.64	6
STRUCT/ROOF	.21	6	RDS/GNDS TOTAL	.09	6				TENANT ALTS	.85	7	RDS/GROUNDS	.05	6
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	9
FIRE/LIFE SFTY	.07	9	RDS/GNDS CONTR	.05	6				OTHER LEASING	.06	6	ADMINISTRATIVE	.54	8
OTHER MAINT/SUP	.47	10	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	18,457,046 SQ. FT.				17,076,488 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					21.25	20.40	11.90	23.31
RETAIL AREA	6	13.84	11.48	9.39	17.11				
OTHER AREA	5	3.81	4.26	3.45	11.17				
TOTAL RENT	10	20.64	19.75	13.82	21.77				
NET PARKING INC	6	.50	.60	.41	.80				
MISCELLANEOUS	7	.77	.41	.16	.72				
TOTAL INCOME	10	21.50	20.52	14.51	23.23				
EXPENSE									
CLEANING	10	1.25	.89	.78	1.30	1.30	.99	.78	1.31
REPAIR-MAINT	10	1.45	1.41	1.25	1.49	1.52	1.47	1.25	1.63
UTILITIES	10	1.99	1.84	1.04	2.43	2.05	1.84	1.06	2.44
RDS/GRNDS/SEC	10	.47	.46	.33	.57	.51	.46	.34	.63
ADMINISTRATIVE	9	.87	.73	.57	1.04	.94	.78	.60	1.16
TOTAL OPER EXP	10	5.87	6.16	4.93	6.60	6.34	6.35	4.93	7.90
FIXED EXPENSES	10	5.23	4.79	1.98	7.10	5.65	5.01	2.04	8.03
TOTAL OPER + FIX	10	11.09	10.77	6.91	13.52	11.99	11.25	6.91	14.91
LEASING EXP	9	.39	.20	.12	.55				
TOTAL PAYROLL	10	1.07	.86	.62	1.21				
TOTAL CONTRACT	9	1.16	.84	.62	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40770	8
AVG SQFT/RETAIL TENANT	5538	8
AVG SQFT/OFFICE WORKER	267	8
AVG % OFFICE OCCUPANCY	93.8	9
AVG % RETAIL OCCUPANCY	94.2	8
AVG $ RATE YR-END RENT	25.21	7
AVG NET PRKNG INC/STALL	1836.47	6
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	9	**UTILITIES TOTAL**	1.99	10	SECURITY TOTAL	.42	10	**FIXED EXP TOTAL**	5.23	10	**TOTAL PAYROLL**	1.07	10
PAYROLL	.30	5	ELECTRICAL	1.60	10	SEC PAYROLL	.44	7	REAL ESTATE TAX	5.05	10	CLEANING	.30	5
CONTRACT	.80	9	GAS	.08	5	SEC CONTRACTS	.14	5	BUILDING INS	.16	9	REPAIR/MAINT	.50	9
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.03	6	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.08	9	PURCH STEAM	.58	3	**ADMIN TOTAL**	**.86**	9	OTHER TAX	.05	3	SECURITY	.44	7
REPR/MAINT TOTAL	1.44	10	PURCH CH WTR	.53	3	PAYROLL	.29	8				ADMINISTRATIVE	.29	8
PAYROLL	.50	9	COAL			PROF FEES	.36	7	**LEASING EXPENSES**	.39	9			
ELEVATOR	.33	10	WATER/SEWER	.09	9	MGMT FEES	.20	5	ADV/PROMOTION	.11	5	**TOTAL CONTRACTS**	1.16	9
HVAC	.25	10	**RDS/GNDS/SEC**	.46	10	GEN OFC EXP	.11	5	COMMISSIONS	.01	2	CLEANING	.80	9
ELECTRICAL	.12	9	**TOTAL**			OTHER ADM EXP	.18	9	PROF FEES	.15	6	REPAIR/MAINT	.48	4
STRUCT/ROOF	.16	3	RDS/GNDS TOTAL	.08	7				TENANT ALTS	.25	8	RDS/GROUNDS	.04	7
PLUMBING	.02	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	5
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.04	7				OTHER LEASING			ADMINISTRATIVE	.49	7
OTHER MAINT/SUP	.32	9	RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	2,578,441 SQ. FT.				2,544,878 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					12.44	9.51	7.20	11.25
RETAIL AREA	2	15.25	15.61						
OTHER AREA									
TOTAL RENT	34	12.47	9.40	7.49	10.98				
NET PARKING INC	7	.46	.19	.10	.37				
MISCELLANEOUS	17	.25	.08	.03	.44				
TOTAL INCOME	34	12.70	9.51	7.51	12.15				
EXPENSE									
CLEANING	34	1.02	.83	.68	1.01	1.02	.83	.68	1.01
REPAIR-MAINT	38	1.44	1.14	.77	1.49	1.45	1.14	.77	1.49
UTILITIES	37	1.86	1.69	1.45	2.12	1.87	1.69	1.45	2.12
RDS/GRNDS/SEC	36	.68	.31	.18	.60	.69	.34	.18	.60
ADMINISTRATIVE	37	.61	.53	.35	.78	.62	.53	.35	.78
TOTAL OPER EXP	34	5.50	4.75	3.95	5.75	5.56	4.78	3.95	5.75
FIXED EXPENSES	36	1.77	1.33	.88	2.02	1.79	1.36	.88	2.04
TOTAL OPER + FIX	32	7.38	6.33	5.31	7.11	7.46	6.33	5.31	7.11
LEASING EXP	24	1.00	.63	.20	1.66				
TOTAL PAYROLL	27	1.62	.88	.43	1.23				
TOTAL CONTRACT	38	.86	.93	.65	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3646	26
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	277	23
AVG % OFFICE OCCUPANCY	91.9	28
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.44	25
AVG NET PRKNG INC/STALL	349.88	2
RENTABLE/GROSS SQFT	.90	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**32**
PAYROLL	.84	6
CONTRACT	.66	31
SUP/MAT/MISC	.11	25
TRASH REMOVAL	.05	28
REPR/MAINT TOTAL	**1.38**	**37**
PAYROLL	.71	24
ELEVATOR	.12	24
HVAC	.34	36
ELECTRICAL	.06	32
STRUCT/ROOF	.09	26
PLUMBING	.03	32
FIRE/LIFE SFTY	.05	18
OTHER MAINT/SUP	.20	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**36**
ELECTRICAL	1.58	36
GAS	.17	27
FUEL OIL	.12	4
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	36
RDS/GNDS/SEC TOTAL	**.68**	**36**
RDS/GNDS TOTAL	.36	36
RDS/GNDS PAYRL	.24	5
RDS/GNDS CONTR	.17	25
RDS/GNDS OTHER	.19	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	24
SEC PAYROLL	.23	8
SEC CONTRACTS	.24	18
SEC OTHER	.07	11
ADMIN TOTAL	**.61**	**37**
PAYROLL	.42	16
MGMT FEES	.40	28
PROF FEES	.06	16
GEN OFC EXP	.13	20
OTHER ADM EXP	.04	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.77**	**36**
REAL ESTATE TAX	1.60	36
BUILDING INS	.16	33
PERS PROP TAX	.13	4
OTHER TAX	.01	3
LEASING EXPENSES	**1.00**	**24**
ADV/PROMOTION	.03	10
COMMISSIONS	.05	5
PROF FEES	.23	22
TENANT ALTS	.88	16
BUY-OUTS		
OTHER LEASING	.15	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.62**	**27**
CLEANING	.84	6
REPAIR/MAINT	.71	24
RDS/GROUNDS	.24	5
SECURITY	.23	8
ADMINISTRATIVE	.42	16
TOTAL CONTRACTS	**.86**	**38**
CLEANING	.66	31
REPAIR/MAINT	.33	12
RDS/GROUNDS	.17	25
SECURITY	.24	18
ADMINISTRATIVE	.35	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	6,458,348 SQ. FT.				6,275,460 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					14.47	12.04	8.60	16.61
RETAIL AREA	14	19.78	15.96	12.86	26.67				
OTHER AREA	6	7.86	11.33	5.66	16.67				
TOTAL RENT	45	14.54	11.49	8.68	16.62				
NET PARKING INC	21	.91	.56	.32	.94				
MISCELLANEOUS	25	.32	.10	.03	.38				
TOTAL INCOME	45	15.09	11.57	9.21	16.67				
EXPENSE									
CLEANING	49	1.02	.88	.70	1.14	1.04	.93	.71	1.18
REPAIR-MAINT	48	1.40	1.15	.80	1.64	1.44	1.18	.84	1.64
UTILITIES	48	1.92	1.87	1.59	2.19	1.94	1.91	1.60	2.24
RDS/GRNDS/SEC	45	.46	.35	.18	.58	.47	.37	.19	.60
ADMINISTRATIVE	48	.77	.67	.49	1.01	.79	.68	.50	1.02
TOTAL OPER EXP	47	5.51	5.28	4.13	6.37	5.66	5.42	4.41	6.45
FIXED EXPENSES	48	2.47	1.45	.91	2.55	2.54	1.46	.91	2.59
TOTAL OPER + FIX	46	7.83	6.87	5.60	8.42	8.06	6.89	5.75	8.63
LEASING EXP	27	.95	.33	.12	1.36				
TOTAL PAYROLL	43	1.04	.69	.51	1.21				
TOTAL CONTRACT	46	1.16	1.02	.81	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8653	43
AVG SQFT/RETAIL TENANT	3179	16
AVG SQFT/OFFICE WORKER	262	34
AVG % OFFICE OCCUPANCY	92.8	46
AVG % RETAIL OCCUPANCY	92.1	16
AVG $ RATE YR-END RENT	16.63	37
AVG NET PRKNG INC/STALL	608.65	10
RENTABLE/GROSS SQFT	.95	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**47**
PAYROLL	.62	11
CONTRACT	.77	45
SUP/MAT/MISC	.08	36
TRASH REMOVAL	.07	39
REPR/MAINT TOTAL	**1.40**	**46**
PAYROLL	.56	39
ELEVATOR	.16	45
HVAC	.23	45
ELECTRICAL	.10	40
STRUCT/ROOF	.20	20
PLUMBING	.03	41
FIRE/LIFE SFTY	.06	28
OTHER MAINT/SUP	.30	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**45**
ELECTRICAL	1.61	45
GAS	.14	29
FUEL OIL	.16	5
PURCH STEAM	.45	7
PURCH CH WTR	.12	2
COAL		
WATER/SEWER	.11	44
RDS/GNDS/SEC TOTAL	**.46**	**42**
RDS/GNDS TOTAL	.12	36
RDS/GNDS PAYRL	.09	6
RDS/GNDS CONTR	.08	31
RDS/GNDS OTHER	.02	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	38
SEC PAYROLL	.28	7
SEC CONTRACTS	.34	31
SEC OTHER	.08	14
ADMIN TOTAL	**.77**	**45**
PAYROLL	.37	30
MGMT FEES	.53	33
PROF FEES	.06	27
GEN OFC EXP	.10	35
OTHER ADM EXP	.07	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.48**	**46**
REAL ESTATE TAX	2.28	46
BUILDING INS	.16	43
PERS PROP TAX	.01	7
OTHER TAX	.21	13
LEASING EXPENSES	**.95**	**27**
ADV/PROMOTION	.05	16
COMMISSIONS	.02	8
PROF FEES	.77	20
TENANT ALTS	.37	24
BUY-OUTS		
OTHER LEASING	.06	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.04**	**43**
CLEANING	.62	11
REPAIR/MAINT	.56	39
RDS/GROUNDS	.09	6
SECURITY	.28	7
ADMINISTRATIVE	.37	30
TOTAL CONTRACTS	**1.16**	**46**
CLEANING	.77	45
REPAIR/MAINT	.31	12
RDS/GROUNDS	.08	31
SECURITY	.34	31
ADMINISTRATIVE	.48	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	59 BLDS	11,378,548 SQ. FT.				10,736,376 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	49					16.23	15.20	9.65	19.42	
RETAIL AREA	26	24.37	19.68	12.00	26.77					
OTHER AREA	14	4.03	11.17	5.02	13.40					
TOTAL RENT	51	16.12	15.07	11.28	19.96					
NET PARKING INC	32	.94	.66	.32	1.39					
MISCELLANEOUS	27	.29	.06	.03	.19					
TOTAL INCOME	51	16.93	16.68	12.09	21.03					
EXPENSE										
CLEANING	58	1.32	1.10	.73	1.41	1.35	1.17	.74	1.51	
REPAIR-MAINT	59	1.76	1.51	.94	2.26	1.82	1.57	1.00	2.33	
UTILITIES	58	2.32	2.02	1.65	2.73	2.36	2.09	1.74	2.73	
RDS/GRNDS/SEC	58	.47	.36	.19	.57	.50	.37	.20	.59	
ADMINISTRATIVE	57	.87	1.00	.50	1.35	.93	1.04	.52	1.43	
TOTAL OPER EXP	57	6.83	6.05	4.99	7.95	7.23	6.41	5.11	8.92	
FIXED EXPENSES	59	3.06	1.86	1.20	3.44	3.24	1.88	1.32	3.72	
TOTAL OPER+FIX	57	9.89	8.55	6.27	11.90	10.46	9.26	6.40	12.42	
LEASING EXP	52	2.73	.57	.11	1.65					
TOTAL PAYROLL	58	1.43	1.03	.60	1.52					
TOTAL CONTRACT	58	1.46	1.18	.88	1.41					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6218	53
AVG SQFT/RETAIL TENANT	2863	30
AVG SQFT/OFFICE WORKER	271	35
AVG % OFFICE OCCUPANCY	89.7	55
AVG % RETAIL OCCUPANCY	92.9	31
AVG $ RATE YR-END RENT	20.09	45
AVG NET PRKNG INC/STALL	412.03	18
RENTABLE/GROSS SQFT	.92	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	58	**UTILITIES TOTAL**	2.31	57	SECURITY TOTAL	.41	56	**FIXED EXP TOTAL**	3.06	59	**TOTAL PAYROLL**	1.43	58
PAYROLL	.98	10	ELECTRICAL	1.83	57	SEC PAYROLL	.48	14	REAL ESTATE TAX	2.69	59	CLEANING	.98	10
CONTRACT	1.00	56	GAS	.24	43	SEC CONTRACTS	.30	40	BUILDING INS	.16	58	REPAIR/MAINT	.82	47
SUP/MAT/MISC	.09	45	FUEL OIL	.10	14	SEC OTHER	.09	28	PERS PROP TAX	.14	22	RDS/GROUNDS	.04	6
TRASH REMOVAL	.07	51	PURCH STEAM	.65	6	**ADMIN TOTAL**	**.90**	**56**	OTHER TAX	.43	25	SECURITY	.48	14
REPR/MAINT TOTAL	**1.79**	**58**	PURCH CH WTR	1.57	2	PAYROLL	.36	44				ADMINISTRATIVE	.36	44
PAYROLL	.82	47	COAL			MGMT FEES	.64	40	**LEASING EXPENSES**	**2.73**	**52**			
ELEVATOR	.24	56	WATER/SEWER	.10	56	PROF FEES	.15	36	ADV/PROMOTION	.12	35	**TOTAL CONTRACTS**	**1.46**	**58**
HVAC	.26	54	**RDS/GNDS/SEC**	**.47**	**58**	GEN OFC EXP	.07	47	COMMISSIONS	.10	18	CLEANING	1.00	56
ELECTRICAL	.10	51	**TOTAL**			OTHER ADM EXP	.05	39	PROF FEES	.94	42	REPAIR/MAINT	.59	18
STRUCT/ROOF	.25	34	RDS/GNDS TOTAL	.10	46				TENANT ALTS	2.05	40	RDS/GROUNDS	.09	36
PLUMBING	.05	48	RDS/GNDS PAYRL	.04	6				BUY-OUTS			SECURITY	.30	40
FIRE/LIFE SFTY	.04	22	RDS/GNDS CONTR	.09	36				OTHER LEASING	1.26	11	ADMINISTRATIVE	.69	45
OTHER MAINT/SUP	.28	52	RDS/GNDS OTHER	.04	29									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	44 BLDS	15,279,986 SQ. FT.				14,672,013 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	40					14.88	14.24	9.13	17.65	
RETAIL AREA	23	15.71	12.74	7.96	21.22					
OTHER AREA	8	9.38	12.81	3.25	16.23					
TOTAL RENT	40	14.77	14.20	9.20	17.43					
NET PARKING INC	25	.77	.39	.19	.90					
MISCELLANEOUS	31	.54	.35	.11	.74					
TOTAL INCOME	40	15.65	15.14	9.45	17.67					
EXPENSE										
CLEANING	44	1.14	.97	.62	1.39	1.17	.98	.63	1.41	
REPAIR-MAINT	44	1.64	1.38	.92	1.91	1.68	1.45	.92	2.13	
UTILITIES	44	2.07	1.88	1.49	2.53	2.09	1.93	1.50	2.56	
RDS/GRNDS/SEC	42	.44	.38	.20	.55	.46	.40	.22	.60	
ADMINISTRATIVE	43	.89	.94	.56	1.19	.93	.98	.63	1.30	
TOTAL OPER EXP	44	6.20	5.62	5.02	7.23	6.46	5.92	5.12	7.39	
FIXED EXPENSES	43	2.71	1.84	1.19	3.25	2.82	1.89	1.28	3.31	
TOTAL OPER+FIX	43	8.94	8.23	6.42	10.15	9.30	8.39	6.45	10.74	
LEASING EXP	39	1.56	.85	.15	1.62					
TOTAL PAYROLL	42	1.25	.98	.66	1.58					
TOTAL CONTRACT	44	1.34	1.18	.74	1.58					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10514	39
AVG SQFT/RETAIL TENANT	1863	22
AVG SQFT/OFFICE WORKER	255	36
AVG % OFFICE OCCUPANCY	87.0	39
AVG % RETAIL OCCUPANCY	78.5	24
AVG $ RATE YR-END RENT	18.22	30
AVG NET PRKNG INC/STALL	898.99	20
RENTABLE/GROSS SQFT	.88	37

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	44	**UTILITIES TOTAL**	2.07	44	SECURITY TOTAL	.40	40	**FIXED EXP TOTAL**	2.71	43	**TOTAL PAYROLL**	1.25	42
PAYROLL	.86	13	ELECTRICAL	1.63	44	SEC PAYROLL	.34	10	REAL ESTATE TAX	2.46	43	CLEANING	.66	13
CONTRACT	.85	42	GAS	.17	29	SEC CONTRACTS	.35	35	BUILDING INS	.21	44	REPAIR/MAINT	.62	37
SUP/MAT/MISC	.08	38	FUEL OIL	.02	5	SEC OTHER	.03	16	PERS PROP TAX	.07	13	RDS/GROUNDS	.46	2
TRASH REMOVAL	.07	44	PURCH STEAM	.43	15	**ADMIN TOTAL**	**.89**	**43**	OTHER TAX	.09	14	SECURITY	.34	10
REPR/MAINT TOTAL	**1.64**	**44**	PURCH CH WTR	.82	4	PAYROLL	.39	37				ADMINISTRATIVE	.39	37
PAYROLL	.62	37	COAL			MGMT FEES	.33	37	**LEASING EXPENSES**	**1.56**	**39**			
ELEVATOR	.26	44	WATER/SEWER	.09	42	PROF FEES	.18	31	ADV/PROMOTION	.06	27	**TOTAL CONTRACTS**	**1.34**	**44**
HVAC	.31	43	**RDS/GNDS/SEC**	**.45**	**40**	GEN OFC EXP	.10	39	COMMISSIONS	.05	7	CLEANING	.85	42
ELECTRICAL	.07	37	**TOTAL**			OTHER ADM EXP	.08	33	PROF FEES	.41	29	REPAIR/MAINT	.51	20
STRUCT/ROOF	.12	25	RDS/GNDS TOTAL	.08	31				TENANT ALTS	1.63	29	RDS/GROUNDS	.04	27
PLUMBING	.04	33	RDS/GNDS PAYRL	.46	2				BUY-OUTS	.17	3	SECURITY	.35	35
FIRE/LIFE SFTY	.04	22	RDS/GNDS CONTR	.04	27				OTHER LEASING	.16	10	ADMINISTRATIVE	.44	40
OTHER MAINT/SUP	.37	42	RDS/GNDS OTHER	.02	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	6,615,827 SQ. FT.				6,357,352 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					17.22	12.22	10.59	22.90
RETAIL AREA	9	15.44	8.35	6.70	24.33				
OTHER AREA	4	13.49	8.28	4.88	26.10				
TOTAL RENT	12	16.30	12.15	10.62	22.24				
NET PARKING INC	4	.52	.40	.26	.58				
MISCELLANEOUS	11	.16	.09	.04	.22				
TOTAL INCOME	12	16.67	13.01	11.15	22.31				
EXPENSE									
CLEANING	12	1.45	1.06	.73	1.99	1.49	1.10	.74	2.06
REPAIR-MAINT	13	1.72	1.51	1.34	2.02	1.77	1.60	1.35	2.08
UTILITIES	13	1.88	1.83	1.54	2.11	1.89	1.83	1.54	2.11
RDS/GRNDS/SEC	13	.42	.36	.28	.46	.44	.40	.30	.48
ADMINISTRATIVE	12	.97	.87	.75	1.28	1.02	.94	.78	1.31
TOTAL OPER EXP	12	6.32	6.16	5.16	7.17	6.59	6.45	5.38	7.44
FIXED EXPENSES	13	3.33	1.91	1.17	5.37	3.47	2.00	1.20	5.49
TOTAL OPER + FIX	12	9.83	8.77	6.42	12.43	10.25	9.16	6.48	12.96
LEASING EXP	12	2.88	1.37	.95	3.54				
TOTAL PAYROLL	13	1.41	1.24	.86	1.53				
TOTAL CONTRACT	13	1.58	1.25	.86	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12723	12
AVG SQFT/RETAIL TENANT	2794	9
AVG SQFT/OFFICE WORKER	264	12
AVG % OFFICE OCCUPANCY	90.2	13
AVG % RETAIL OCCUPANCY	79.2	10
AVG $ RATE YR-END RENT	21.27	12
AVG NET PRKNG INC/STALL	669.12	3
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.45**	**12**	**UTILITIES TOTAL**	**1.88**	**13**	SECURITY TOTAL	.35	13	**FIXED EXP TOTAL**	**3.33**	**13**	**TOTAL PAYROLL**	**1.41**	**13**
PAYROLL	1.08	4	ELECTRICAL	1.54	13	SEC PAYROLL	.34	5	REAL ESTATE TAX	3.07	13	CLEANING	1.08	4
CONTRACT	.97	12	GAS	.12	6	SEC CONTRACTS	.29	10	BUILDING INS	.27	11	REPAIR/MAINT	.81	12
SUP/MAT/MISC	.18	12	FUEL OIL	.18	2	SEC OTHER	.01	5	PERS PROP TAX	.01	5	RDS/GROUNDS		
TRASH REMOVAL	.09	12	PURCH STEAM	.43	5	**ADMIN TOTAL**	**.97**	**12**	OTHER TAX	.11	4	SECURITY	.34	5
REPR/MAINT TOTAL	**1.72**	**13**	PURCH CH WTR			PAYROLL	.32	10				ADMINISTRATIVE	.32	10
PAYROLL	.81	12	COAL			MGMT FEES	.43	12	**LEASING EXPENSES**	**2.88**	**12**			
ELEVATOR	.33	12	WATER/SEWER	.10	13	PROF FEES	.12	10	ADV/PROMOTION	.05	10	**TOTAL CONTRACTS**	**1.58**	**13**
HVAC	.22	11	**RDS/GNDS/SEC**	**.42**	**13**	GEN OFC EXP	.11	12	COMMISSIONS	.11	9	CLEANING	.97	12
ELECTRICAL	.07	10	**TOTAL**			OTHER ADM EXP	.05	11	PROF FEES	.43	11	REPAIR/MAINT	.61	9
STRUCT/ROOF	.05	4	RDS/GNDS TOTAL	.09	10				TENANT ALTS	2.35	12	RDS/GROUNDS	.09	7
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	10
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.09	7				OTHER LEASING	.08	5	ADMINISTRATIVE	.53	12
OTHER MAINT/SUP	.39	13	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,106,209 SQ. FT.				2,890,737 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.92	14.52	12.17	18.77
RETAIL AREA	3	12.04	10.83						
OTHER AREA	2	4.56	3.63						
TOTAL RENT	4	14.40	13.77	11.70	18.32				
NET PARKING INC	3	.99	.73						
MISCELLANEOUS	3	.11	.08						
TOTAL INCOME	4	15.10	14.43	11.99	19.63				
EXPENSE									
CLEANING	4	1.07	1.10	.89	1.27	1.09	1.14	.92	1.29
REPAIR-MAINT	4	2.38	2.14	1.67	2.94	2.44	2.17	1.72	3.05
UTILITIES	4	2.52	2.06	1.43	3.11	2.52	2.06	1.43	3.11
RDS/GRNDS/SEC	4	.48	.45	.41	.52	.52	.48	.45	.55
ADMINISTRATIVE	4	1.10	.96	.74	1.51	1.18	1.01	.81	1.60
TOTAL OPER EXP	4	7.55	7.31	5.53	8.96	8.12	7.74	5.89	9.72
FIXED EXPENSES	4	2.32	1.88	1.79	3.23	2.49	1.98	1.90	3.55
TOTAL OPER + FIX	4	9.87	10.30	8.76	10.74	10.61	11.29	9.40	11.67
LEASING EXP	3	2.89	3.38						
TOTAL PAYROLL	4	1.22	1.17	.92	1.37				
TOTAL CONTRACT	4	2.03	2.05	1.16	2.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20579	4
AVG SQFT/RETAIL TENANT	3983	4
AVG SQFT/OFFICE WORKER	315	3
AVG % OFFICE OCCUPANCY	84.7	4
AVG % RETAIL OCCUPANCY	96.7	4
AVG $ RATE YR-END RENT	17.72	4
AVG NET PRKNG INC/STALL	1379.83	3
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**4**	**UTILITIES TOTAL**	**2.52**	**4**	SECURITY TOTAL	.47	3	**FIXED EXP TOTAL**	**2.32**	**4**	**TOTAL PAYROLL**	**1.22**	**4**
PAYROLL	.21	3	ELECTRICAL	2.15	4	SEC PAYROLL	.41	2	REAL ESTATE TAX	1.99	4	CLEANING	.21	3
CONTRACT	.75	4	GAS	.25	4	SEC CONTRACTS	.14	3	BUILDING INS	.30	3	REPAIR/MAINT	.62	3
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX	.23	2	RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	**1.10**	**4**	OTHER TAX	.02	2	SECURITY	.41	2
REPR/MAINT TOTAL	**2.38**	**4**	PURCH CH WTR			PAYROLL	.33	4				ADMINISTRATIVE	.33	4
PAYROLL	.62	3	COAL			MGMT FEES	.31	3	**LEASING EXPENSES**	**2.89**	**3**			
ELEVATOR	.37	4	WATER/SEWER	.15	3	PROF FEES	.12	4	ADV/PROMOTION	.07	3	**TOTAL CONTRACTS**	**2.03**	**4**
HVAC	.38	4	**RDS/GNDS/SEC**	**.48**	**4**	GEN OFC EXP	.17	4	COMMISSIONS	.02	2	CLEANING	.75	4
ELECTRICAL	.07	4	**TOTAL**			OTHER ADM EXP	.27	4	PROF FEES	.50	2	REPAIR/MAINT	1.40	3
STRUCT/ROOF	.25	3	RDS/GNDS TOTAL	.10	4				TENANT ALTS	2.60	2	RDS/GROUNDS	.09	4
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	3
FIRE/LIFE SFTY	.51	4	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE	.32	4
OTHER MAINT/SUP	.34	4	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	5,905,170 SQ. FT.				5,859,131 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					25.80	26.74		
RETAIL AREA	2	3.37	10.10						
OTHER AREA									
TOTAL RENT	3	25.71	26.78						
NET PARKING INC									
MISCELLANEOUS	2	1.20	1.37						
TOTAL INCOME	3	26.40	26.91						
EXPENSE									
CLEANING	4	2.51	2.39	1.35	3.57	2.52	2.42	1.35	3.61
REPAIR-MAINT	4	2.48	2.58	1.88	2.87	2.50	2.58	1.89	2.89
UTILITIES	4	2.86	2.86	2.14	3.59	2.88	2.88	2.14	3.63
RDS/GRNDS/SEC	3	.78	.44			.78	.44		
ADMINISTRATIVE	4	1.11	1.07	.55	1.75	1.12	1.07	.55	1.76
TOTAL OPER EXP	3	9.38	7.84			9.45	7.88		
FIXED EXPENSES	3	7.80	8.42			7.86	8.55		
TOTAL OPER+FIX	3	17.17	18.66			17.31	18.73		
LEASING EXP	3	.14	.06						
TOTAL PAYROLL	3	1.77	1.26						
TOTAL CONTRACT	3	2.65	1.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	81744	2
AVG SQFT/RETAIL TENANT	8724	3
AVG SQFT/OFFICE WORKER	298	2
AVG % OFFICE OCCUPANCY	90.7	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.20**	**3**
PAYROLL		
CONTRACT	1.90	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.26	3
REPR/MAINT TOTAL	**2.76**	**3**
PAYROLL	.99	3
ELEVATOR	.50	3
HVAC	.23	3
ELECTRICAL	.18	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.81	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.63**	**3**
ELECTRICAL	1.95	3
GAS		
FUEL OIL		
PURCH STEAM	.77	2
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	**.78**	**3**
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.76	3
SEC PAYROLL		
SEC CONTRACTS	.15	3
SEC OTHER		
ADMIN TOTAL	**1.01**	**3**
PAYROLL	.22	3
MGMT FEES		
PROF FEES	.09	3
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**7.80**	**3**
REAL ESTATE TAX	6.88	3
BUILDING INS	.25	3
PERS PROP TAX		
OTHER TAX	1.15	2
LEASING EXPENSES	**.14**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.77**	**3**
CLEANING		
REPAIR/MAINT	.99	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	**2.65**	**3**
CLEANING	1.90	3
REPAIR/MAINT		
RDS/GROUNDS	.03	2
SECURITY	.15	3
ADMINISTRATIVE	.12	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	668,903 SQ. FT.				666,573 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					9.90	10.17	7.58	10.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	9.94	10.17	7.58	11.00				
NET PARKING INC									
MISCELLANEOUS	6	.15	.05	.02	.16				
TOTAL INCOME	15	10.13	10.17	7.59	11.62				
EXPENSE									
CLEANING	16	.88	.90	.71	1.16	.88	.90	.71	1.16
REPAIR-MAINT	16	1.22	1.23	.78	1.71	1.22	1.23	.78	1.71
UTILITIES	15	1.80	1.50	1.26	2.36	1.80	1.50	1.26	2.36
RDS/GRNDS/SEC	15	.21	.16	.04	.40	.21	.16	.04	.41
ADMINISTRATIVE	13	.28	.48	.25	.81	.28	.48	.25	.81
TOTAL OPER EXP	15	4.31	4.07	3.58	5.24	4.33	4.07	3.60	5.24
FIXED EXPENSES	16	1.26	.99	.75	1.50	1.26	.99	.75	1.50
TOTAL OPER+FIX	15	5.58	5.91	4.70	6.59	5.60	5.93	4.73	6.59
LEASING EXP	7	.50	.42	.37	.64				
TOTAL PAYROLL	14	.73	.58	.28	.86				
TOTAL CONTRACT	16	.79	1.01	.55	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3394	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	13
AVG % OFFICE OCCUPANCY	89.1	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.60	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**16**
PAYROLL	.52	4
CONTRACT	.67	15
SUP/MAT/MISC	.08	14
TRASH REMOVAL	.08	14
REPR/MAINT TOTAL	**1.22**	**16**
PAYROLL	.55	12
ELEVATOR	.12	14
HVAC	.21	13
ELECTRICAL	.07	10
STRUCT/ROOF	.07	7
PLUMBING	.03	11
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.40	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**15**
ELECTRICAL	1.49	15
GAS	.24	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS/GNDS/SEC TOTAL	**.21**	**15**
RDS/GNDS TOTAL	.09	13
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.07	11
RDS/GNDS OTHER	.02	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	11
SEC PAYROLL	.63	2
SEC CONTRACTS	.08	9
SEC OTHER	.11	3
ADMIN TOTAL	**.28**	**13**
PAYROLL	.09	2
MGMT FEES	.41	9
PROF FEES	.16	9
GEN OFC EXP	.03	5
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.26**	**16**
REAL ESTATE TAX	1.09	16
BUILDING INS	.16	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.50**	**7**
ADV/PROMOTION	.03	5
COMMISSIONS	.04	2
PROF FEES	.36	6
TENANT ALTS	.27	4
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.73**	**14**
CLEANING	.52	4
REPAIR/MAINT	.55	12
RDS/GROUNDS	.08	3
SECURITY	.63	2
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	**.79**	**16**
CLEANING	.67	15
REPAIR/MAINT	.58	4
RDS/GROUNDS	.07	11
SECURITY	.08	9
ADMINISTRATIVE	.57	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	787,904 SQ. FT.				743,622 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.56	15.58	8.25	23.58
RETAIL AREA	2	28.09	20.97						
OTHER AREA									
TOTAL RENT	5	14.52	15.58	7.38	22.70				
NET PARKING INC									
MISCELLANEOUS	2	.14	.13						
TOTAL INCOME	5	14.61	15.67	7.42	22.79				
EXPENSE									
CLEANING	7	1.17	1.11	.73	1.52	1.21	1.11	.73	1.62
REPAIR-MAINT	7	1.79	1.66	1.41	1.90	1.89	1.80	1.57	2.12
UTILITIES	8	2.21	2.36	1.74	3.15	2.24	2.37	1.86	3.15
RDS/GRNDS/SEC	7	.50	.30	.11	.78	.53	.40	.11	.82
ADMINISTRATIVE	7	.51	.64	.31	.77	.54	.64	.36	.85
TOTAL OPER EXP	7	6.61	7.18	5.52	8.04	7.13	8.21	6.76	8.28
FIXED EXPENSES	7	2.48	1.74	.93	3.41	2.67	2.29	1.02	3.41
TOTAL OPER + FIX	7	9.09	8.04	6.71	11.49	9.79	10.55	8.23	11.49
LEASING EXP	5	.53	.26	.06	1.47				
TOTAL PAYROLL	8	.89	.48	.30	1.80				
TOTAL CONTRACT	7	1.10	1.04	.60	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5475	7
AVG SQFT/RETAIL TENANT	2412	4
AVG SQFT/OFFICE WORKER	312	7
AVG % OFFICE OCCUPANCY	95.8	7
AVG % RETAIL OCCUPANCY	89.4	4
AVG $ RATE YR-END RENT	15.64	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	7	**UTILITIES TOTAL**	**2.21**	8	SECURITY TOTAL	.45	7	**FIXED EXP TOTAL**	**2.48**	7	**TOTAL PAYROLL**	**.89**	8
PAYROLL			ELECTRICAL	1.51	8	SEC PAYROLL			REAL ESTATE TAX	2.33	7	CLEANING		
CONTRACT	1.02	6	GAS	.21	6	SEC CONTRACTS	.35	5	BUILDING INS	.14	8	REPAIR/MAINT	.80	6
SUP/MAT/MISC	.11	6	FUEL OIL			SEC OTHER	.11	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	6	PURCH STEAM			**ADMIN TOTAL**	**.51**	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.79**	7	PURCH CH WTR	1.87	2	PAYROLL	.30	4				ADMINISTRATIVE	.30	4
PAYROLL	.80	6	COAL			MGMT FEES	.52	3	**LEASING EXPENSES**	**.53**	5			
ELEVATOR	.17	7	WATER/SEWER	.09	8	PROF FEES	.04	2	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**1.10**	7
HVAC	.33	7	**RDS/GNDS/SEC**	**.50**	7	GEN OFC EXP	.05	3	COMMISSIONS			CLEANING	1.02	6
ELECTRICAL	.17	6	**TOTAL**			OTHER ADM EXP	.32	3	PROF FEES	.33	2	REPAIR/MAINT		
STRUCT/ROOF	.20	4	RDS/GNDS TOTAL	.11	4				TENANT ALTS	.48	4	RDS/GROUNDS	.05	2
PLUMBING	.04	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.05	2				OTHER LEASING	.03	2	ADMINISTRATIVE	.33	4
OTHER MAINT/SUP	.36	6	RDS/GNDS OTHER	.21	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	5,625,117 SQ. FT.				5,267,831 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					15.02	14.95	10.16	23.47
RETAIL AREA	12	21.48	23.22	11.86	36.05				
OTHER AREA	4	4.07	7.05	1.08	28.37				
TOTAL RENT	17	14.73	13.93	9.60	23.89				
NET PARKING INC	7	.76	.09	.08	1.00				
MISCELLANEOUS	9	.93	.29	.09	.85				
TOTAL INCOME	17	15.52	14.76	9.80	24.11				
EXPENSE									
CLEANING	23	1.64	1.18	.95	2.14	1.79	1.18	.96	2.17
REPAIR-MAINT	23	2.24	1.81	1.48	2.38	2.33	1.92	1.54	2.49
UTILITIES	24	2.43	1.99	1.57	2.60	2.49	1.99	1.59	2.65
RDS/GRNDS/SEC	23	.50	.36	.14	.67	.54	.37	.17	.73
ADMINISTRATIVE	23	1.06	.96	.72	1.51	1.14	1.07	.81	1.58
TOTAL OPER EXP	23	7.62	6.80	5.33	9.11	8.11	7.67	5.60	9.81
FIXED EXPENSES	22	2.79	2.52	1.20	3.78	2.99	2.63	1.34	3.78
TOTAL OPER + FIX	21	10.02	8.57	7.25	11.98	10.68	9.42	7.62	12.49
LEASING EXP	14	3.20	1.17	.39	2.04				
TOTAL PAYROLL	22	1.91	1.91	1.04	2.92				
TOTAL CONTRACT	22	1.93	1.28	.45	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9701	20
AVG SQFT/RETAIL TENANT	2864	13
AVG SQFT/OFFICE WORKER	239	17
AVG % OFFICE OCCUPANCY	91.0	22
AVG % RETAIL OCCUPANCY	92.3	14
AVG $ RATE YR-END RENT	17.85	14
AVG NET PRKNG INC/STALL	607.90	6
RENTABLE/GROSS SQFT	.89	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.67**	21	**UTILITIES TOTAL**	**2.47**	22	SECURITY TOTAL	.52	18	**FIXED EXP TOTAL**	**2.81**	20	**TOTAL PAYROLL**	**1.91**	22
PAYROLL	1.09	10	ELECTRICAL	2.12	22	SEC PAYROLL	.40	5	REAL ESTATE TAX	2.48	20	CLEANING	1.09	10
CONTRACT	1.20	18	GAS	.09	14	SEC CONTRACTS	.49	14	BUILDING INS	.27	20	REPAIR/MAINT	.93	19
SUP/MAT/MISC	.11	20	FUEL OIL	.03	5	SEC OTHER	.05	10	PERS PROP TAX	.56	8	RDS/GROUNDS		
TRASH REMOVAL	.10	21	PURCH STEAM	.49	8	**ADMIN TOTAL**	**1.09**	21	OTHER TAX	.12	9	SECURITY	.40	5
REPR/MAINT TOTAL	**2.30**	21	PURCH CH WTR			PAYROLL	.55	19				ADMINISTRATIVE	.55	19
PAYROLL	.93	19	COAL			MGMT FEES	.51	12	**LEASING EXPENSES**	**3.20**	14			
ELEVATOR	.27	21	WATER/SEWER	.09	21	PROF FEES	.14	16	ADV/PROMOTION	.03	8	**TOTAL CONTRACTS**	**1.93**	22
HVAC	.46	21	**RDS/GNDS/SEC**	**.52**	22	GEN OFC EXP	.13	20	COMMISSIONS	.05	8	CLEANING	1.20	18
ELECTRICAL	.25	20	**TOTAL**			OTHER ADM EXP	.07	14	PROF FEES	.24	9	REPAIR/MAINT	1.13	9
STRUCT/ROOF	.35	13	RDS/GNDS TOTAL	.12	18				TENANT ALTS	1.12	9	RDS/GROUNDS	.11	14
PLUMBING	.06	17	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.49	14
FIRE/LIFE SFTY	.05	17	RDS/GNDS CONTR	.11	14				OTHER LEASING	5.48	7	ADMINISTRATIVE	.48	18
OTHER MAINT/SUP	.26	20	RDS/GNDS OTHER	.03	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,294,126 SQ. FT.				3,150,209 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.55	14.18	13.34	15.42
RETAIL AREA	7	11.61	7.30	4.48	18.47				
OTHER AREA	7	4.88	6.15	2.47	10.03				
TOTAL RENT	10	13.29	14.08	12.30	15.22				
NET PARKING INC	4	.78	.29	.12	1.47				
MISCELLANEOUS	8	.23	.09	.03	.26				
TOTAL INCOME	10	13.83	14.28	12.44	17.48				
EXPENSE									
CLEANING	9	1.22	1.34	.95	1.47	1.22	1.34	.96	1.48
REPAIR-MAINT	10	1.64	1.49	1.25	2.23	1.66	1.50	1.25	2.25
UTILITIES	10	1.86	2.16	1.50	2.33	1.87	2.18	1.50	2.33
RDS/GRNDS/SEC	10	.74	.64	.26	1.01	.78	.66	.26	1.10
ADMINISTRATIVE	10	.94	1.03	.56	1.15	.98	1.08	.57	1.24
TOTAL OPER EXP	9	6.78	6.94	6.39	7.54	7.11	7.17	6.71	8.16
FIXED EXPENSES	10	1.87	2.12	1.30	2.45	1.96	2.27	1.33	2.65
TOTAL OPER + FIX	9	8.73	9.32	7.97	9.89	9.16	9.81	8.15	10.66
LEASING EXP	8	1.20	.50	.14	2.41				
TOTAL PAYROLL	10	1.08	.73	.55	1.55				
TOTAL CONTRACT	10	1.90	1.96	1.21	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6409	10
AVG SQFT/RETAIL TENANT	2330	8
AVG SQFT/OFFICE WORKER	248	9
AVG % OFFICE OCCUPANCY	85.2	10
AVG % RETAIL OCCUPANCY	94.5	8
AVG $ RATE YR-END RENT	17.66	10
AVG NET PRKNG INC/STALL	1364.27	4
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**9**	**UTILITIES TOTAL**	**1.86**	**10**	SECURITY TOTAL	.64	10	**FIXED EXP TOTAL**	**1.87**	**10**	**TOTAL PAYROLL**	**1.08**	**10**
PAYROLL			ELECTRICAL	1.23	10	SEC PAYROLL	.55	2	REAL ESTATE TAX	1.61	10	CLEANING		
CONTRACT	1.10	9	GAS	.19	6	SEC CONTRACTS	.49	10	BUILDING INS	.18	10	REPAIR/MAINT	.80	6
SUP/MAT/MISC	.06	8	FUEL OIL			SEC OTHER	.04	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	8	PURCH STEAM	.47	5				OTHER TAX	.15	7	SECURITY	.55	2
REPR/MAINT TOTAL	**1.64**	**10**	PURCH CH WTR	.53	3	**ADMIN TOTAL**	**.94**	**10**				ADMINISTRATIVE	.42	10
PAYROLL	.80	6	COAL			PAYROLL	.42	10	**LEASING EXPENSES**	**1.20**	**8**			
ELEVATOR	.26	10	WATER/SEWER	.11	10	MGMT FEES	.31	8	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	**1.90**	**10**
HVAC	.34	10	**RDS/GNDS/SEC**	**.74**	**10**	PROF FEES	.06	8	COMMISSIONS	.03	3	CLEANING	1.10	9
ELECTRICAL	.07	9	**TOTAL**			GEN OFC EXP	.11	9	PROF FEES	.20	6	REPAIR/MAINT	.69	5
STRUCT/ROOF	.09	8	RDS/GNDS TOTAL	.19	5	OTHER ADM EXP	.11	10	TENANT ALTS	1.18	6	RDS/GROUNDS	.09	5
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.49	10
FIRE/LIFE SFTY	.11	8	RDS/GNDS CONTR	.09	5				OTHER LEASING	.08	5	ADMINISTRATIVE	.36	9
OTHER MAINT/SUP	.34	10	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	98,112 SQ. FT.				98,112 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.27	10.61	7.55	12.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.28	10.61	7.56	12.54				
NET PARKING INC									
MISCELLANEOUS	3	.15	.17						
TOTAL INCOME	4	9.36	10.97	7.64	12.83				
EXPENSE									
CLEANING	4	.89	.85	.67	1.17	.89	.85	.67	1.17
REPAIR-MAINT	4	1.47	1.75	1.38	1.79	1.47	1.75	1.38	1.79
UTILITIES	4	1.93	1.92	1.72	2.12	1.93	1.92	1.72	2.12
RDS/GRNDS/SEC	3	.31	.26			.31	.26		
ADMINISTRATIVE	4	.68	.73	.53	.86	.68	.73	.53	.86
TOTAL OPER EXP	4	5.26	5.14	4.52	6.16	5.26	5.14	4.52	6.16
FIXED EXPENSES	4	1.18	1.14	.88	1.46	1.18	1.14	.88	1.46
TOTAL OPER + FIX	4	6.44	6.25	5.66	7.36	6.44	6.25	5.66	7.36
LEASING EXP	3	.25	.36						
TOTAL PAYROLL	4	.82	.95	.35	1.55				
TOTAL CONTRACT	4	1.00	.71	.63	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2546	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	199	4
AVG % OFFICE OCCUPANCY	72.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**4**	**UTILITIES TOTAL**	**1.93**	**4**	SECURITY TOTAL	.11	3	**FIXED EXP TOTAL**	**1.18**	**4**	**TOTAL PAYROLL**	**.82**	**4**
PAYROLL			ELECTRICAL	1.64	4	SEC PAYROLL			REAL ESTATE TAX	.85	4	CLEANING		
CONTRACT	.72	4	GAS	.30	3	SEC CONTRACTS	.10	3	BUILDING INS	.33	4	REPAIR/MAINT	.42	4
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.47**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.68**	**4**				ADMINISTRATIVE	.44	3
PAYROLL	.42	4	COAL			PAYROLL	.44	3	**LEASING EXPENSES**	**.25**	**3**			
ELEVATOR	.13	3	WATER/SEWER	.12	4	MGMT FEES	.33	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.00**	**4**
HVAC	.16	3	**RDS/GNDS/SEC**	**.31**	**3**	PROF FEES	.11	2	COMMISSIONS	.05	2	CLEANING	.72	4
ELECTRICAL	.05	3	**TOTAL**			GEN OFC EXP	.06	2	PROF FEES	.12	3	REPAIR/MAINT		
STRUCT/ROOF	.17	3	RDS/GNDS TOTAL	.21	3	OTHER ADM EXP	.02	3	TENANT ALTS			RDS/GROUNDS	.22	2
PLUMBING	.13	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	3
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.22	2				OTHER LEASING			ADMINISTRATIVE	.37	3
OTHER MAINT/SUP	.54	4	RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

40-49 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	344,604 SQ. FT.				339,009 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					6.90	6.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	6.75	6.71						
NET PARKING INC	2	.95	1.01						
MISCELLANEOUS	2	.76	.79						
TOTAL INCOME	2	8.17	8.19						
EXPENSE									
CLEANING	3	.66	.64			.67	.64		
REPAIR-MAINT	3	1.00	1.05			1.02	1.05		
UTILITIES	3	1.41	1.33			1.43	1.33		
RDS/GRNDS/SEC	2	.18	.18			.18	.18		
ADMINISTRATIVE	3	.73	.71			.74	.71		
TOTAL OPER EXP	3	3.90	3.56			3.97	3.56		
FIXED EXPENSES	3	.60	.55			.61	.58		
TOTAL OPER + FIX	3	4.51	4.29			4.58	4.29		
LEASING EXP									
TOTAL PAYROLL	3	.75	.64						
TOTAL CONTRACT	3	.67	.68						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4678	3
AVG SQFT/RETAIL TENANT	1821	2
AVG SQFT/OFFICE WORKER	400	3
AVG % OFFICE OCCUPANCY	85.6	3
AVG % RETAIL OCCUPANCY	58.6	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**3**
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	**1.00**	**3**
PAYROLL	.50	2
ELEVATOR	.19	3
HVAC	.10	3
ELECTRICAL	.02	3
STRUCT/ROOF	.17	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**3**
ELECTRICAL	1.10	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	**.18**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	2
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER		
ADMIN TOTAL	**.73**	**3**
PAYROLL	.44	3
MGMT FEES	.26	2
PROF FEES	.07	3
GEN OFC EXP	.11	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.60**	**3**
REAL ESTATE TAX	.52	3
BUILDING INS	.15	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.75**	**3**
CLEANING		
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	3
TOTAL CONTRACTS	**.67**	**3**
CLEANING	.56	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.16	2
ADMINISTRATIVE	.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	617,160 SQ. FT.				593,729 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					9.47	10.14	7.91	10.42
RETAIL AREA	2	7.18	7.50						
OTHER AREA									
TOTAL RENT	6	9.37	9.95	7.85	10.42				
NET PARKING INC	2	.20	.14						
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	6	9.53	9.96	8.08	10.52				
EXPENSE									
CLEANING	10	1.15	1.29	.82	1.64	1.19	1.29	.97	1.64
REPAIR-MAINT	8	1.37	1.06	.67	1.70	1.43	1.16	.69	1.74
UTILITIES	10	1.60	2.03	1.56	2.31	1.62	2.03	1.56	2.31
RDS/GRNDS/SEC	5	.39	.38	.11	.42	.41	.38	.12	.43
ADMINISTRATIVE	6	.73	.79	.62	1.27	.76	.81	.62	1.48
TOTAL OPER EXP	8	5.01	4.95	4.45	5.77	5.25	5.41	4.75	5.77
FIXED EXPENSES	9	1.54	1.33	.87	2.75	1.62	1.54	.87	2.75
TOTAL OPER + FIX	8	6.49	6.40	5.73	7.94	6.81	6.89	6.03	8.01
LEASING EXP	5	.37	.38	.07	.40				
TOTAL PAYROLL	6	1.16	1.05	.59	3.25				
TOTAL CONTRACT	9	1.66	1.62	.89	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3940	8
AVG SQFT/RETAIL TENANT	4185	2
AVG SQFT/OFFICE WORKER	281	8
AVG % OFFICE OCCUPANCY	79.1	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.19	6
AVG NET PRKNG INC/STALL	77.95	2
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**10**
PAYROLL		
CONTRACT	.87	9
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.08	8
REPR/MAINT TOTAL	**1.37**	**8**
PAYROLL	.38	3
ELEVATOR	.11	6
HVAC	.32	6
ELECTRICAL	.06	4
STRUCT/ROOF	.10	5
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.60	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**10**
ELECTRICAL	1.38	10
GAS	.16	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.39**	**5**
RDS/GNDS TOTAL	.27	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	4
SEC PAYROLL		
SEC CONTRACTS	.17	4
SEC OTHER		
ADMIN TOTAL	**.73**	**6**
PAYROLL	.34	2
MGMT FEES	.41	3
PROF FEES	.01	3
GEN OFC EXP	.14	2
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.54**	**9**
REAL ESTATE TAX	1.41	9
BUILDING INS	.15	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.37**	**5**
ADV/PROMOTION	.01	5
COMMISSIONS		
PROF FEES	.34	4
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.16**	**6**
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	**1.66**	**9**
CLEANING	.87	9
REPAIR/MAINT	.99	3
RDS/GROUNDS	.07	2
SECURITY	.17	4
ADMINISTRATIVE	.42	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	6,506,237 SQ. FT.				5,967,046 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					9.63	10.08	7.33	15.09
RETAIL AREA	21	11.66	10.21	3.98	22.79				
OTHER AREA	5	3.15	3.13	1.61	3.72				
TOTAL RENT	40	9.34	9.39	6.42	16.72				
NET PARKING INC	10	.76	.44	.25	.79				
MISCELLANEOUS	28	.46	.21	.04	.48				
TOTAL INCOME	40	9.92	9.58	6.69	16.93				
EXPENSE									
CLEANING	44	1.20	.83	.59	1.32	1.26	.95	.67	1.46
REPAIR-MAINT	47	1.41	.82	.61	1.65	1.48	.94	.71	1.65
UTILITIES	47	2.00	1.33	.87	1.90	2.05	1.40	.91	1.98
RDS/GRNDS/SEC	43	.80	.29	.11	.73	.87	.31	.11	.89
ADMINISTRATIVE	47	.69	.65	.41	1.01	.75	.75	.50	1.11
TOTAL OPER EXP	40	6.68	5.17	3.53	6.68	7.20	5.67	4.10	7.04
FIXED EXPENSES	48	2.25	1.28	.69	2.18	2.45	1.28	.81	2.61
TOTAL OPER+FIX	39	9.29	6.50	4.13	9.04	10.00	7.14	4.87	9.49
LEASING EXP	38	.65	.35	.12	1.35				
TOTAL PAYROLL	43	1.80	.75	.56	1.09				
TOTAL CONTRACT	46	1.19	.88	.51	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3116	38
AVG SQFT/RETAIL TENANT	2011	21
AVG SQFT/OFFICE WORKER	324	34
AVG % OFFICE OCCUPANCY	86.7	43
AVG % RETAIL OCCUPANCY	76.4	24
AVG $ RATE YR-END RENT	11.90	38
AVG NET PRKNG INC/STALL	594.91	7
RENTABLE/GROSS SQFT	.83	32

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**43**	**UTILITIES TOTAL**	**2.02**	**45**	SECURITY TOTAL	.65	34	**FIXED EXP TOTAL**	**2.27**	**47**	**TOTAL PAYROLL**	**1.80**	**43**
PAYROLL	1.17	11	ELECTRICAL	1.32	45	SEC PAYROLL	.57	12	REAL ESTATE TAX	1.81	47	CLEANING	1.17	11
CONTRACT	.49	40	GAS	.12	28	SEC CONTRACTS	.30	32	BUILDING INS	.13	45	REPAIR/MAINT	.68	36
SUP/MAT/MISC	.12	37	FUEL OIL	.08	8	SEC OTHER	.12	14	PERS PROP TAX	.66	6	RDS/GROUNDS	.22	3
TRASH REMOVAL	.09	38	PURCH STEAM	.43	14	**ADMIN TOTAL**	**.89**	**46**	OTHER TAX	.18	12	SECURITY	.57	12
REPR/MAINT TOTAL	**1.43**	**45**	PURCH CH WTR	.88	3	PAYROLL	.29	25				ADMINISTRATIVE	.29	25
PAYROLL	.68	36	COAL			MGMT FEES	.45	34	**LEASING EXPENSES**	**.65**	**38**			
ELEVATOR	.13	45	WATER/SEWER	.06	45	PROF FEES	.08	31	ADV/PROMOTION	.05	22	**TOTAL CONTRACTS**	**1.19**	**46**
HVAC	.26	40	**RDS/GNDS/SEC**	**.81**	**42**	GEN OFC EXP	.11	34	COMMISSIONS	.16	6	CLEANING	.49	40
ELECTRICAL	.11	38	**TOTAL**			OTHER ADM EXP	.18	30	PROF FEES	.22	28	REPAIR/MAINT	1.01	12
STRUCT/ROOF	.05	23	RDS/GNDS TOTAL	.28	29				TENANT ALTS	.56	24	RDS/GROUNDS	.17	23
PLUMBING	.19	39	RDS/GNDS PAYRL	.22	3				BUY-OUTS			SECURITY	.30	32
FIRE/LIFE SFTY	.02	21	RDS/GNDS CONTR	.17	23				OTHER LEASING	.06	13	ADMINISTRATIVE	.44	41
OTHER MAINT/SUP	.21	42	RDS/GNDS OTHER	.07	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS	12,232,780 SQ. FT.				11,130,049 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	78					11.67	10.38	7.43	13.68
RETAIL AREA	57	19.33	15.17	9.21	29.17				
OTHER AREA	19	5.06	3.59	1.41	5.68				
TOTAL RENT	81	11.85	10.57	7.10	14.80				
NET PARKING INC	13	.55	.33	.12	.80				
MISCELLANEOUS	46	.44	.13	.03	.44				
TOTAL INCOME	81	12.19	11.25	7.37	15.27				
EXPENSE									
CLEANING	84	1.14	.94	.67	1.37	1.21	.99	.72	1.47
REPAIR-MAINT	84	1.38	1.31	.94	1.68	1.47	1.37	1.01	1.74
UTILITIES	84	1.47	1.43	1.15	1.77	1.50	1.44	1.17	1.79
RDS/GRNDS/SEC	81	.44	.37	.22	.60	.49	.39	.24	.68
ADMINISTRATIVE	80	.96	.70	.53	1.14	.95	.80	.56	1.26
TOTAL OPER EXP	81	5.40	4.99	4.20	5.92	5.93	5.43	4.72	6.35
FIXED EXPENSES	82	1.60	1.10	.75	1.95	1.76	1.22	.79	2.19
TOTAL OPER+FIX	79	6.98	6.59	5.16	7.95	7.67	6.88	5.71	8.51
LEASING EXP	63	1.26	.78	.26	1.62				
TOTAL PAYROLL	78	1.26	.90	.55	1.63				
TOTAL CONTRACT	79	1.18	1.06	.78	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3039	82
AVG SQFT/RETAIL TENANT	2167	62
AVG SQFT/OFFICE WORKER	259	72
AVG % OFFICE OCCUPANCY	85.0	84
AVG % RETAIL OCCUPANCY	94.1	64
AVG $ RATE YR-END RENT	14.93	78
AVG NET PRKNG INC/STALL	577.55	12
RENTABLE/GROSS SQFT	.91	64

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**79**	**UTILITIES TOTAL**	**1.47**	**80**	SECURITY TOTAL	.40	75	**FIXED EXP TOTAL**	**1.61**	**78**	**TOTAL PAYROLL**	**1.26**	**78**
PAYROLL	.90	23	ELECTRICAL	1.10	80	SEC PAYROLL	.33	16	REAL ESTATE TAX	1.35	78	CLEANING	.90	23
CONTRACT	.72	74	GAS	.16	52	SEC CONTRACTS	.35	65	BUILDING INS	.20	77	REPAIR/MAINT	.58	68
SUP/MAT/MISC	.07	66	FUEL OIL	.12	7	SEC OTHER	.03	21	PERS PROP TAX	.13	22	RDS/GROUNDS	.31	5
TRASH REMOVAL	.07	68	PURCH STEAM	.35	29	**ADMIN TOTAL**	**.86**	**75**	OTHER TAX	.06	22	SECURITY	.33	16
REPR/MAINT TOTAL	**1.39**	**78**	PURCH CH WTR	.29	4	PAYROLL	.43	40				ADMINISTRATIVE	.43	40
PAYROLL	.58	68	COAL			MGMT FEES	.47	60	**LEASING EXPENSES**	**1.26**	**63**			
ELEVATOR	.24	78	WATER/SEWER	.09	78	PROF FEES	.12	46	ADV/PROMOTION	.04	45	**TOTAL CONTRACTS**	**1.18**	**79**
HVAC	.21	75	**RDS/GNDS/SEC**	**.44**	**75**	GEN OFC EXP	.09	50	COMMISSIONS	.05	23	CLEANING	.72	74
ELECTRICAL	.08	73	**TOTAL**			OTHER ADM EXP	.09	53	PROF FEES	.28	51	REPAIR/MAINT	.40	34
STRUCT/ROOF	.13	43	RDS/GNDS TOTAL	.09	39				TENANT ALTS	1.12	49	RDS/GROUNDS	.06	17
PLUMBING	.04	71	RDS/GNDS PAYRL	.31	5				BUY-OUTS	.35	2	SECURITY	.35	65
FIRE/LIFE SFTY	.05	44	RDS/GNDS CONTR	.06	17				OTHER LEASING	.29	13	ADMINISTRATIVE	.49	66
OTHER MAINT/SUP	.26	74	RDS/GNDS OTHER	.04	24									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	26 BLDS	9,054,061 SQ. FT.				8,448,861 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	24					14.38	13.04	8.22	17.27	
RETAIL AREA	14	14.82	18.35	9.60	25.41					
OTHER AREA	10	8.36	5.50	2.96	13.93					
TOTAL RENT	26	14.62	13.51	8.38	17.47					
NET PARKING INC	3	1.20	.61							
MISCELLANEOUS	21	1.08	.43	.04	1.09					
TOTAL INCOME	26	15.60	14.16	10.15	17.47					
EXPENSE										
CLEANING	26	1.39	1.35	.82	1.60	1.43	1.39	.84	1.66	
REPAIR-MAINT	28	1.48	1.46	.96	2.09	1.54	1.54	1.01	2.22	
UTILITIES	27	1.89	1.93	1.54	2.13	1.92	1.93	1.55	2.14	
RDS/GRNDS/SEC	27	.33	.30	.23	.47	.36	.32	.24	.47	
ADMINISTRATIVE	26	.89	.90	.55	1.21	.95	.98	.59	1.24	
TOTAL OPER EXP	25	6.27	5.52	5.02	7.07	6.64	5.95	5.32	7.67	
FIXED EXPENSES	28	2.60	1.82	.90	3.65	2.79	1.92	.92	3.90	
TOTAL OPER + FIX	25	9.39	8.22	6.11	10.75	9.94	8.22	6.37	12.01	
LEASING EXP	20	1.00	.64	.19	1.83					
TOTAL PAYROLL	25	1.59	1.26	.79	2.09					
TOTAL CONTRACT	24	1.24	1.27	.63	2.01					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6419	28
AVG SQFT/RETAIL TENANT	1497	18
AVG SQFT/OFFICE WORKER	264	23
AVG % OFFICE OCCUPANCY	92.0	28
AVG % RETAIL OCCUPANCY	95.2	19
AVG $ RATE YR-END RENT	19.08	22
AVG NET PRKNG INC/STALL	736.15	2
RENTABLE/GROSS SQFT	.88	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**23**	**UTILITIES TOTAL**	**1.76**	**24**	SECURITY TOTAL	.31	24	**FIXED EXP TOTAL**	**2.41**	**26**	**TOTAL PAYROLL**	**1.59**	**25**
PAYROLL	.97	12	ELECTRICAL	1.38	24	SEC PAYROLL	.17	10	REAL ESTATE TAX	2.17	26	CLEANING	.97	12
CONTRACT	.62	23	GAS	.18	18	SEC CONTRACTS	.30	18	BUILDING INS	.17	24	REPAIR/MAINT	.67	18
SUP/MAT/MISC	.08	19	FUEL OIL	.08	2	SEC OTHER	.08	7	PERS PROP TAX	.31	3	RDS/GROUNDS		
TRASH REMOVAL	.06	21	PURCH STEAM	.33	8	**ADMIN TOTAL**	**.88**	**24**	OTHER TAX	.21	3	SECURITY	.17	10
REPR/MAINT TOTAL	**1.57**	**24**	PURCH CH WTR			PAYROLL	.47	20	**LEASING EXPENSES**	**1.00**	**20**	ADMINISTRATIVE	.47	20
PAYROLL	.87	18	COAL			MGMT FEES	.46	16	ADV/PROMOTION	.05	13	**TOTAL CONTRACTS**	**1.24**	**24**
ELEVATOR	.33	22	WATER/SEWER	.12	23	PROF FEES	.06	14	COMMISSIONS	.02	4	CLEANING	.62	23
HVAC	.23	22	**RDS/GNDS/SEC**	**.33**	**24**	GEN OFC EXP	.09	21	PROF FEES	.19	12	REPAIR/MAINT	.89	13
ELECTRICAL	.11	22	**TOTAL**			OTHER ADM EXP	.04	14	TENANT ALTS	1.15	17	RDS/GROUNDS	.03	6
STRUCT/ROOF	.19	12	RDS/GNDS TOTAL	.04	7				BUY-OUTS			SECURITY	.30	18
PLUMBING	.05	20	RDS/GNDS PAYRL						OTHER LEASING	.03	5	ADMINISTRATIVE	.47	19
FIRE/LIFE SFTY	.02	14	RDS/GNDS CONTR	.03	6									
OTHER MAINT/SUP	.27	24	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	4,291,296 SQ. FT.				4,160,642 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					20.30	18.47	17.56	22.19	
RETAIL AREA	6	24.73	25.08	11.30	42.01					
OTHER AREA	3	12.15	15.33							
TOTAL RENT	8	20.35	18.43	17.36	22.87					
NET PARKING INC	3	.41	.44							
MISCELLANEOUS	7	.47	.22	.04	.23					
TOTAL INCOME	8	20.93	19.23	17.84	23.08					
EXPENSE										
CLEANING	9	2.13	1.52	1.35	2.46	2.16	1.61	1.39	2.48	
REPAIR-MAINT	7	2.05	1.91	1.56	2.22	2.11	2.03	1.58	2.33	
UTILITIES	9	2.77	2.06	1.77	3.53	2.78	2.06	1.79	3.53	
RDS/GRNDS/SEC	7	.28	.29	.20	.36	.29	.30	.21	.37	
ADMINISTRATIVE	7	1.05	1.03	.76	1.32	1.10	1.03	.76	1.41	
TOTAL OPER EXP	7	7.16	7.06	6.69	7.54	7.47	7.32	6.97	8.15	
FIXED EXPENSES	9	4.57	3.67	2.71	5.21	4.72	3.74	2.84	5.48	
TOTAL OPER + FIX	7	10.49	11.17	9.48	11.62	10.94	11.49	10.02	12.49	
LEASING EXP	8	1.38	1.00	.40	2.09					
TOTAL PAYROLL	9	4.54	1.28	.77	6.95					
TOTAL CONTRACT	9	1.57	1.46	.98	2.10					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6339	8
AVG SQFT/RETAIL TENANT	4001	4
AVG SQFT/OFFICE WORKER	248	7
AVG % OFFICE OCCUPANCY	92.4	9
AVG % RETAIL OCCUPANCY	99.2	4
AVG $ RATE YR-END RENT	22.06	7
AVG NET PRKNG INC/STALL	1288.74	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.13**	**9**	**UTILITIES TOTAL**	**2.77**	**9**	SECURITY TOTAL	.26	7	**FIXED EXP TOTAL**	**4.57**	**9**	**TOTAL PAYROLL**	**4.54**	**9**
PAYROLL	1.39	6	ELECTRICAL	2.17	9	SEC PAYROLL	.12	4	REAL ESTATE TAX	4.29	9	CLEANING	1.39	6
CONTRACT	.82	9	GAS	.22	8	SEC CONTRACTS	.22	6	BUILDING INS	.19	9	REPAIR/MAINT	.59	7
SUP/MAT/MISC	.13	8	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	8	PURCH STEAM	.92	2	**ADMIN TOTAL**	**1.05**	**7**	OTHER TAX	.14	5	SECURITY	.12	4
REPR/MAINT TOTAL	**2.05**	**7**	PURCH CH WTR			PAYROLL	.32	7	**LEASING EXPENSES**	**1.38**	**8**	ADMINISTRATIVE	.32	7
PAYROLL	.59	7	COAL			MGMT FEES	.53	6	ADV/PROMOTION	.04	4	**TOTAL CONTRACTS**	**1.57**	**9**
ELEVATOR	.35	7	WATER/SEWER	.09	9	PROF FEES	.12	7	COMMISSIONS	.10	5	CLEANING	.82	9
HVAC	.32	7	**RDS/GNDS/SEC**	**.28**	**7**	GEN OFC EXP	.10	7	PROF FEES	.35	6	REPAIR/MAINT	.75	5
ELECTRICAL	.10	7	**TOTAL**			OTHER ADM EXP	.02	7	TENANT ALTS	1.32	6	RDS/GROUNDS	.04	3
STRUCT/ROOF	.36	5	RDS/GNDS TOTAL	.03	4				BUY-OUTS			SECURITY	.22	6
PLUMBING	.04	7	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.61	7
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.04	3									
OTHER MAINT/SUP	.36	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	4,133,944 SQ. FT.				3,980,086 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					20.29	16.55	14.92	22.11
RETAIL AREA	4	9.22	11.75	6.27	16.98				
OTHER AREA	2	6.47	11.95						
TOTAL RENT	6	19.97	16.54	14.25	21.92				
NET PARKING INC									
MISCELLANEOUS	6	.49	.39	.06	.57				
TOTAL INCOME	6	20.49	16.86	15.69	22.49				
EXPENSE									
CLEANING	7	1.68	1.61	1.41	1.84	1.73	1.63	1.46	1.88
REPAIR-MAINT	7	1.81	1.75	1.57	2.03	1.86	1.76	1.64	2.09
UTILITIES	7	2.02	1.64	1.57	2.39	2.03	1.66	1.59	2.39
RDS/GRNDS/SEC	7	.35	.33	.26	.42	.36	.34	.28	.44
ADMINISTRATIVE	7	.94	1.15	.53	1.50	.97	1.22	.55	1.59
TOTAL OPER EXP	7	6.80	6.63	6.14	7.77	7.06	7.02	6.50	7.92
FIXED EXPENSES	7	4.35	4.27	3.74	4.85	4.52	4.60	4.03	4.93
TOTAL OPER+FIX	7	11.15	11.28	10.14	12.28	11.58	11.71	10.83	12.85
LEASING EXP	6	1.34	.58	.08	2.53				
TOTAL PAYROLL	6	1.40	1.67	1.03	1.76				
TOTAL CONTRACT	6	1.61	1.69	1.01	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4635	7
AVG SQFT/RETAIL TENANT	1909	7
AVG SQFT/OFFICE WORKER	178	4
AVG % OFFICE OCCUPANCY	92.9	7
AVG % RETAIL OCCUPANCY	92.9	7
AVG $ RATE YR-END RENT	23.12	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.70**	**6**
PAYROLL		
CONTRACT	1.46	6
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	**1.82**	**6**
PAYROLL	1.01	5
ELEVATOR	.25	6
HVAC	.30	6
ELECTRICAL	.08	6
STRUCT/ROOF	.07	3
PLUMBING	.06	6
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.09	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**7**
ELECTRICAL	1.67	7
GAS	.29	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	**.32**	**5**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL	.27	2
SEC CONTRACTS	.37	3
SEC OTHER		
ADMIN TOTAL	**.92**	**6**
PAYROLL	.39	6
MGMT FEES	.49	5
PROF FEES	.12	5
GEN OFC EXP	.07	5
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.35**	**6**
REAL ESTATE TAX	3.71	6
BUILDING INS	.27	6
PERS PROP TAX		
OTHER TAX	1.70	2
LEASING EXPENSES	**1.34**	**6**
ADV/PROMOTION	.08	4
COMMISSIONS	.12	2
PROF FEES	.28	4
TENANT ALTS	1.21	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.40**	**6**
CLEANING		
REPAIR/MAINT	1.01	5
RDS/GROUNDS		
SECURITY	.27	2
ADMINISTRATIVE	.39	6
TOTAL CONTRACTS	**1.61**	**6**
CLEANING	1.46	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.37	3
ADMINISTRATIVE	.44	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1248 BLDS	272,295,408 SQ. FT.				265,504,874 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1163					17.39	14.18	10.14	18.80
RETAIL AREA	275	17.78	15.21	8.19	24.53				
OTHER AREA	82	7.93	4.98	2.00	10.82				
TOTAL RENT	1176	17.46	14.17	10.16	18.65				
NET PARKING INC	390	.80	.55	.15	1.11				
MISCELLANEOUS	762	.52	.13	.03	.39				
TOTAL INCOME	1176	18.29	14.73	10.40	19.32				
EXPENSE									
CLEANING	1191	.96	.79	.65	1.02	.97	.80	.65	1.04
REPAIR-MAINT	1202	1.01	.80	.59	1.07	1.03	.81	.60	1.09
UTILITIES	1175	1.54	1.50	1.24	1.84	1.56	1.51	1.25	1.86
RDS/GRNDS/SEC	1219	.45	.37	.25	.52	.46	.37	.25	.53
ADMINISTRATIVE	1235	.93	.80	.57	1.09	.95	.81	.58	1.12
TOTAL OPER EXP	1146	4.89	4.39	3.79	5.26	5.02	4.48	3.83	5.41
FIXED EXPENSES	1213	2.68	1.75	1.24	2.52	2.75	1.78	1.25	2.59
TOTAL OPER + FIX	1116	7.61	6.25	5.32	7.81	7.81	6.40	5.39	8.02
LEASING EXP	904	1.90	.75	.20	2.16				
TOTAL PAYROLL	1063	.80	.56	.35	.83				
TOTAL CONTRACT	1201	1.21	1.04	.77	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10733	1115
AVG SQFT/RETAIL TENANT	2612	290
AVG SQFT/OFFICE WORKER	285	923
AVG % OFFICE OCCUPANCY	88.0	1159
AVG % RETAIL OCCUPANCY	84.1	304
AVG $ RATE YR-END RENT	65.84	983
AVG NET PRKNG INC/STALL	541.86	304
RENTABLE/GROSS SQFT	.93	980

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**1148**
PAYROLL	.43	187
CONTRACT	.76	1123
SUP/MAT/MISC	.08	939
TRASH REMOVAL	.06	1071
REPR/MAINT TOTAL	**1.00**	**1157**
PAYROLL	.41	923
ELEVATOR	.20	1094
HVAC	.14	1136
ELECTRICAL	.05	1042
STRUCT/ROOF	.05	615
PLUMBING	.02	965
FIRE/LIFE SFTY	.04	756
OTHER MAINT/SUP	.20	1129

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.55**	**1137**
ELECTRICAL	1.41	1136
GAS	.08	426
FUEL OIL	.02	100
PURCH STEAM	.21	39
PURCH CH WTR	.37	53
COAL		
WATER/SEWER	.07	1087
RDS/GNDS/SEC TOTAL	**.45**	**1183**
RDS/GNDS TOTAL	.15	1103
RDS/GNDS PAYRL	.08	83
RDS/GNDS CONTR	.12	1007
RDS/GNDS OTHER	.06	672

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	1053
SEC PAYROLL	.30	170
SEC CONTRACTS	.26	939
SEC OTHER	.04	427
ADMIN TOTAL	**.93**	**1189**
PAYROLL	.30	762
MGMT FEES	.53	1104
PROF FEES	.09	777
GEN OFC EXP	.10	874
OTHER ADM EXP	.07	803

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.68**	**1175**
REAL ESTATE TAX	2.48	1175
BUILDING INS	.18	1143
PERS PROP TAX	.05	242
OTHER TAX	.10	240
LEASING EXPENSES	**1.90**	**904**
ADV/PROMOTION	.08	660
COMMISSIONS	.08	322
PROF FEES	.47	695
TENANT ALTS	1.48	648
BUY-OUTS	.92	65
OTHER LEASING	.34	289

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**1063**
CLEANING	.43	187
REPAIR/MAINT	.41	923
RDS/GROUNDS	.08	83
SECURITY	.30	170
ADMINISTRATIVE	.30	762
TOTAL CONTRACTS	**1.21**	**1201**
CLEANING	.76	1123
REPAIR/MAINT	.35	441
RDS/GROUNDS	.12	1007
SECURITY	.26	939
ADMINISTRATIVE	.57	1134

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	213 BLDS	6,603,529 SQ. FT.				6,505,658 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	202					12.74	12.21	8.96	15.80
RETAIL AREA	12	13.14	9.93	5.72	15.39				
OTHER AREA	3	5.26	5.45						
TOTAL RENT	202	12.72	12.17	8.97	15.80				
NET PARKING INC	24	.33	.18	.07	.60				
MISCELLANEOUS	90	.26	.11	.02	.29				
TOTAL INCOME	202	12.92	12.39	8.97	15.80				
EXPENSE									
CLEANING	185	.85	.78	.63	.99	.86	.79	.63	1.00
REPAIR-MAINT	193	.79	.68	.46	.99	.80	.69	.47	.99
UTILITIES	179	1.61	1.53	1.22	1.98	1.63	1.54	1.23	2.00
RDS/GRNDS/SEC	204	.34	.30	.18	.44	.34	.31	.18	.44
ADMINISTRATIVE	207	.72	.64	.47	.89	.73	.64	.48	.89
TOTAL OPER EXP	165	4.33	4.11	3.43	4.97	4.41	4.13	3.45	5.04
FIXED EXPENSES	203	1.66	1.52	1.04	2.11	1.68	1.54	1.08	2.12
TOTAL OPER + FIX	157	5.98	5.72	4.74	6.85	6.10	5.80	4.90	6.92
LEASING EXP	128	1.13	.38	.07	1.13				
TOTAL PAYROLL	137	.52	.31	.19	.60				
TOTAL CONTRACT	201	.98	.87	.63	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3709	195
AVG SQFT/RETAIL TENANT	2144	9
AVG SQFT/OFFICE WORKER	266	135
AVG % OFFICE OCCUPANCY	89.4	204
AVG % RETAIL OCCUPANCY	92.6	11
AVG $ RATE YR-END RENT	14.08	160
AVG NET PRKNG INC/STALL	156.06	14
RENTABLE/GROSS SQFT	.95	156

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**176**
PAYROLL	.59	13
CONTRACT	.69	172
SUP/MAT/MISC	.09	128
TRASH REMOVAL	.09	158
REPR/MAINT TOTAL	**.78**	**184**
PAYROLL	.30	115
ELEVATOR	.09	139
HVAC	.21	178
ELECTRICAL	.05	149
STRUCT/ROOF	.06	94
PLUMBING	.02	137
FIRE/LIFE SFTY	.04	104
OTHER MAINT/SUP	.21	174

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**172**
ELECTRICAL	1.45	172
GAS	.14	87
FUEL OIL		
PURCH STEAM	.27	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	170
RDS/GNDS/SEC TOTAL	**.34**	**195**
RDS/GNDS TOTAL	.28	183
RDS/GNDS PAYRL	.16	12
RDS/GNDS CONTR	.23	165
RDS/GNDS OTHER	.10	112

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	128
SEC PAYROLL	.16	7
SEC CONTRACTS	.11	110
SEC OTHER	.03	28
ADMIN TOTAL	**.72**	**196**
PAYROLL	.39	54
MGMT FEES	.53	180
PROF FEES	.11	95
GEN OFC EXP	.06	99
OTHER ADM EXP	.08	109

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.66**	**192**
REAL ESTATE TAX	1.49	192
BUILDING INS	.16	189
PERS PROP TAX	.23	18
OTHER TAX	.12	18
LEASING EXPENSES	**1.13**	**128**
ADV/PROMOTION	.05	73
COMMISSIONS	.14	33
PROF FEES	.38	84
TENANT ALTS	1.36	65
BUY-OUTS	.10	2
OTHER LEASING	.11	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.52**	**137**
CLEANING	.59	13
REPAIR/MAINT	.30	115
RDS/GROUNDS	.16	12
SECURITY	.16	7
ADMINISTRATIVE	.39	54
TOTAL CONTRACTS	**.98**	**201**
CLEANING	.69	172
REPAIR/MAINT	.28	52
RDS/GROUNDS	.23	165
SECURITY	.11	110
ADMINISTRATIVE	.58	184

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	280 BLDS	20,994,845 SQ. FT.				20,797,483 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	265					13.22	12.79	9.53	16.78	
RETAIL AREA	16	24.57	20.76	14.31	30.86					
OTHER AREA	4	2.12	3.65	1.01	6.46					
TOTAL RENT	269	13.31	12.79	9.55	16.67					
NET PARKING INC	43	.62	.33	.12	.96					
MISCELLANEOUS	163	.49	.09	.02	.34					
TOTAL INCOME	269	13.72	13.05	9.72	17.15					
EXPENSE										
CLEANING	267	.79	.76	.62	.92	.79	.76	.62	.94	
REPAIR-MAINT	267	.74	.66	.51	.88	.75	.66	.51	.88	
UTILITIES	263	1.59	1.53	1.26	1.84	1.60	1.53	1.26	1.87	
RDS/GRNDS/SEC	276	.37	.32	.21	.47	.37	.32	.21	.48	
ADMINISTRATIVE	277	.79	.72	.53	.95	.79	.72	.53	.96	
TOTAL OPER EXP	255	4.30	4.13	3.57	4.83	4.34	4.15	3.57	4.95	
FIXED EXPENSES	276	1.77	1.48	1.01	2.16	1.78	1.48	1.02	2.22	
TOTAL OPER + FIX	251	6.09	5.71	4.75	7.12	6.16	5.71	4.75	7.21	
LEASING EXP	206	1.72	.70	.17	2.01					
TOTAL PAYROLL	230	.53	.44	.27	.69					
TOTAL CONTRACT	266	1.00	.96	.71	1.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5428	242
AVG SQFT/RETAIL TENANT	2587	19
AVG SQFT/OFFICE WORKER	274	198
AVG % OFFICE OCCUPANCY	85.8	253
AVG % RETAIL OCCUPANCY	97.6	19
AVG $ RATE YR-END RENT	15.03	239
AVG NET PRKNG INC/STALL	277.81	29
RENTABLE/GROSS SQFT	.95	214

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**252**
PAYROLL	.45	26
CONTRACT	.64	244
SUP/MAT/MISC	.08	199
TRASH REMOVAL	.07	237
REPR/MAINT TOTAL	**.74**	**254**
PAYROLL	.31	199
ELEVATOR	.08	242
HVAC	.16	250
ELECTRICAL	.05	226
STRUCT/ROOF	.05	122
PLUMBING	.02	193
FIRE/LIFE SFTY	.03	158
OTHER MAINT/SUP	.17	248

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**251**
ELECTRICAL	1.45	250
GAS	.12	93
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.07	10
COAL		
WATER/SEWER	.08	210
RDS/GNDS/SEC TOTAL	**.37**	**264**
RDS/GNDS TOTAL	.25	255
RDS/GNDS PAYRL	.16	16
RDS/GNDS CONTR	.20	240
RDS/GNDS OTHER	.08	151

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	221
SEC PAYROLL	.16	13
SEC CONTRACTS	.15	206
SEC OTHER	.02	64
ADMIN TOTAL	**.79**	**264**
PAYROLL	.31	126
MGMT FEES	.50	254
PROF FEES	.09	167
GEN OFC EXP	.08	166
OTHER ADM EXP	.07	159

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.78**	**266**
REAL ESTATE TAX	1.61	266
BUILDING INS	.14	253
PERS PROP TAX	.03	36
OTHER TAX	.21	40
LEASING EXPENSES	**1.72**	**206**
ADV/PROMOTION	.08	145
COMMISSIONS	.13	58
PROF FEES	.42	152
TENANT ALTS	1.41	147
BUY-OUTS	2.21	10
OTHER LEASING	.69	51

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**230**
CLEANING	.45	26
REPAIR/MAINT	.31	199
RDS/GROUNDS	.16	16
SECURITY	.16	13
ADMINISTRATIVE	.31	126
TOTAL CONTRACTS	**1.00**	**266**
CLEANING	.64	244
REPAIR/MAINT	.27	91
RDS/GROUNDS	.20	240
SECURITY	.15	206
ADMINISTRATIVE	.55	258

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	481 BLDS	87,118,519 SQ. FT.				85,231,852 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	447					15.64	14.10	10.29	19.77	
RETAIL AREA	103	21.06	18.07	10.36	26.20					
OTHER AREA	31	6.25	3.92	1.51	6.99					
TOTAL RENT	450	15.65	14.14	10.27	19.66					
NET PARKING INC	162	.73	.48	.11	1.13					
MISCELLANEOUS	311	.58	.11	.03	.36					
TOTAL INCOME	450	16.38	14.92	10.57	20.22					
EXPENSE										
CLEANING	467	.87	.78	.65	.98	.88	.79	.65	1.01	
REPAIR-MAINT	469	.94	.82	.62	1.08	.95	.83	.63	1.11	
UTILITIES	464	1.56	1.49	1.24	1.81	1.58	1.50	1.25	1.82	
RDS/GRNDS/SEC	468	.44	.38	.25	.56	.45	.39	.26	.57	
ADMINISTRATIVE	479	.93	.86	.61	1.16	.95	.87	.61	1.21	
TOTAL OPER EXP	457	4.75	4.37	3.86	5.39	4.86	4.47	3.87	5.51	
FIXED EXPENSES	465	2.19	1.82	1.26	2.59	2.24	1.85	1.28	2.65	
TOTAL OPER + FIX	444	6.97	6.29	5.44	7.88	7.13	6.42	5.46	8.14	
LEASING EXP	360	1.83	.78	.17	2.00					
TOTAL PAYROLL	437	.72	.61	.41	.83					
TOTAL CONTRACT	467	1.16	1.06	.85	1.34					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8257	429
AVG SQFT/RETAIL TENANT	2568	111
AVG SQFT/OFFICE WORKER	285	362
AVG % OFFICE OCCUPANCY	87.1	444
AVG % RETAIL OCCUPANCY	91.8	115
AVG $ RATE YR-END RENT	18.37	376
AVG NET PRKNG INC/STALL	346.68	123
RENTABLE/GROSS SQFT	.94	381

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**455**
PAYROLL	.39	86
CONTRACT	.69	446
SUP/MAT/MISC	.07	380
TRASH REMOVAL	.06	426
REPR/MAINT TOTAL	**.94**	**455**
PAYROLL	.38	375
ELEVATOR	.14	449
HVAC	.15	449
ELECTRICAL	.05	416
STRUCT/ROOF	.06	250
PLUMBING	.02	394
FIRE/LIFE SFTY	.04	302
OTHER MAINT/SUP	.21	448

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.56**	**452**
ELECTRICAL	1.43	452
GAS	.10	161
FUEL OIL	.02	47
PURCH STEAM	.27	9
PURCH CH WTR	.24	21
COAL		
WATER/SEWER	.08	428
RDS/GNDS/SEC TOTAL	**.44**	**459**
RDS/GNDS TOTAL	.17	423
RDS/GNDS PAYRL	.10	33
RDS/GNDS CONTR	.14	388
RDS/GNDS OTHER	.06	261

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	442
SEC PAYROLL	.24	63
SEC CONTRACTS	.26	398
SEC OTHER	.05	183
ADMIN TOTAL	**.93**	**464**
PAYROLL	.32	345
MGMT FEES	.53	428
PROF FEES	.09	322
GEN OFC EXP	.10	373
OTHER ADM EXP	.07	330

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.18**	**454**
REAL ESTATE TAX	1.98	454
BUILDING INS	.17	444
PERS PROP TAX	.05	111
OTHER TAX	.16	106
LEASING EXPENSES	**1.83**	**360**
ADV/PROMOTION	.09	265
COMMISSIONS	.09	138
PROF FEES	.54	282
TENANT ALTS	1.66	263
BUY-OUTS	.33	25
OTHER LEASING	.17	112

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**437**
CLEANING	.39	86
REPAIR/MAINT	.38	375
RDS/GROUNDS	.10	33
SECURITY	.24	63
ADMINISTRATIVE	.32	345
TOTAL CONTRACTS	**1.16**	**467**
CLEANING	.69	446
REPAIR/MAINT	.33	183
RDS/GROUNDS	.14	388
SECURITY	.26	398
ADMINISTRATIVE	.58	440

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	184 BLDS	77,810,742 SQ. FT.				75,323,425 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	171					17.18	15.68	12.82	20.76
RETAIL AREA	95	15.51	11.50	6.60	20.60				
OTHER AREA	29	6.79	6.45	2.53	12.48				
TOTAL RENT	175	17.33	15.86	12.93	20.60				
NET PARKING INC	107	.95	.82	.38	1.29				
MISCELLANEOUS	133	.33	.21	.06	.48				
TOTAL INCOME	175	18.19	16.52	13.32	21.31				
EXPENSE									
CLEANING	183	.95	.82	.69	1.12	.97	.87	.69	1.15
REPAIR-MAINT	183	1.03	.98	.77	1.19	1.06	1.01	.80	1.25
UTILITIES	183	1.55	1.50	1.26	1.78	1.57	1.53	1.27	1.82
RDS/GRNDS/SEC	183	.46	.41	.32	.55	.48	.42	.33	.57
ADMINISTRATIVE	183	1.01	.96	.73	1.21	1.04	.98	.74	1.28
TOTAL OPER EXP	183	5.00	4.77	4.18	5.56	5.17	4.85	4.27	5.83
FIXED EXPENSES	181	2.52	1.89	1.51	2.87	2.60	1.97	1.56	2.93
TOTAL OPER + FIX	180	7.51	6.78	5.81	8.42	7.76	7.07	5.97	8.96
LEASING EXP	151	2.14	1.39	.43	2.59				
TOTAL PAYROLL	175	.83	.73	.51	1.04				
TOTAL CONTRACT	179	1.20	1.17	.87	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12037	166
AVG SQFT/RETAIL TENANT	2614	96
AVG SQFT/OFFICE WORKER	285	147
AVG % OFFICE OCCUPANCY	87.4	169
AVG % RETAIL OCCUPANCY	78.4	100
AVG $ RATE YR-END RENT	177.52	146
AVG NET PRKNG INC/STALL	585.24	90
RENTABLE/GROSS SQFT	.93	155

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**178**	**UTILITIES TOTAL**	**1.54**	**178**	SECURITY TOTAL	.35	175	**FIXED EXP TOTAL**	**2.49**	**176**	**TOTAL PAYROLL**	**.83**	**175**
PAYROLL	.29	43	ELECTRICAL	1.40	178	SEC PAYROLL	.26	60	REAL ESTATE TAX	2.30	176	CLEANING	.29	43
CONTRACT	.76	176	GAS	.05	53	SEC CONTRACTS	.27	147	BUILDING INS	.17	171	REPAIR/MAINT	.41	160
SUP/MAT'/MISC	.08	155	FUEL OIL	.02	37	SEC OTHER	.05	102	PERS PROP TAX	.03	59	RDS/GROUNDS	.05	13
TRASH REMOVAL	.06	165	PURCH STEAM	.18	16	**ADMIN TOTAL**	**1.01**	**179**	OTHER TAX	.08	46	SECURITY	.26	60
REPR/MAINT TOTAL	**1.02**	**177**	PURCH CH WTR	.40	17	PAYROLL	.30	164	**LEASING EXPENSES**	**2.14**	**151**	ADMINISTRATIVE	.30	164
PAYROLL	.41	160	COAL			MGMT FEES	.54	167	ADV/PROMOTION	.08	128	**TOTAL CONTRACTS**	**1.20**	**179**
ELEVATOR	.22	177	WATER/SEWER	.06	172	PROF FEES	.09	134	COMMISSIONS	.07	64	CLEANING	.76	176
HVAC	.12	173	**RDS/GNDS/SEC**	**.46**	**177**	GEN OFC EXP	.11	162	PROF FEES	.53	130	REPAIR/MAINT	.33	76
ELECTRICAL	.05	167	**TOTAL**			OTHER ADM EXP	.07	134	TENANT ALTS	1.49	127	RDS/GROUNDS	.10	144
STRUCT/ROOF	.05	97	RDS/GNDS TOTAL	.13	164				BUY-OUTS	.95	20	SECURITY	.27	147
PLUMBING	.02	162	RDS/GNDS PAYRL	.05	13				OTHER LEASING	.26	74	ADMINISTRATIVE	.59	173
FIRE/LIFE SFTY	.04	125	RDS/GNDS CONTR	.10	144									
OTHER MAINT/SUP	.19	173	RDS/GNDS OTHER	.05	110									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	85 BLDS	79,550,336 SQ. FT.				77,429,018 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	73					21.34	19.87	15.74	26.76
RETAIL AREA	49	17.78	14.56	8.50	25.79				
OTHER AREA	15	11.09	8.59	3.00	12.78				
TOTAL RENT	75	21.32	19.82	16.06	26.12				
NET PARKING INC	54	.73	.67	.28	1.00				
MISCELLANEOUS	63	.66	.23	.07	.63				
TOTAL INCOME	75	22.41	20.40	16.87	27.50				
EXPENSE									
CLEANING	85	1.11	1.08	.77	1.31	1.13	1.09	.78	1.33
REPAIR-MAINT	85	1.15	1.04	.81	1.29	1.17	1.05	.83	1.32
UTILITIES	83	1.50	1.40	1.10	1.89	1.52	1.42	1.12	1.89
RDS/GRNDS/SEC	83	.49	.45	.32	.59	.50	.46	.32	.60
ADMINISTRATIVE	84	.91	.87	.58	1.23	.93	.88	.60	1.27
TOTAL OPER EXP	83	5.11	4.84	4.28	5.60	5.25	4.94	4.43	5.84
FIXED EXPENSES	83	3.69	2.96	1.95	4.92	3.79	3.03	1.97	5.12
TOTAL OPER + FIX	81	8.86	8.29	6.43	11.11	9.11	8.31	6.55	11.87
LEASING EXP	56	1.80	.96	.22	2.57				
TOTAL PAYROLL	80	.93	.77	.48	.99				
TOTAL CONTRACT	83	1.36	1.37	1.00	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26826	78
AVG SQFT/RETAIL TENANT	2670	55
AVG SQFT/OFFICE WORKER	288	77
AVG % OFFICE OCCUPANCY	89.9	84
AVG % RETAIL OCCUPANCY	83.3	59
AVG $ RATE YR-END RENT	23.78	58
AVG NET PRKNG INC/STALL	775.18	48
RENTABLE/GROSS SQFT	.93	70

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**83**	**UTILITIES TOTAL**	**1.52**	**81**	SECURITY TOTAL	.40	63	**FIXED EXP TOTAL**	**3.71**	**82**	**TOTAL PAYROLL**	**.93**	**80**
PAYROLL	.60	19	ELECTRICAL	1.37	81	SEC PAYROLL	.36	27	REAL ESTATE TAX	3.47	82	CLEANING	.60	19
CONTRACT	.67	81	GAS	.05	30	SEC CONTRACTS	.29	74	BUILDING INS	.20	81	REPAIR/MAINT	.46	70
SUP/MAT/MISC	.08	73	FUEL OIL	.02	13	SEC OTHER	.04	49	PERS PROP TAX	.08	17	RDS/GROUNDS	.08	9
TRASH REMOVAL	.07	81	PURCH STEAM	.23	12	**ADMIN TOTAL**	**.90**	**81**	OTHER TAX	.06	28	SECURITY	.36	27
REPR/MAINT TOTAL	**1.13**	**82**	PURCH CH WTR	.51	5	PAYROLL	.29	72	**LEASING EXPENSES**	**1.80**	**56**	ADMINISTRATIVE	.29	72
PAYROLL	.48	70	COAL			MGMT FEES	.51	70	ADV/PROMOTION	.07	48	**TOTAL CONTRACTS**	**1.36**	**83**
ELEVATOR	.27	83	WATER/SEWER	.08	74	PROF FEES	.07	57	COMMISSIONS	.05	29	CLEANING	.87	81
HVAC	.14	81	**RDS/GNDS/SEC**	**.49**	**83**	GEN OFC EXP	.10	72	PROF FEES	.32	45	REPAIR/MAINT	.41	38
ELECTRICAL	.06	79	**TOTAL**			OTHER ADM EXP	.07	69	TENANT ALTS	1.28	44	RDS/GROUNDS	.07	65
STRUCT/ROOF	.05	50	RDS/GNDS TOTAL	.10	73				BUY-OUTS	1.21	8	SECURITY	.29	74
PLUMBING	.02	75	RDS/GNDS PAYRL	.08	9				OTHER LEASING	.52	31	ADMINISTRATIVE	.54	74
FIRE/LIFE SFTY	.03	64	RDS/GNDS CONTR	.07	65									
OTHER MAINT/SUP	.21	82	RDS/GNDS OTHER	.04	36									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	478 BLDS	118,573,611 SQ. FT.				113,656,140 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	439					15.57	12.16	9.10	16.39
RETAIL AREA	124	15.58	15.52	9.82	22.76				
OTHER AREA	63	6.26	5.81	3.08	11.01				
TOTAL RENT	448	15.57	12.19	9.19	16.42				
NET PARKING INC	140	.91	.73	.28	1.35				
MISCELLANEOUS	299	.59	.11	.04	.37				
TOTAL INCOME	449	16.51	12.42	9.42	17.21				
EXPENSE									
CLEANING	465	1.12	.87	.67	1.10	1.14	.87	.68	1.13
REPAIR-MAINT	469	1.35	1.02	.72	1.45	1.40	1.03	.73	1.47
UTILITIES	467	2.03	1.81	1.46	2.30	2.06	1.82	1.47	2.33
RDS/GRNDS/SEC	463	.45	.35	.23	.54	.47	.36	.23	.55
ADMINISTRATIVE	466	.85	.75	.48	1.02	.88	.77	.50	1.07
TOTAL OPER EXP	451	5.79	4.99	4.11	6.16	6.05	5.09	4.19	6.41
FIXED EXPENSES	455	2.74	1.58	1.07	2.30	2.86	1.62	1.08	2.37
TOTAL OPER + FIX	432	8.52	6.64	5.53	8.26	8.89	6.85	5.64	8.61
LEASING EXP	388	1.15	.61	.17	1.76				
TOTAL PAYROLL	413	1.30	.68	.44	1.04				
TOTAL CONTRACT	459	1.32	1.10	.75	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9370	415
AVG SQFT/RETAIL TENANT	3007	143
AVG SQFT/OFFICE WORKER	262	338
AVG % OFFICE OCCUPANCY	89.1	435
AVG % RETAIL OCCUPANCY	89.6	147
AVG $ RATE YR-END RENT	19.33	378
AVG NET PRKNG INC/STALL	906.00	110
RENTABLE/GROSS SQFT	.80	385

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**451**
PAYROLL	.43	113
CONTRACT	.84	435
SUP/MAT/MISC	.08	380
TRASH REMOVAL	.07	405
REPR/MAINT TOTAL	**1.34**	**454**
PAYROLL	.52	356
ELEVATOR	.22	423
HVAC	.22	445
ELECTRICAL	.07	400
STRUCT/ROOF	.11	242
PLUMBING	.03	385
FIRE/LIFE SFTY	.04	245
OTHER MAINT/SUP	.30	445

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.03**	**456**
ELECTRICAL	1.74	453
GAS	.12	219
FUEL OIL	.05	36
PURCH STEAM	.45	52
PURCH CH WTR	.33	34
COAL		
WATER/SEWER	.09	418
RDS/GNDS/SEC TOTAL	**.45**	**453**
RDS/GNDS TOTAL	.13	401
RDS/GNDS PAYRL	.08	43
RDS/GNDS CONTR	.10	361
RDS/GNDS OTHER	.06	239

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	393
SEC PAYROLL	.36	86
SEC CONTRACTS	.26	331
SEC OTHER	.04	153
ADMIN TOTAL	**.85**	**452**
PAYROLL	.32	300
MGMT FEES	.44	396
PROF FEES	.11	289
GEN OFC EXP	.09	343
OTHER ADM EXP	.09	298

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.74**	**447**
REAL ESTATE TAX	2.51	447
BUILDING INS	.20	441
PERS PROP TAX	.03	104
OTHER TAX	.14	114
LEASING EXPENSES	**1.15**	**388**
ADV/PROMOTION	.11	272
COMMISSIONS	.11	129
PROF FEES	.30	286
TENANT ALTS	.91	284
BUY-OUTS	.75	19
OTHER LEASING	.09	88

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.30**	**413**
CLEANING	.43	113
REPAIR/MAINT	.52	356
RDS/GROUNDS	.08	43
SECURITY	.36	86
ADMINISTRATIVE	.32	300
TOTAL CONTRACTS	**1.32**	**459**
CLEANING	.84	435
REPAIR/MAINT	.48	174
RDS/GROUNDS	.10	361
SECURITY	.26	331
ADMINISTRATIVE	.50	419

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS	2,580,378 SQ. FT.				2,566,977 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	87					10.72	10.30	7.80	12.87
RETAIL AREA									
OTHER AREA	2	1.01	1.59						
TOTAL RENT	88	10.72	10.19	7.80	12.87				
NET PARKING INC	4	.43	.32	.12	.66				
MISCELLANEOUS	45	.36	.08	.03	.53				
TOTAL INCOME	88	10.93	10.23	7.99	12.98				
EXPENSE									
CLEANING	86	.85	.82	.64	1.00	.86	.82	.64	1.00
REPAIR-MAINT	86	.92	.74	.50	1.16	.92	.78	.50	1.16
UTILITIES	87	1.83	1.65	1.42	2.28	1.83	1.65	1.42	2.28
RDS/GRNDS/SEC	87	.37	.28	.18	.49	.37	.28	.19	.49
ADMINISTRATIVE	86	.73	.64	.45	.89	.74	.64	.46	.89
TOTAL OPER EXP	83	4.67	4.52	3.65	5.40	4.70	4.52	3.65	5.40
FIXED EXPENSES	86	1.49	1.34	.87	1.85	1.50	1.34	.87	1.86
TOTAL OPER + FIX	79	6.18	5.92	4.87	7.41	6.22	6.08	4.87	7.41
LEASING EXP	70	1.35	.34	.12	1.91				
TOTAL PAYROLL	55	.68	.53	.36	.82				
TOTAL CONTRACT	86	1.09	.93	.67	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2788	83
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	64
AVG % OFFICE OCCUPANCY	86.7	88
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.36	72
AVG NET PRKNG INC/STALL	209.00	4
RENTABLE/GROSS SQFT	.93	72

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**84**
PAYROLL	.55	10
CONTRACT	.67	80
SUP/MAT/MISC	.09	70
TRASH REMOVAL	.09	72
REPR/MAINT TOTAL	**.92**	**82**
PAYROLL	.34	42
ELEVATOR	.09	62
HVAC	.31	81
ELECTRICAL	.07	68
STRUCT/ROOF	.04	39
PLUMBING	.03	70
FIRE/LIFE SFTY	.02	34
OTHER MAINT/SUP	.23	82

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**85**
ELECTRICAL	1.67	85
GAS	.18	40
FUEL OIL	.12	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	82
RDS/GNDS/SEC TOTAL	**.38**	**84**
RDS/GNDS TOTAL	.29	81
RDS/GNDS PAYRL	.07	5
RDS/GNDS CONTR	.23	72
RDS/GNDS OTHER	.13	51

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	48
SEC PAYROLL	.08	2
SEC CONTRACTS	.16	40
SEC OTHER	.05	14
ADMIN TOTAL	**.74**	**83**
PAYROLL	.49	26
MGMT FEES	.47	79
PROF FEES	.09	44
GEN OFC EXP	.09	48
OTHER ADM EXP	.06	39

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.51**	**83**
REAL ESTATE TAX	1.32	83
BUILDING INS	.17	83
PERS PROP TAX	.26	11
OTHER TAX	.14	13
LEASING EXPENSES	**1.35**	**70**
ADV/PROMOTION	.08	43
COMMISSIONS	.09	21
PROF FEES	.39	39
TENANT ALTS	1.61	44
BUY-OUTS		
OTHER LEASING	.05	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.68**	**55**
CLEANING	.55	10
REPAIR/MAINT	.34	42
RDS/GROUNDS	.07	5
SECURITY	.08	2
ADMINISTRATIVE	.49	26
TOTAL CONTRACTS	**1.09**	**86**
CLEANING	.67	80
REPAIR/MAINT	.51	23
RDS/GROUNDS	.23	72
SECURITY	.16	40
ADMINISTRATIVE	.51	80

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	104 BLDS	7,535,120 SQ. FT.				7,376,895 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	98					12.67	12.02	8.33	15.54
RETAIL AREA	14	21.69	21.10	12.67	35.71				
OTHER AREA	5	6.10	6.75	4.58	11.91				
TOTAL RENT	100	12.79	12.12	8.38	16.15				
NET PARKING INC	13	.91	.43	.18	1.29				
MISCELLANEOUS	67	.57	.11	.03	.39				
TOTAL INCOME	100	13.36	12.36	8.90	17.07				
EXPENSE									
CLEANING	101	.92	.79	.65	1.02	.93	.81	.65	1.09
REPAIR-MAINT	103	1.03	.85	.64	1.23	1.05	.87	.65	1.28
UTILITIES	100	1.90	1.80	1.41	2.14	1.92	1.80	1.42	2.15
RDS/GRNDS/SEC	99	.37	.31	.23	.46	.38	.31	.23	.46
ADMINISTRATIVE	103	.87	.81	.50	1.04	.89	.82	.53	1.09
TOTAL OPER EXP	98	5.13	4.58	4.09	5.93	5.25	4.70	4.12	6.09
FIXED EXPENSES	100	2.01	1.69	1.07	2.34	2.06	1.73	1.10	2.38
TOTAL OPER + FIX	93	7.13	6.37	5.35	8.16	7.30	6.67	5.37	8.20
LEASING EXP	84	1.35	.54	.18	2.11				
TOTAL PAYROLL	92	.72	.52	.30	.92				
TOTAL CONTRACT	100	1.14	.99	.77	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3517	89
AVG SQFT/RETAIL TENANT	3393	13
AVG SQFT/OFFICE WORKER	278	61
AVG % OFFICE OCCUPANCY	86.9	92
AVG % RETAIL OCCUPANCY	94.4	14
AVG $ RATE YR-END RENT	15.49	88
AVG NET PRKNG INC/STALL	403.65	7
RENTABLE/GROSS SQFT	.94	83

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**98**	**UTILITIES TOTAL**	**1.93**	**95**	SECURITY TOTAL	.18	77	**FIXED EXP TOTAL**	**2.02**	**98**	**TOTAL PAYROLL**	**.72**	**92**
PAYROLL	.59	22	ELECTRICAL	1.73	95	SEC PAYROLL	.22	8	REAL ESTATE TAX	1.77	96	CLEANING	.59	22
CONTRACT	.70	92	GAS	.20	41	SEC CONTRACTS	.17	69	BUILDING INS	.18	96	REPAIR/MAINT	.36	74
SUP/MAT/MISC	.09	78	FUEL OIL	.38	4	SEC OTHER	.03	23	PERS PROP TAX	.17	15	RDS/GROUNDS	.06	13
TRASH REMOVAL	.07	86	PURCH STEAM			**ADMIN TOTAL**	**.87**	**100**	OTHER TAX	.42	18	SECURITY	.22	8
REPR/MAINT TOTAL	**1.02**	**99**	PURCH CH WTR	.11	6	PAYROLL	.39	56				ADMINISTRATIVE	.39	56
PAYROLL	.36	74	COAL			MGMT FEES	.47	95	**LEASING EXPENSES**	**1.35**	**84**			
ELEVATOR	.10	90	WATER/SEWER	.09	85	PROF FEES	.11	66	ADV/PROMOTION	.06	59	**TOTAL CONTRACTS**	**1.14**	**100**
HVAC	.25	97	**RDS/GNDS/SEC TOTAL**	**.38**	**96**	GEN OFC EXP	.08	71	COMMISSIONS	.19	23	CLEANING	.70	92
ELECTRICAL	.05	85	RDS/GNDS TOTAL	.25	89	OTHER ADM EXP	.10	60	PROF FEES	.36	68	REPAIR/MAINT	.42	4
STRUCT/ROOF	.10	51	RDS/GNDS PAYRL	.06	13				TENANT ALTS	1.25	62	RDS/GROUNDS	.18	85
PLUMBING	.03	81	RDS/GNDS CONTR	.18	85				BUY-OUTS			SECURITY	.17	69
FIRE/LIFE SFTY	.03	43	RDS/GNDS OTHER	.10	57				OTHER LEASING	.10	12	ADMINISTRATIVE	.51	99

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	162 BLDS	29,765,712 SQ. FT.				28,853,696 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	145					13.61	12.31	9.10	16.49
RETAIL AREA	45	19.42	15.26	10.75	28.54				
OTHER AREA	27	5.17	5.88	2.28	12.05				
TOTAL RENT	146	13.64	12.26	9.18	16.45				
NET PARKING INC	60	1.13	.91	.25	1.62				
MISCELLANEOUS	98	.39	.10	.03	.27				
TOTAL INCOME	147	14.33	12.57	9.40	17.07				
EXPENSE									
CLEANING	158	.97	.89	.67	1.10	.98	.90	.67	1.13
REPAIR-MAINT	160	1.17	1.06	.74	1.46	1.19	1.07	.74	1.53
UTILITIES	160	1.88	1.77	1.47	2.23	1.90	1.79	1.47	2.26
RDS/GRNDS/SEC	159	.50	.42	.28	.64	.52	.43	.29	.66
ADMINISTRATIVE	160	.85	.76	.48	1.08	.87	.77	.52	1.10
TOTAL OPER EXP	155	5.37	5.06	4.10	6.16	5.55	5.17	4.24	6.46
FIXED EXPENSES	152	1.85	1.52	1.06	2.29	1.91	1.56	1.08	2.36
TOTAL OPER + FIX	146	7.17	6.73	5.61	8.06	7.41	6.89	5.68	8.54
LEASING EXP	131	1.22	.73	.19	1.60				
TOTAL PAYROLL	153	.88	.69	.47	1.02				
TOTAL CONTRACT	158	1.25	1.10	.78	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5932	138
AVG SQFT/RETAIL TENANT	2569	53
AVG SQFT/OFFICE WORKER	252	117
AVG % OFFICE OCCUPANCY	88.4	146
AVG % RETAIL OCCUPANCY	96.9	55
AVG $ RATE YR-END RENT	16.84	126
AVG NET PRKNG INC/STALL	577.65	46
RENTABLE/GROSS SQFT	.93	128

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**156**	**UTILITIES TOTAL**	**1.87**	**159**	SECURITY TOTAL	.36	154	**FIXED EXP TOTAL**	**1.85**	**151**	**TOTAL PAYROLL**	**.88**	**153**
PAYROLL	.35	38	ELECTRICAL	1.67	157	SEC PAYROLL	.31	33	REAL ESTATE TAX	1.61	151	CLEANING	.35	38
CONTRACT	.75	154	GAS	.10	84	SEC CONTRACTS	.32	131	BUILDING INS	.19	151	REPAIR/MAINT	.45	134
SUP/MAT/MISC	.09	132	FUEL OIL	.10	11	SEC OTHER	.05	58	PERS PROP TAX	.05	51	RDS/GROUNDS	.08	16
TRASH REMOVAL	.07	143	PURCH STEAM	.38	13	**ADMIN TOTAL**	**.84**	**159**	OTHER TAX	.17	47	SECURITY	.31	33
REPR/MAINT TOTAL	**1.16**	**158**	PURCH CH WTR	.39	12	PAYROLL	.34	117				ADMINISTRATIVE	.34	117
PAYROLL	.45	134	COAL			MGMT FEES	.49	133	**LEASING EXPENSES**	**1.22**	**131**			
ELEVATOR	.17	157	WATER/SEWER	.09	146	PROF FEES	.08	101	ADV/PROMOTION	.09	94	**TOTAL CONTRACTS**	**1.25**	**158**
HVAC	.20	155	**RDS/GNDS/SEC TOTAL**	**.50**	**158**	GEN OFC EXP	.09	131	COMMISSIONS	.08	44	CLEANING	.75	154
ELECTRICAL	.07	140	RDS/GNDS TOTAL	.16	139	OTHER ADM EXP	.07	108	PROF FEES	.38	102	REPAIR/MAINT	.39	58
STRUCT/ROOF	.13	92	RDS/GNDS PAYRL	.08	16				TENANT ALTS	1.05	97	RDS/GROUNDS	.12	126
PLUMBING	.02	133	RDS/GNDS CONTR	.12	126				BUY-OUTS	.29	8	SECURITY	.32	131
FIRE/LIFE SFTY	.03	97	RDS/GNDS OTHER	.07	86				OTHER LEASING	.06	34	ADMINISTRATIVE	.50	145

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	78 BLDS	32,816,506 SQ. FT.				31,712,330 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	72					15.41	15.11	10.41	18.60
RETAIL AREA	37	15.13	15.99	7.43	22.66				
OTHER AREA	14	6.13	5.51	4.51	9.44				
TOTAL RENT	75	15.25	14.17	10.30	18.43				
NET PARKING INC	41	1.05	.74	.38	1.37				
MISCELLANEOUS	54	.41	.13	.05	.37				
TOTAL INCOME	75	16.23	14.77	11.20	19.52				
EXPENSE									
CLEANING	77	1.09	.97	.72	1.27	1.11	.98	.75	1.29
REPAIR-MAINT	77	1.26	1.16	.87	1.56	1.29	1.19	.92	1.60
UTILITIES	77	2.10	1.96	1.57	2.57	2.13	1.99	1.58	2.62
RDS/GRNDS/SEC	77	.43	.38	.24	.52	.44	.39	.25	.56
ADMINISTRATIVE	75	.82	.75	.55	1.02	.85	.79	.58	1.05
TOTAL OPER EXP	74	5.65	5.62	4.63	6.24	5.85	5.72	4.70	6.51
FIXED EXPENSES	76	2.13	1.63	1.08	2.68	2.21	1.65	1.12	2.85
TOTAL OPER+FIX	73	7.72	7.16	5.82	9.00	7.98	7.44	5.97	9.79
LEASING EXP	65	1.56	.76	.21	2.05				
TOTAL PAYROLL	73	1.92	.74	.55	1.20				
TOTAL CONTRACT	76	1.32	1.22	.71	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12907	68
AVG SQFT/RETAIL TENANT	2665	45
AVG SQFT/OFFICE WORKER	274	61
AVG % OFFICE OCCUPANCY	89.9	70
AVG % RETAIL OCCUPANCY	85.3	46
AVG $ RATE YR-END RENT	18.21	60
AVG NET PRKNG INC/STALL	854.43	33
RENTABLE/GROSS SQFT	.91	66

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**73**	**UTILITIES TOTAL**	**2.00**	**76**	SECURITY TOTAL	.36	76	**FIXED EXP TOTAL**	**2.12**	**74**	**TOTAL PAYROLL**	**1.92**	**73**
PAYROLL	.39	31	ELECTRICAL	1.81	75	SEC PAYROLL	.34	24	REAL ESTATE TAX	1.87	74	CLEANING	.39	31
CONTRACT	.83	71	GAS	.17	36	SEC CONTRACTS	.28	62	BUILDING INS	.19	71	REPAIR/MAINT	.46	69
SUP/MAT/MISC	.07	65	FUEL OIL	.03	11	SEC OTHER	.04	36	PERS PROP TAX	.01	19	RDS/GROUNDS	.12	6
TRASH REMOVAL	.07	67	PURCH STEAM	.36	19				OTHER TAX	.19	25	SECURITY	.34	24
REPR/MAINT TOTAL	**1.22**	**74**	PURCH CH WTR	.24	11	**ADMIN TOTAL**	**.83**	**71**				ADMINISTRATIVE	.30	65
PAYROLL	.46	69	COAL	–	–	PAYROLL	.30	65	**LEASING EXPENSES**	**1.58**	**65**			
ELEVATOR	.23	74	WATER/SEWER	.10	68	MGMT FEES	.45	58	ADV/PROMOTION	.11	48	**TOTAL CONTRACTS**	**1.32**	**76**
HVAC	.19	73	**RDS/GNDS/SEC**	**.43**	**76**	PROF FEES	.10	51	COMMISSIONS	.17	24	CLEANING	.83	71
ELECTRICAL	.06	70	**TOTAL**			GEN OFC EXP	.08	63	PROF FEES	.36	49	REPAIR/MAINT	.49	33
STRUCT/ROOF	.05	38	RDS/GNDS TOTAL	.08	64	OTHER ADM EXP	.06	56	TENANT ALTS	1.16	50	RDS/GROUNDS	.07	52
PLUMBING	.03	64	RDS/GNDS PAYRL	.12	6				BUY-OUTS	1.63	8	SECURITY	.28	62
FIRE/LIFE SFTY	.04	45	RDS/GNDS CONTR	.07	52				OTHER LEASING	.16	18	ADMINISTRATIVE	.49	63
OTHER MAINT/SUP	.23	73	RDS/GNDS OTHER	.03	33									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	43 BLDS	45,875,896 SQ. FT.				43,146,242 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					17.95	15.06	9.95	22.54
RETAIL AREA	27	14.14	13.17	9.59	18.16				
OTHER AREA	15	6.62	5.52	3.64	15.97				
TOTAL RENT	39	17.80	14.86	10.80	21.34				
NET PARKING INC	22	.70	.61	.27	.81				
MISCELLANEOUS	35	.61	.29	.06	.74				
TOTAL INCOME	39	18.97	16.22	12.21	22.36				
EXPENSE									
CLEANING	43	1.28	1.15	.81	1.52	1.32	1.17	.83	1.55
REPAIR-MAINT	43	1.62	1.39	1.09	1.82	1.69	1.46	1.09	1.90
UTILITIES	43	2.12	1.98	1.51	2.57	2.16	1.98	1.52	2.61
RDS/GRNDS/SEC	41	.45	.36	.27	.55	.48	.38	.28	.56
ADMINISTRATIVE	42	.87	.76	.50	1.03	.92	.80	.54	1.08
TOTAL OPER EXP	43	6.32	6.11	4.78	7.15	6.72	6.33	4.98	7.92
FIXED EXPENSES	41	3.90	2.03	1.47	5.40	4.15	2.06	1.60	5.62
TOTAL OPER+FIX	41	10.21	9.44	6.33	11.28	10.85	9.86	6.80	11.91
LEASING EXP	38	.78	.55	.21	1.20				
TOTAL PAYROLL	40	1.26	.90	.61	1.42				
TOTAL CONTRACT	39	1.43	1.36	.90	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25468	37
AVG SQFT/RETAIL TENANT	3409	31
AVG SQFT/OFFICE WORKER	257	35
AVG % OFFICE OCCUPANCY	89.7	39
AVG % RETAIL OCCUPANCY	88.9	31
AVG $ RATE YR-END RENT	23.19	32
AVG NET PRKNG INC/STALL	1812.10	20
RENTABLE/GROSS SQFT	.88	36

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**40**	**UTILITIES TOTAL**	**2.12**	**41**	SECURITY TOTAL	.39	38	**FIXED EXP TOTAL**	**3.90**	**41**	**TOTAL PAYROLL**	**1.26**	**40**
PAYROLL	.50	12	ELECTRICAL	1.75	41	SEC PAYROLL	.38	19	REAL ESTATE TAX	3.69	41	CLEANING	.50	12
CONTRACT	.94	38	GAS	.07	18	SEC CONTRACTS	.21	29	BUILDING INS	.20	40	REPAIR/MAINT	.63	37
SUP/MAT/MISC	.08	35	FUEL OIL	.04	8	SEC OTHER	.03	22	PERS PROP TAX	.01	8	RDS/GROUNDS	.07	3
TRASH REMOVAL	.08	37	PURCH STEAM	.50	19				OTHER TAX	.06	11	SECURITY	.36	19
REPR/MAINT TOTAL	**1.62**	**41**	PURCH CH WTR	.40	5	**ADMIN TOTAL**	**.88**	**39**				ADMINISTRATIVE	.32	36
PAYROLL	.63	37	COAL	–	–	PAYROLL	.32	36	**LEASING EXPENSES**	**.78**	**39**			
ELEVATOR	.28	40	WATER/SEWER	.08	37	MGMT FEES	.40	31	ADV/PROMOTION	.14	28	**TOTAL CONTRACTS**	**1.43**	**39**
HVAC	.24	39	**RDS/GNDS/SEC**	**.45**	**39**	PROF FEES	.15	27	COMMISSIONS	.08	17	CLEANING	.94	38
ELECTRICAL	.09	37	**TOTAL**			GEN OFC EXP	.11	30	PROF FEES	.17	28	REPAIR/MAINT	.54	20
STRUCT/ROOF	.13	22	RDS/GNDS TOTAL	.10	28	OTHER ADM EXP	.12	35	TENANT ALTS	.60	31	RDS/GROUNDS	.08	26
PLUMBING	.02	37	RDS/GNDS PAYRL	.07	3				BUY-OUTS	.02	2	SECURITY	.21	29
FIRE/LIFE SFTY	.05	26	RDS/GNDS CONTR	.08	26				OTHER LEASING	.06	14	ADMINISTRATIVE	.50	32
OTHER MAINT/SUP	.40	40	RDS/GNDS OTHER	.05	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	212 BLDS	62,060,315 SQ. FT.				60,073,534 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	185					13.10	12.70	8.72	17.39
RETAIL AREA	79	18.01	15.87	9.30	23.73				
OTHER AREA	38	7.60	10.32	5.12	13.77				
TOTAL RENT	190	13.10	12.77	8.91	17.45				
NET PARKING INC	92	.83	.50	.23	.97				
MISCELLANEOUS	117	.31	.13	.04	.39				
TOTAL INCOME	190	13.65	13.23	9.19	18.10				
EXPENSE									
CLEANING	206	1.12	.97	.70	1.29	1.13	.99	.72	1.33
REPAIR-MAINT	211	1.47	1.32	.86	1.86	1.50	1.37	.90	2.02
UTILITIES	209	1.81	1.86	1.56	2.44	1.83	1.91	1.57	2.46
RDS/GRNDS/SEC	202	.40	.36	.19	.57	.42	.37	.20	.59
ADMINISTRATIVE	206	.74	.73	.48	1.17	.77	.78	.49	1.21
TOTAL OPER EXP	202	5.44	5.49	4.59	6.90	5.62	5.61	4.64	7.29
FIXED EXPENSES	207	2.68	1.67	1.02	2.68	2.77	1.75	1.08	3.02
TOTAL OPER+FIX	198	8.13	7.25	5.89	9.86	8.39	7.50	5.96	10.63
LEASING EXP	161	1.46	.64	.12	1.61				
TOTAL PAYROLL	191	1.11	.96	.59	1.41				
TOTAL CONTRACT	206	1.25	1.12	.78	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9268	180
AVG SQFT/RETAIL TENANT	2629	85
AVG SQFT/OFFICE WORKER	268	146
AVG % OFFICE OCCUPANCY	89.3	189
AVG % RETAIL OCCUPANCY	87.1	89
AVG $ RATE YR-END RENT	19.73	155
AVG NET PRKNG INC/STALL	678.32	56
RENTABLE/GROSS SQFT	1.13	162

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**201**
PAYROLL	.71	48
CONTRACT	.80	193
SUP/MAT/MISC	.08	163
TRASH REMOVAL	.07	181
REPR/MAINT TOTAL	**1.48**	**204**
PAYROLL	.58	165
ELEVATOR	.23	189
HVAC	.23	197
ELECTRICAL	.07	177
STRUCT/ROOF	.11	115
PLUMBING	.03	170
FIRE/LIFE SFTY	.09	104
OTHER MAINT/SUP	.31	196

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.77**	**203**
ELECTRICAL	1.42	203
GAS	.18	140
FUEL OIL	.04	31
PURCH STEAM	.31	37
PURCH CH WTR	.17	9
COAL		
WATER/SEWER	.10	197
RDS/GNDS/SEC TOTAL	**.41**	**197**
RDS/GNDS TOTAL	.08	166
RDS/GNDS PAYRL	.16	19
RDS/GNDS CONTR	.06	132
RDS/GNDS OTHER	.04	98

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	178
SEC PAYROLL	.48	48
SEC CONTRACTS	.22	140
SEC OTHER	.06	76
ADMIN TOTAL	**.73**	**201**
PAYROLL	.28	145
MGMT FEES	.33	154
PROF FEES	.10	127
GEN OFC EXP	.08	160
OTHER ADM EXP	.15	142

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.68**	**205**
REAL ESTATE TAX	2.40	205
BUILDING INS	.17	196
PERS PROP TAX	.10	53
OTHER TAX	.22	63
LEASING EXPENSES	**1.46**	**161**
ADV/PROMOTION	.05	103
COMMISSIONS	.07	50
PROF FEES	.53	129
TENANT ALTS	1.26	124
BUY-OUTS	.14	4
OTHER LEASING	.45	42

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.11**	**191**
CLEANING	.71	48
REPAIR/MAINT	.58	165
RDS/GROUNDS	.16	19
SECURITY	.48	48
ADMINISTRATIVE	.28	145
TOTAL CONTRACTS	**1.25**	**206**
CLEANING	.80	193
REPAIR/MAINT	.69	75
RDS/GROUNDS	.06	132
SECURITY	.22	140
ADMINISTRATIVE	.36	172

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	590,198 SQ. FT.				576,895 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					11.44	9.91	6.82	11.93
RETAIL AREA	2	12.94	11.79						
OTHER AREA									
TOTAL RENT	26	11.21	9.71	6.84	11.02				
NET PARKING INC	4	.15	.12	.04	.29				
MISCELLANEOUS	12	.55	.10	.02	1.06				
TOTAL INCOME	26	11.46	9.75	6.91	12.15				
EXPENSE									
CLEANING	23	.81	.84	.68	1.00	.82	.85	.68	1.00
REPAIR-MAINT	26	1.19	1.18	.68	1.44	1.22	1.18	.77	1.44
UTILITIES	25	1.92	1.76	1.41	2.12	1.95	1.76	1.41	2.12
RDS/GRNDS/SEC	23	.28	.26	.16	.40	.29	.26	.16	.40
ADMINISTRATIVE	25	.59	.53	.35	.77	.60	.53	.35	.78
TOTAL OPER EXP	23	4.91	4.84	3.97	5.70	4.95	4.98	4.11	5.70
FIXED EXPENSES	25	1.43	.97	.79	1.56	1.46	.97	.79	1.64
TOTAL OPER+FIX	22	6.44	5.95	4.99	7.01	6.49	5.99	5.10	7.01
LEASING EXP	18	1.43	.63	.17	1.90				
TOTAL PAYROLL	17	.76	.81	.35	1.08				
TOTAL CONTRACT	26	.86	.80	.43	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2232	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	352	14
AVG % OFFICE OCCUPANCY	90.6	20
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.33	20
AVG NET PRKNG INC/STALL	72.34	2
RENTABLE/GROSS SQFT	.91	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**21**
PAYROLL	.47	4
CONTRACT	.59	20
SUP/MAT/MISC	.09	16
TRASH REMOVAL	.09	17
REPR/MAINT TOTAL	**1.19**	**26**
PAYROLL	.47	16
ELEVATOR	.16	17
HVAC	.34	26
ELECTRICAL	.06	21
STRUCT/ROOF	.09	14
PLUMBING	.04	22
FIRE/LIFE SFTY	.01	11
OTHER MAINT/SUP	.27	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**25**
ELECTRICAL	1.58	25
GAS	.23	19
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	25
RDS/GNDS/SEC TOTAL	**.28**	**23**
RDS/GNDS TOTAL	.16	23
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	17
RDS/GNDS OTHER	.11	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	14
SEC PAYROLL	.41	2
SEC CONTRACTS	.16	11
SEC OTHER	.01	3
ADMIN TOTAL	**.59**	**25**
PAYROLL	.42	5
MGMT FEES	.42	24
PROF FEES	.07	13
GEN OFC EXP	.09	14
OTHER ADM EXP	.03	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.43**	**25**
REAL ESTATE TAX	1.23	25
BUILDING INS	.18	23
PERS PROP TAX	.19	3
OTHER TAX	.01	3
LEASING EXPENSES	**1.43**	**18**
ADV/PROMOTION	.03	8
COMMISSIONS	.04	2
PROF FEES	.43	15
TENANT ALTS	1.72	11
BUY-OUTS		
OTHER LEASING	.52	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.76**	**17**
CLEANING	.47	4
REPAIR/MAINT	.47	16
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE	.42	5
TOTAL CONTRACTS	**.86**	**26**
CLEANING	.59	20
REPAIR/MAINT	.57	8
RDS/GROUNDS	.13	17
SECURITY	.16	11
ADMINISTRATIVE	.42	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS	3,228,915 SQ. FT.				3,160,999 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	40					11.42	10.03	7.83	13.63
RETAIL AREA	6	18.12	23.33	12.96	29.37				
OTHER AREA	4	5.58	11.72	5.94	16.67				
TOTAL RENT	42	11.64	10.14	7.84	14.27				
NET PARKING INC	16	.51	.44	.16	.77				
MISCELLANEOUS	24	.11	.04	.02	.12				
TOTAL INCOME	42	12.02	10.40	7.91	14.28				
EXPENSE									
CLEANING	43	.95	.80	.66	1.10	.96	.84	.69	1.10
REPAIR-MAINT	43	1.32	1.01	.73	1.54	1.35	1.11	.76	1.61
UTILITIES	44	1.89	1.77	1.57	2.28	1.90	1.77	1.57	2.28
RDS/GRNDS/SEC	42	.37	.25	.16	.45	.38	.27	.16	.45
ADMINISTRATIVE	42	.78	.68	.39	1.04	.79	.71	.41	1.04
TOTAL OPER EXP	42	5.23	4.96	3.84	5.81	5.34	5.16	4.07	6.17
FIXED EXPENSES	43	1.59	1.36	.84	1.91	1.63	1.36	.85	1.95
TOTAL OPER+FIX	41	6.88	6.39	5.00	7.60	7.04	6.70	5.02	7.60
LEASING EXP	28	1.00	.64	.20	1.51				
TOTAL PAYROLL	35	1.11	.87	.42	1.51				
TOTAL CONTRACT	40	1.07	.93	.71	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3035	36
AVG SQFT/RETAIL TENANT	1717	9
AVG SQFT/OFFICE WORKER	234	33
AVG % OFFICE OCCUPANCY	87.6	40
AVG % RETAIL OCCUPANCY	81.8	9
AVG $ RATE YR-END RENT	14.98	37
AVG NET PRKNG INC/STALL	322.87	7
RENTABLE/GROSS SQFT	.92	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**41**
PAYROLL	.89	7
CONTRACT	.70	39
SUP/MAT/MISC	.08	33
TRASH REMOVAL	.07	34
REPR/MAINT TOTAL	**1.26**	**40**
PAYROLL	.58	29
ELEVATOR	.19	38
HVAC	.24	39
ELECTRICAL	.06	33
STRUCT/ROOF	.11	16
PLUMBING	.03	34
FIRE/LIFE SFTY	.10	23
OTHER MAINT/SUP	.26	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**40**
ELECTRICAL	1.61	40
GAS	.17	27
FUEL OIL	.10	5
PURCH STEAM	.44	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	39
RDS/GNDS/SEC TOTAL	**.37**	**39**
RDS/GNDS TOTAL	.13	36
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR	.14	23
RDS/GNDS OTHER	.05	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	32
SEC PAYROLL	.33	4
SEC CONTRACTS	.28	24
SEC OTHER	.06	13
ADMIN TOTAL	**.79**	**39**
PAYROLL	.44	26
MGMT FEES	.44	30
PROF FEES	.05	18
GEN OFC EXP	.09	28
OTHER ADM EXP	.09	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.60**	**41**
REAL ESTATE TAX	1.38	41
BUILDING INS	.17	39
PERS PROP TAX	.02	6
OTHER TAX	.18	12
LEASING EXPENSES	**1.80**	**28**
ADV/PROMOTION	.06	15
COMMISSIONS	.04	10
PROF FEES	1.19	22
TENANT ALTS	.75	22
BUY-OUTS		
OTHER LEASING	.07	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.11**	**36**
CLEANING	.89	7
REPAIR/MAINT	.58	28
RDS/GROUNDS	.17	2
SECURITY	.33	4
ADMINISTRATIVE	.44	26
TOTAL CONTRACTS	**1.07**	**40**
CLEANING	.70	39
REPAIR/MAINT	.46	11
RDS/GROUNDS	.14	23
SECURITY	.28	24
ADMINISTRATIVE	.45	32

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS	16,531,886 SQ. FT.				15,863,826 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	73					14.58	14.17	9.12	18.99
RETAIL AREA	41	22.44	19.68	11.27	25.42				
OTHER AREA	21	3.86	10.57	5.07	13.61				
TOTAL RENT	74	14.69	13.68	9.19	18.35				
NET PARKING INC	47	.90	.64	.40	1.28				
MISCELLANEOUS	44	.36	.19	.05	.51				
TOTAL INCOME	74	15.49	14.98	10.47	19.50				
EXPENSE									
CLEANING	84	1.07	.99	.71	1.30	1.10	.99	.71	1.33
REPAIR-MAINT	85	1.70	1.48	.95	2.17	1.77	1.48	1.00	2.27
UTILITIES	83	2.10	1.91	1.61	2.52	2.14	2.03	1.68	2.53
RDS/GRNDS/SEC	85	.45	.38	.21	.58	.48	.39	.23	.62
ADMINISTRATIVE	84	.92	.85	.53	1.27	.97	.93	.58	1.32
TOTAL OPER EXP	82	6.25	5.74	4.90	7.11	6.59	6.01	5.08	7.87
FIXED EXPENSES	83	2.53	1.74	1.18	3.23	2.67	1.90	1.23	3.31
TOTAL OPER+FIX	80	8.73	7.71	6.28	10.30	9.20	8.52	6.32	11.82
LEASING EXP	69	1.90	.74	.13	1.43				
TOTAL PAYROLL	84	1.21	1.01	.59	1.41				
TOTAL CONTRACT	85	1.26	1.18	.85	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6808	77
AVG SQFT/RETAIL TENANT	2787	41
AVG SQFT/OFFICE WORKER	259	85
AVG % OFFICE OCCUPANCY	88.5	79
AVG % RETAIL OCCUPANCY	88.4	44
AVG $ RATE YR-END RENT	17.99	63
AVG NET PRKNG INC/STALL	538.86	27
RENTABLE/GROSS SQFT	.93	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**84**
PAYROLL	.78	17
CONTRACT	.80	82
SUP/MAT/MISC	.08	66
TRASH REMOVAL	.07	78
REPR/MAINT TOTAL	**1.72**	**82**
PAYROLL	.70	73
ELEVATOR	.21	81
HVAC	.32	80
ELECTRICAL	.08	77
STRUCT/ROOF	.21	56
PLUMBING	.04	72
FIRE/LIFE SFTY	.04	40
OTHER MAINT/SUP	.29	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.09**	**82**
ELECTRICAL	1.69	82
GAS	.18	59
FUEL OIL	.08	15
PURCH STEAM	.50	14
PURCH CH WTR	1.35	3
COAL		
WATER/SEWER	.10	82
RDS/GNDS/SEC TOTAL	**.46**	**83**
RDS/GNDS TOTAL	.11	62
RDS/GNDS PAYRL	.07	8
RDS/GNDS CONTR	.08	55
RDS/GNDS OTHER	.05	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	63
SEC PAYROLL	.30	23
SEC CONTRACTS	.34	63
SEC OTHER	.09	35
ADMIN TOTAL	**.92**	**84**
PAYROLL	.38	70
MGMT FEES	.55	60
PROF FEES	.15	57
GEN OFC EXP	.08	69
OTHER ADM EXP	.05	65

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.53**	**83**
REAL ESTATE TAX	2.17	83
BUILDING INS	.19	83
PERS PROP TAX	.10	31
OTHER TAX	.34	30
LEASING EXPENSES	**1.90**	**99**
ADV/PROMOTION	.08	46
COMMISSIONS	.09	20
PROF FEES	.65	60
TENANT ALTS	1.24	58
BUY-OUTS		
OTHER LEASING	.72	19

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.21**	**84**
CLEANING	.78	17
REPAIR/MAINT	.70	7
RDS/GROUNDS	.07	8
SECURITY	.30	23
ADMINISTRATIVE	.38	70
TOTAL CONTRACTS	**1.26**	**85**
CLEANING	.80	82
REPAIR/MAINT	.51	29
RDS/GROUNDS	.08	55
SECURITY	.34	63
ADMINISTRATIVE	.50	69

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS	18,050,196 SQ. FT.				17,446,046 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					16.53	14.99	10.24	20.31
RETAIL AREA	23	16.15	10.91	7.83	18.85				
OTHER AREA	9	8.76	10.06	3.17	15.53				
TOTAL RENT	37	16.32	14.98	10.09	20.31				
NET PARKING INC	21	.78	.32	.16	1.32				
MISCELLANEOUS	30	.46	.17	.06	.47				
TOTAL INCOME	37	17.10	15.69	10.40	22.02				
EXPENSE									
CLEANING	43	1.34	1.23	.82	1.70	1.36	1.23	.83	1.74
REPAIR-MAINT	44	1.62	1.43	.93	1.84	1.65	1.46	.95	1.86
UTILITIES	44	2.05	1.83	1.49	2.40	2.06	1.85	1.50	2.45
RDS/GRNDS/SEC	40	.51	.45	.25	.71	.53	.46	.26	.73
ADMINISTRATIVE	43	.86	.77	.53	1.18	.89	.80	.57	1.22
TOTAL OPER EXP	43	6.42	6.00	5.15	7.35	6.65	6.26	5.27	7.39
FIXED EXPENSES	44	3.15	2.20	1.38	4.43	3.26	2.26	1.44	4.79
TOTAL OPER + FIX	43	9.63	9.32	6.42	10.89	9.97	9.55	6.67	11.21
LEASING EXP	37	2.01	.78	.11	1.81				
TOTAL PAYROLL	43	1.40	1.03	.65	1.60				
TOTAL CONTRACT	43	1.44	1.31	.83	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13151	36
AVG SQFT/RETAIL TENANT	2158	25
AVG SQFT/OFFICE WORKER	280	36
AVG % OFFICE OCCUPANCY	88.7	39
AVG % RETAIL OCCUPANCY	80.5	25
AVG $ RATE YR-END RENT	20.97	27
AVG NET PRKNG INC/STALL	771.34	17
RENTABLE/GROSS SQFT	.89	37

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**43**	**UTILITIES TOTAL**	**2.05**	**44**	SECURITY TOTAL	.43	38	**FIXED EXP TOTAL**	**3.15**	**44**	**TOTAL PAYROLL**	**1.40**	**43**
PAYROLL	.67	16	ELECTRICAL	1.66	44	SEC PAYROLL	.39	14	REAL ESTATE TAX	2.92	44	CLEANING	.67	16
CONTRACT	1.02	40	GAS	.19	28	SEC CONTRACTS	.31	33	BUILDING INS	.21	41	REPAIR/MAINT	.72	37
SUP/MAT/MISC	.13	38	FUEL OIL	.08	7	SEC OTHER	.03	18	PERS PROP TAX	.04	9	RDS/GROUNDS	.20	8
TRASH REMOVAL	.07	41	PURCH STEAM	.44	15	**ADMIN TOTAL**	**.87**	**42**	OTHER TAX	.11	13	SECURITY	.39	14
REPR/MAINT TOTAL	**1.62**	**44**	PURCH CH WTR	.48	3	PAYROLL	.36	33				ADMINISTRATIVE	.36	33
PAYROLL	.72	37	COAL			MGMT FEES	.39	33	**LEASING EXPENSES**	**2.01**	**37**			
ELEVATOR	.28	42	WATER/SEWER	.08	40	PROF FEES	.16	30	ADV/PROMOTION	.08	26	**TOTAL CONTRACTS**	**1.44**	**43**
HVAC	.26	42	**RDS/GNDS/SEC**	**.51**	**40**	GEN OFC EXP	.11	38	COMMISSIONS	.09	13	CLEANING	1.02	40
ELECTRICAL	.08	35	**TOTAL**			OTHER ADM EXP	.09	32	PROF FEES	.46	26	REPAIR/MAINT	.43	20
STRUCT/ROOF	.14	22	RDS/GNDS TOTAL	.13	35				TENANT ALTS	2.15	27	RDS/GROUNDS	.07	28
PLUMBING	.04	31	RDS/GNDS PAYRL	.20	8				BUY-OUTS	.17	3	SECURITY	.31	33
FIRE/LIFE SFTY	.03	21	RDS/GNDS CONTR	.07	28				OTHER LEASING	.08	9	ADMINISTRATIVE	.48	36
OTHER MAINT/SUP	.34	42	RDS/GNDS OTHER	.04	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	12,981,753 SQ. FT.				12,558,180 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					20.89	18.25	14.41	23.01
RETAIL AREA	7	5.58	10.83	4.51	16.82				
OTHER AREA	4	10.74	10.76	4.89	40.34				
TOTAL RENT	11	19.76	17.32	13.79	22.60				
NET PARKING INC	4	.87	.74	.44	1.28				
MISCELLANEOUS	7	.54	.08	.04	.15				
TOTAL INCOME	11	20.33	19.61	14.22	23.56				
EXPENSE									
CLEANING	13	1.84	1.30	.97	2.41	1.87	1.30	1.02	2.45
REPAIR-MAINT	13	2.22	2.24	1.45	2.79	2.26	2.33	1.46	2.79
UTILITIES	13	2.59	2.36	1.87	3.19	2.61	2.36	1.89	3.22
RDS/GRNDS/SEC	12	.57	.44	.32	.52	.59	.46	.34	.55
ADMINISTRATIVE	12	1.00	.76	.65	1.40	1.03	.81	.66	1.43
TOTAL OPER EXP	12	7.89	7.43	5.90	8.73	8.18	7.58	6.00	9.09
FIXED EXPENSES	12	4.94	2.49	1.79	6.42	5.12	2.50	1.90	6.55
TOTAL OPER + FIX	12	12.83	10.71	7.98	14.44	13.30	11.42	8.09	14.71
LEASING EXP	9	1.57	.17	.06	3.34				
TOTAL PAYROLL	12	1.56	1.23	.94	1.60				
TOTAL CONTRACT	12	2.15	1.67	.95	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43556	10
AVG SQFT/RETAIL TENANT	4327	9
AVG SQFT/OFFICE WORKER	268	8
AVG % OFFICE OCCUPANCY	91.4	11
AVG % RETAIL OCCUPANCY	98.5	10
AVG $ RATE YR-END RENT	22.80	8
AVG NET PRKNG INC/STALL	1325.40	3
RENTABLE/GROSS SQFT	.86	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.65**	**12**	**UTILITIES TOTAL**	**2.47**	**12**	SECURITY TOTAL	.55	11	**FIXED EXP TOTAL**	**4.94**	**12**	**TOTAL PAYROLL**	**1.56**	**12**
PAYROLL	.69	4	ELECTRICAL	1.90	12	SEC PAYROLL	.75	5	REAL ESTATE TAX	4.42	12	CLEANING	.69	4
CONTRACT	1.25	12	GAS	.17	7	SEC CONTRACTS	.19	9	BUILDING INS	.23	10	REPAIR/MAINT	.82	11
SUP/MAT/MISC	.09	10	FUEL OIL	.07	3	SEC OTHER	.05	7	PERS PROP TAX	.16	4	RDS/GROUNDS		
TRASH REMOVAL	.15	11	PURCH STEAM	.69	4	**ADMIN TOTAL**	**.94**	**11**	OTHER TAX	.67	5	SECURITY	.75	5
REPR/MAINT TOTAL	**2.31**	**12**	PURCH CH WTR	.44	2	PAYROLL	.28	11				ADMINISTRATIVE	.28	11
PAYROLL	.82	11	COAL			MGMT FEES	.29	7	**LEASING EXPENSES**	**1.57**	**9**			
ELEVATOR	.39	11	WATER/SEWER	.13	11	PROF FEES	.10	9	ADV/PROMOTION	.04	6	**TOTAL CONTRACTS**	**2.15**	**12**
HVAC	.25	11	**RDS/GNDS/SEC**	**.57**	**12**	GEN OFC EXP	.12	11	COMMISSIONS	.03	5	CLEANING	1.25	12
ELECTRICAL	.12	11	**TOTAL**			OTHER ADM EXP	.47	8	PROF FEES	.25	6	REPAIR/MAINT	1.21	7
STRUCT/ROOF	.09	7	RDS/GNDS TOTAL	.06	10				TENANT ALTS	2.15	6	RDS/GROUNDS	.05	9
PLUMBING	.03	11	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	9
FIRE/LIFE SFTY	.19	9	RDS/GNDS CONTR	.05	9				OTHER LEASING	.58	4	ADMINISTRATIVE	.25	10
OTHER MAINT/SUP	.59	12	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	62 BLDS	14,181,661 SQ. FT.				13,456,348 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	50					17.13	13.63	8.42	17.78	
RETAIL AREA	23	19.49	18.04	6.83	30.30					
OTHER AREA	12	4.79	6.89	1.19	11.76					
TOTAL RENT	51	18.97	12.30	8.38	18.78					
NET PARKING INC	13	.76	.16	.07	2.06					
MISCELLANEOUS	28	1.06	.16	.04	.43					
TOTAL INCOME	51	19.88	14.19	8.46	21.29					
EXPENSE										
CLEANING	59	1.68	1.18	.78	1.53	1.73	1.18	.80	1.62	
REPAIR-MAINT	60	1.86	1.55	1.26	2.06	1.92	1.66	1.29	2.22	
UTILITIES	61	2.49	2.07	1.49	2.62	2.54	2.08	1.50	2.64	
RDS/GRNDS/SEC	59	.58	.33	.11	.77	.61	.35	.12	.81	
ADMINISTRATIVE	57	.89	.80	.17	1.12	.94	.82	.48	1.23	
TOTAL OPER EXP	58	7.53	6.29	4.13	7.92	7.93	6.72	5.21	8.29	
FIXED EXPENSES	59	3.56	1.82	.93	2.75	3.75	2.10	.96	3.05	
TOTAL OPER+FIX	58	11.02	8.09	5.92	10.33	11.62	9.22	6.09	11.04	
LEASING EXP	37	1.53	.42	.16	1.60					
TOTAL PAYROLL	58	1.30	.89	.52	2.08					
TOTAL CONTRACT	59	1.91	1.21	.61	1.99					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9333	53
AVG SQFT/RETAIL TENANT	3440	28
AVG SQFT/OFFICE WORKER	242	47
AVG % OFFICE OCCUPANCY	91.5	57
AVG % RETAIL OCCUPANCY	94.8	29
AVG $ RATE YR-END RENT	17.22	41
AVG NET PRKNG INC/STALL	853.68	11
RENTABLE/GROSS SQFT	.90	42

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.66**	**57**
PAYROLL	.63	16
CONTRACT	1.34	52
SUP/MAT/MISC	.09	52
TRASH REMOVAL	.14	53
REPR/MAINT TOTAL	**1.88**	**58**
PAYROLL	.80	46
ELEVATOR	.26	56
HVAC	.39	55
ELECTRICAL	.14	49
STRUCT/ROOF	.21	33
PLUMBING	.04	43
FIRE/LIFE SFTY	.07	35
OTHER MAINT/SUP	.32	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.51**	**59**
ELECTRICAL	1.97	59
GAS	.14	40
FUEL OIL	.03	7
PURCH STEAM	.55	18
PURCH CH WTR	.47	6
COAL		
WATER/SEWER	.10	57
RDS/GNDS/SEC TOTAL	**.58**	**58**
RDS/GNDS TOTAL	.10	43
RDS/GNDS PAYRL	.23	5
RDS/GNDS CONTR	.07	35
RDS/GNDS OTHER	.04	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	50
SEC PAYROLL	.40	12
SEC CONTRACTS	.46	41
SEC OTHER	.04	23
ADMIN TOTAL	**.89**	**55**
PAYROLL	.42	38
MGMT FEES	.44	35
PROF FEES	.12	38
GEN OFC EXP	.14	40
OTHER ADM EXP	.09	35

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.58**	**57**
REAL ESTATE TAX	3.34	57
BUILDING INS	.20	58
PERS PROP TAX	.41	10
OTHER TAX	.10	20
LEASING EXPENSES	**1.53**	**37**
ADV/PROMOTION	.06	26
COMMISSIONS	.04	15
PROF FEES	.23	23
TENANT ALTS	.72	25
BUY-OUTS	.16	2
OTHER LEASING	2.35	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.30**	**58**
CLEANING	.83	16
REPAIR/MAINT	.80	46
RDS/GROUNDS	.23	5
SECURITY	.40	12
ADMINISTRATIVE	.42	38
TOTAL CONTRACTS	**1.91**	**59**
CLEANING	1.34	52
REPAIR/MAINT	.91	19
RDS/GROUNDS	.07	35
SECURITY	.46	41
ADMINISTRATIVE	.43	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	15 BLDS	420,985 SQ. FT.				411,789 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	14					11.14	10.42	7.61	11.17	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	14	11.00	9.88	7.61	11.20					
NET PARKING INC										
MISCELLANEOUS	6	.15	.05	.02	.16					
TOTAL INCOME	14	11.31	9.88	7.61	12.00					
EXPENSE										
CLEANING	15	.92	.98	.71	1.15	.93	.98	.71	1.16	
REPAIR-MAINT	15	1.28	1.32	.95	1.59	1.31	1.32	.95	1.72	
UTILITIES	14	1.99	1.70	1.20	2.41	1.99	1.70	1.20	2.41	
RDS/GRNDS/SEC	14	.36	.25	.06	.46	.37	.25	.06	.48	
ADMINISTRATIVE	12	.56	.52	.46	.83	.58	.53	.46	.84	
TOTAL OPER EXP	14	4.95	4.72	3.59	5.25	5.06	4.90	3.63	5.65	
FIXED EXPENSES	15	1.54	1.01	.81	1.50	1.57	1.08	.81	1.50	
TOTAL OPER+FIX	14	6.52	5.92	4.88	6.62	6.68	6.09	4.88	6.64	
LEASING EXP	8	.74	.51	.37	1.06					
TOTAL PAYROLL	13	.79	.48	.22	1.00					
TOTAL CONTRACT	15	.87	1.03	.52	1.22					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1732	12
AVG SQFT/RETAIL TENANT	538	2
AVG SQFT/OFFICE WORKER	278	12
AVG % OFFICE OCCUPANCY	86.8	14
AVG % RETAIL OCCUPANCY	52.3	2
AVG $ RATE YR-END RENT	11.20	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**15**
PAYROLL	.52	4
CONTRACT	.67	14
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.08	14
REPR/MAINT TOTAL	**1.28**	**15**
PAYROLL	.53	11
ELEVATOR	.16	13
HVAC	.27	12
ELECTRICAL	.08	9
STRUCT/ROOF	.11	7
PLUMBING	.05	10
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.49	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.99**	**14**
ELECTRICAL	1.64	14
GAS	.29	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	**.36**	**14**
RDS/GNDS TOTAL	.18	12
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.10	11
RDS/GNDS OTHER	.10	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	12
SEC PAYROLL	.63	2
SEC CONTRACTS	.08	10
SEC OTHER	.11	3
ADMIN TOTAL	**.56**	**12**
PAYROLL		
MGMT FEES	.42	10
PROF FEES	.15	10
GEN OFC EXP	.11	5
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.54**	**15**
REAL ESTATE TAX	1.33	15
BUILDING INS	.21	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.74**	**8**
ADV/PROMOTION	.06	6
COMMISSIONS	.04	2
PROF FEES	.39	7
TENANT ALTS	.51	5
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**13**
CLEANING	.52	4
REPAIR/MAINT	.53	11
RDS/GROUNDS	.13	2
SECURITY	.63	2
ADMINISTRATIVE		
TOTAL CONTRACTS	**.87**	**15**
CLEANING	.67	14
REPAIR/MAINT	.58	4
RDS/GROUNDS	.10	11
SECURITY	.08	10
ADMINISTRATIVE	.57	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	396,600 SQ. FT.				360,616 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.23	18.36	13.77	23.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	18.25	18.36	13.77	22.70				
NET PARKING INC									
MISCELLANEOUS	2	.14	.13						
TOTAL INCOME	4	18.33	18.41	13.82	22.79				
EXPENSE									
CLEANING	5	1.36	1.44	.88	1.77	1.40	1.44	.88	1.88
REPAIR-MAINT	5	2.04	1.66	1.32	2.91	2.17	1.66	1.40	3.13
UTILITIES	5	2.41	2.26	1.94	3.15	2.47	2.26	2.06	3.15
RDS/GRNDS/SEC	4	.49	.22	.08	1.00	.55	.26	.08	1.25
ADMINISTRATIVE	5	.74	.64	.49	.96	.81	.64	.53	1.15
TOTAL OPER EXP	5	6.93	7.18	5.83	8.09	7.62	8.27	6.62	8.64
FIXED EXPENSES	5	2.35	2.47	1.17	3.54	2.59	2.47	1.51	3.54
TOTAL OPER+FIX	5	9.29	8.09	7.91	11.49	10.21	10.55	8.91	11.49
LEASING EXP	3	.57	.26						
TOTAL PAYROLL	4	1.63	1.73	.28	3.03				
TOTAL CONTRACT	3	1.55	1.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1689	4
AVG SQFT/RETAIL TENANT	5969	2
AVG SQFT/OFFICE WORKER	236	4
AVG % OFFICE OCCUPANCY	93.5	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.01	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**4**	**UTILITIES TOTAL**	**2.51**	**4**	SECURITY TOTAL	.45	4	**FIXED EXP TOTAL**	**2.25**	**4**	**TOTAL PAYROLL**	**1.63**	**4**
PAYROLL			ELECTRICAL	1.59	4	SEC PAYROLL			REAL ESTATE TAX	2.07	4	CLEANING		
CONTRACT	1.33	3	GAS	.27	3	SEC CONTRACTS	.22	2	BUILDING INS	.15	4	REPAIR/MAINT	1.20	3
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER	.11	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	**.78**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.24**	**4**	PURCH CH WTR			PAYROLL	.55	2				ADMINISTRATIVE	.55	2
PAYROLL	1.20	3	COAL			MGMT FEES	.54	2	**LEASING EXPENSES**	**.57**	**3**			
ELEVATOR	.23	4	WATER/SEWER	.14	4	PROF FEES			ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**1.55**	**3**
HVAC	.41	4	**RDS/GNDS/SEC**	**.49**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	1.33	3
ELECTRICAL	.09	3	**TOTAL**			OTHER ADM EXP	.32	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.16	2	RDS/GNDS TOTAL	.06	3				TENANT ALTS	.66	2	RDS/GROUNDS		
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	2
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR						OTHER LEASING	.03	2	ADMINISTRATIVE	.54	2
OTHER MAINT/SUP	.44	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,718,394 SQ. FT.				4,451,475 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					15.24	14.95	8.13	21.19
RETAIL AREA	12	19.67	20.61	10.88	29.41				
OTHER AREA	5	5.79	12.17	1.08	28.37				
TOTAL RENT	19	15.25	13.96	7.91	21.78				
NET PARKING INC	8	.69	.08	.07	1.00				
MISCELLANEOUS	8	1.01	.31	.09	.55				
TOTAL INCOME	19	15.98	14.76	7.98	23.46				
EXPENSE									
CLEANING	24	1.30	1.04	.79	1.50	1.34	1.05	.80	1.57
REPAIR-MAINT	24	2.06	1.78	1.48	2.21	2.13	1.86	1.54	2.32
UTILITIES	26	2.07	1.86	1.40	2.47	2.10	1.86	1.49	2.47
RDS/GRNDS/SEC	25	.47	.36	.08	.79	.50	.37	.09	.83
ADMINISTRATIVE	24	.96	.80	.43	1.47	1.02	.87	.46	1.57
TOTAL OPER EXP	24	6.59	6.36	4.62	8.78	6.96	7.03	4.85	9.35
FIXED EXPENSES	23	2.75	1.82	.79	3.89	2.93	1.95	.79	3.89
TOTAL OPER+FIX	22	8.74	8.33	4.97	10.35	9.26	9.22	5.11	11.37
LEASING EXP	13	1.24	.99	.24	1.84				
TOTAL PAYROLL	25	2.14	1.74	.82	2.72				
TOTAL CONTRACT	25	1.18	.90	.39	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7885	23
AVG SQFT/RETAIL TENANT	2980	13
AVG SQFT/OFFICE WORKER	348	19
AVG % OFFICE OCCUPANCY	90.1	24
AVG % RETAIL OCCUPANCY	91.4	13
AVG $ RATE YR-END RENT	16.94	17
AVG NET PRKNG INC/STALL	608.49	7
RENTABLE/GROSS SQFT	.89	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.32**	**23**	**UTILITIES TOTAL**	**2.09**	**25**	SECURITY TOTAL	.50	19	**FIXED EXP TOTAL**	**2.77**	**22**	**TOTAL PAYROLL**	**2.14**	**25**
PAYROLL	1.09	10	ELECTRICAL	1.72	25	SEC PAYROLL	.34	6	REAL ESTATE TAX	2.41	22	CLEANING	1.09	10
CONTRACT	.79	20	GAS	.14	18	SEC CONTRACTS	.46	15	BUILDING INS	.24	23	REPAIR/MAINT	1.03	23
SUP/MAT/MISC	.09	21	FUEL OIL	.05	5	SEC OTHER	.06	8	PERS PROP TAX	.51	9	RDS/GROUNDS		
TRASH REMOVAL	.09	21	PURCH STEAM	.47	6	**ADMIN TOTAL**	**.98**	**23**	OTHER TAX	.27	9	SECURITY	.34	6
REPR/MAINT TOTAL	**2.08**	**23**	PURCH CH WTR			PAYROLL	.46	20				ADMINISTRATIVE	.46	20
PAYROLL	1.03	23	COAL			MGMT FEES	.62	11	**LEASING EXPENSES**	**1.24**	**13**			
ELEVATOR	.23	23	WATER/SEWER	.09	24	PROF FEES	.20	14	ADV/PROMOTION	.03	8	**TOTAL CONTRACTS**	**1.18**	**25**
HVAC	.22	23	**RDS/GNDS/SEC**	**.49**	**24**	GEN OFC EXP	.09	19	COMMISSIONS	.09	5	CLEANING	.79	20
ELECTRICAL	.10	21	**TOTAL**			OTHER ADM EXP	.12	13	PROF FEES	.28	9	REPAIR/MAINT	.63	7
STRUCT/ROOF	.32	13	RDS/GNDS TOTAL	.13	16				TENANT ALTS	1.04	10	RDS/GROUNDS	.14	11
PLUMBING	.04	19	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.46	15
FIRE/LIFE SFTY	.08	15	RDS/GNDS CONTR	.14	11				OTHER LEASING	.49	6	ADMINISTRATIVE	.63	15
OTHER MAINT/SUP	.25	22	RDS/GNDS OTHER	.03	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,307,598 SQ. FT.				5,071,483 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					14.97	14.15	11.96	15.23
RETAIL AREA	8	17.05	12.67	4.61	29.71				
OTHER AREA	6	3.35	5.04	1.02	8.71				
TOTAL RENT	11	14.46	13.75	11.72	14.84				
NET PARKING INC	4	.78	.29	.12	1.47				
MISCELLANEOUS	10	.32	.14	.04	.37				
TOTAL INCOME	11	15.01	14.21	12.04	16.17				
EXPENSE									
CLEANING	12	1.71	1.47	1.21	1.81	1.74	1.48	1.23	1.83
REPAIR-MAINT	13	1.91	1.52	1.24	2.18	1.96	1.52	1.26	2.31
UTILITIES	13	2.40	2.31	1.54	2.80	2.44	2.31	1.56	2.99
RDS/GRNDS/SEC	13	.65	.46	.30	.99	.68	.46	.33	1.07
ADMINISTRATIVE	13	1.11	1.04	.89	1.27	1.16	1.11	.91	1.33
TOTAL OPER EXP	12	8.07	6.87	6.40	9.25	8.46	7.39	6.76	9.54
FIXED EXPENSES	13	2.52	2.21	1.50	2.72	2.64	2.38	1.53	2.95
TOTAL OPER + FIX	12	10.69	9.34	8.05	11.98	11.21	9.96	9.04	12.16
LEASING EXP	11	2.52	.20	.14	2.41				
TOTAL PAYROLL	13	.94	.79	.53	1.05				
TOTAL CONTRACT	13	2.47	2.16	1.39	3.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12265	12
AVG SQFT/RETAIL TENANT	2029	9
AVG SQFT/OFFICE WORKER	252	11
AVG % OFFICE OCCUPANCY	89.2	13
AVG % RETAIL OCCUPANCY	96.2	10
AVG $ RATE YR-END RENT	17.97	9
AVG NET PRKNG INC/STALL	1364.27	4
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.71**	**12**	**UTILITIES TOTAL**	**2.40**	**13**	SECURITY TOTAL	.61	12	**FIXED EXP TOTAL**	**2.52**	**13**	**TOTAL PAYROLL**	**.94**	**13**
PAYROLL			ELECTRICAL	1.86	13	SEC PAYROLL			REAL ESTATE TAX	2.29	13	CLEANING		
CONTRACT	1.51	12	GAS	.11	6	SEC CONTRACTS	.51	12	BUILDING INS	.20	13	REPAIR/MAINT	.61	7
SUP/MAT/MISC	.09	12	FUEL OIL			SEC OTHER	.04	9	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	12	PURCH STEAM	.49	8	**ADMIN TOTAL**	**1.11**	**13**	OTHER TAX	.05	3	SECURITY		
REPR/MAINT TOTAL	**1.92**	**13**	PURCH CH WTR	.53	3	PAYROLL	.48	13				ADMINISTRATIVE	.48	13
PAYROLL	.61	7	COAL			MGMT FEES	.32	10	**LEASING EXPENSES**	**2.52**	**11**			
ELEVATOR	.28	13	WATER/SEWER	.09	13	PROF FEES	.10	12	ADV/PROMOTION	.05	9	**TOTAL CONTRACTS**	**2.47**	**13**
HVAC	.51	13	**RDS/GNDS/SEC**	**.65**	**13**	GEN OFC EXP	.20	13	COMMISSIONS	.02	7	CLEANING	1.51	12
ELECTRICAL	.23	13	**TOTAL**			OTHER ADM EXP	.10	13	PROF FEES	.18	6	REPAIR/MAINT	1.06	7
STRUCT/ROOF	.16	11	RDS/GNDS TOTAL	.14	9				TENANT ALTS	1.18	6	RDS/GROUNDS	.08	9
PLUMBING	.06	8	RDS/GNDS PAYRL						BUY-OUTS	.16	2	SECURITY	.51	12
FIRE/LIFE SFTY	.07	11	RDS/GNDS CONTR	.08	9				OTHER LEASING	3.38	6	ADMINISTRATIVE	.36	12
OTHER MAINT/SUP	.35	12	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	874,313 SQ. FT.				771,287 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					7.76	8.33	6.85	10.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	7.40	7.54	6.30	10.61				
NET PARKING INC	3	1.03	1.37						
MISCELLANEOUS	6	.61	.36	.03	.57				
TOTAL INCOME	7	8.54	8.82	8.01	10.97				
EXPENSE									
CLEANING	9	.94	.75	.53	1.09	.96	.75	.60	1.09
REPAIR-MAINT	9	1.35	1.27	.91	1.77	1.38	1.34	.91	1.77
UTILITIES	9	1.72	1.76	1.29	2.02	1.76	1.82	1.47	2.02
RDS/GRNDS/SEC	7	.47	.20	.18	.38	.55	.25	.18	.38
ADMINISTRATIVE	9	.56	.71	.42	1.00	.63	.71	.42	1.04
TOTAL OPER EXP	9	4.96	4.77	3.64	5.78	5.63	4.77	3.92	6.16
FIXED EXPENSES	9	1.32	.85	.52	1.46	1.49	.85	.55	1.46
TOTAL OPER + FIX	9	6.28	5.43	4.20	7.28	7.12	5.76	4.73	7.36
LEASING EXP	5	.27	.36	.08	.42				
TOTAL PAYROLL	9	1.27	.94	.50	1.55				
TOTAL CONTRACT	9	.86	.68	.60	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7007	9
AVG SQFT/RETAIL TENANT	2503	3
AVG SQFT/OFFICE WORKER	298	9
AVG % OFFICE OCCUPANCY	89.0	9
AVG % RETAIL OCCUPANCY	82.0	3
AVG $ RATE YR-END RENT	10.96	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**9**	**UTILITIES TOTAL**	**1.72**	**9**	SECURITY TOTAL	.37	7	**FIXED EXP TOTAL**	**1.32**	**9**	**TOTAL PAYROLL**	**1.27**	**9**
PAYROLL	.41	4	ELECTRICAL	1.40	9	SEC PAYROLL			REAL ESTATE TAX	1.23	9	CLEANING	.41	4
CONTRACT	.60	9	GAS	.14	6	SEC CONTRACTS	.20	7	BUILDING INS	.10	8	REPAIR/MAINT	.57	8
SUP/MAT/MISC	.03	8	FUEL OIL	.01	2	SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM	.36	2	**ADMIN TOTAL**	**.56**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.35**	**9**	PURCH CH WTR			PAYROLL	.36	8				ADMINISTRATIVE	.36	8
PAYROLL	.57	8	COAL			MGMT FEES	.32	5	**LEASING EXPENSES**	**.27**	**5**			
ELEVATOR	.17	8	WATER/SEWER	.15	9	PROF FEES	.07	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**.86**	**9**
HVAC	.24	8	**RDS/GNDS/SEC**	**.47**	**7**	GEN OFC EXP	.10	5	COMMISSIONS	.05	2	CLEANING	.60	9
ELECTRICAL	.06	8	**TOTAL**			OTHER ADM EXP	.02	5	PROF FEES	.12	3	REPAIR/MAINT	.16	2
STRUCT/ROOF	.18	7	RDS/GNDS TOTAL	.13	5				TENANT ALTS			RDS/GROUNDS	.10	3
PLUMBING	.03	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	7
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE	.29	7
OTHER MAINT/SUP	.21	9	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	98,112 SQ. FT.				98,112 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					9.27	10.61	7.55	12.54	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	9.28	10.61	7.56	12.54					
NET PARKING INC										
MISCELLANEOUS	3	.15	.17							
TOTAL INCOME	4	9.36	10.97	7.64	12.83					
EXPENSE										
CLEANING	4	.89	.85	.67	1.17	.89	.85	.67	1.17	
REPAIR-MAINT	4	1.47	1.75	1.38	1.79	1.47	1.75	1.38	1.79	
UTILITIES	4	1.93	1.92	1.72	2.12	1.93	1.92	1.72	2.12	
RDS/GRNDS/SEC	3	.31	.26			.31	.26			
ADMINISTRATIVE	4	.68	.73	.53	.86	.68	.73	.53	.86	
TOTAL OPER EXP	4	5.26	5.14	4.52	6.16	5.26	5.14	4.52	6.16	
FIXED EXPENSES	4	1.18	1.14	.88	1.46	1.18	1.14	.88	1.46	
TOTAL OPER + FIX	4	6.44	6.25	5.66	7.36	6.44	6.25	5.66	7.36	
LEASING EXP	3	.25	.36							
TOTAL PAYROLL	4	.82	.95	.35	1.55					
TOTAL CONTRACT	4	1.00	.71	.63	1.26					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2546	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	199	4
AVG % OFFICE OCCUPANCY	72.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**4**
PAYROLL		
CONTRACT	.72	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	**1.47**	**4**
PAYROLL	.42	4
ELEVATOR	.13	3
HVAC	.16	3
ELECTRICAL	.05	3
STRUCT/ROOF	.17	3
PLUMBING	.13	3
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.54	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.93**	**4**
ELECTRICAL	1.64	4
GAS	.30	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC	**.31**	**3**
TOTAL		
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	2
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.10	3
SEC OTHER		
ADMIN TOTAL	**.68**	**4**
PAYROLL	.44	3
MGMT FEES	.33	2
PROF FEES	.11	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.18**	**4**
REAL ESTATE TAX	.85	4
BUILDING INS	.33	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.25**	**3**
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES	.12	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**4**
CLEANING		
REPAIR/MAINT	.42	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	3
TOTAL CONTRACTS	**1.00**	**4**
CLEANING	.72	4
REPAIR/MAINT		
RDS/GROUNDS	.22	2
SECURITY	.10	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	193 BLDS	40,402,135 SQ. FT.				37,571,178 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	165					15.80	11.33	7.77	16.29
RETAIL AREA	106	19.52	14.46	6.92	25.41				
OTHER AREA	40	6.00	4.41	2.54	8.10				
TOTAL RENT	171	16.00	11.70	7.40	16.95				
NET PARKING INC	32	.59	.34	.20	.73				
MISCELLANEOUS	114	.63	.18	.03	.52				
TOTAL INCOME	171	16.57	11.97	7.55	17.09				
EXPENSE									
CLEANING	184	1.49	1.06	.69	1.54	1.55	1.10	.74	1.63
REPAIR-MAINT	185	1.60	1.32	.80	1.75	1.68	1.37	.89	1.90
UTILITIES	188	1.95	1.60	1.15	2.06	1.98	1.62	1.18	2.06
RDS/GRNDS/SEC	174	.45	.32	.20	.54	.48	.35	.22	.62
ADMINISTRATIVE	177	.89	.76	.53	1.21	.96	.87	.57	1.26
TOTAL OPER EXP	172	6.43	5.29	4.45	6.62	6.90	5.66	4.75	7.01
FIXED EXPENSES	187	3.00	1.38	.81	2.95	3.22	1.49	.89	3.13
TOTAL OPER + FIX	189	9.47	7.13	5.44	9.43	10.16	7.47	5.85	10.49
LEASING EXP	143	1.14	.53	.16	1.52				
TOTAL PAYROLL	171	1.85	.93	.60	1.67				
TOTAL CONTRACT	177	1.42	1.11	.67	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4010	175
AVG SQFT/RETAIL TENANT	2158	116
AVG SQFT/OFFICE WORKER	242	151
AVG % OFFICE OCCUPANCY	89.0	185
AVG % RETAIL OCCUPANCY	91.4	122
AVG $ RATE YR-END RENT	18.41	160
AVG NET PRKNG INC/STALL	582.97	27
RENTABLE/GROSS SQFT	.89	136

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.50**	**174**
PAYROLL	1.10	54
CONTRACT	.92	165
SUP/MAT/MISC	.09	141
TRASH REMOVAL	.09	153
REPR/MAINT TOTAL	**1.83**	**172**
PAYROLL	.76	141
ELEVATOR	.26	168
HVAC	.24	160
ELECTRICAL	.09	154
STRUCT/ROOF	.13	93
PLUMBING	.07	150
FIRE/LIFE SFTY	.03	93
OTHER MAINT/SUP	.30	163

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.94**	**179**
ELECTRICAL	1.48	179
GAS	.18	116
FUEL OIL	.10	21
PURCH STEAM	.41	58
PURCH CH WTR	.56	9
COAL		
WATER/SEWER	.10	176
RDS/GNDS/SEC	**.45**	**163**
TOTAL		
RDS/GNDS TOTAL	.12	84
RDS/GNDS PAYRL	.21	10
RDS/GNDS CONTR	.09	52
RDS/GNDS OTHER	.05	36

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	153
SEC PAYROLL	.30	46
SEC CONTRACTS	.31	131
SEC OTHER	.06	49
ADMIN TOTAL	**.89**	**188**
PAYROLL	.40	103
MGMT FEES	.46	128
PROF FEES	.13	110
GEN OFC EXP	.10	123
OTHER ADM EXP	.08	116

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.98**	**179**
REAL ESTATE TAX	2.63	179
BUILDING INS	.22	172
PERS PROP TAX	.35	32
OTHER TAX	.21	48
LEASING EXPENSES	**1.14**	**143**
ADV/PROMOTION	.05	95
COMMISSIONS	.07	43
PROF FEES	.26	108
TENANT ALTS	1.07	104
BUY-OUTS	.14	4
OTHER LEASING	.11	36

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.85**	**171**
CLEANING	1.10	54
REPAIR/MAINT	.76	141
RDS/GROUNDS	.21	10
SECURITY	.30	46
ADMINISTRATIVE	.40	103
TOTAL CONTRACTS	**1.42**	**177**
CLEANING	.92	165
REPAIR/MAINT	.68	71
RDS/GROUNDS	.09	52
SECURITY	.31	131
ADMINISTRATIVE	.50	146

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	811,063 SQ. FT.				727,495 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					11.80	10.30	8.20	15.63
RETAIL AREA	12	15.82	14.54	10.69	20.73				
OTHER AREA									
TOTAL RENT	20	12.00	10.57	7.27	16.72				
NET PARKING INC	2	.17	.15						
MISCELLANEOUS	12	.13	.04	.02	.23				
TOTAL INCOME	20	12.08	10.62	7.41	16.93				
EXPENSE									
CLEANING	24	1.40	1.21	.78	1.65	1.51	1.22	.99	1.65
REPAIR-MAINT	21	1.23	.82	.68	1.85	1.34	1.09	.75	1.98
UTILITIES	23	1.68	1.76	1.28	2.33	1.73	1.76	1.34	2.33
RDS/GRNDS/SEC	18	.43	.35	.05	.68	.48	.38	.07	.68
ADMINISTRATIVE	19	.66	.62	.44	.88	.73	.70	.53	.98
TOTAL OPER EXP	18	5.15	4.98	4.36	5.95	5.61	5.48	4.76	5.95
FIXED EXPENSES	24	1.53	1.17	.82	2.30	1.70	1.32	.98	2.47
TOTAL OPER + FIX	18	6.48	6.34	5.07	8.59	7.05	6.89	5.51	8.59
LEASING EXP	17	1.19	.46	.27	1.32				
TOTAL PAYROLL	21	1.42	.90	.31	1.95				
TOTAL CONTRACT	23	1.73	1.41	.68	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1576	22
AVG SQFT/RETAIL TENANT	2279	12
AVG SQFT/OFFICE WORKER	241	19
AVG % OFFICE OCCUPANCY	91.4	24
AVG % RETAIL OCCUPANCY	94.7	13
AVG $ RATE YR-END RENT	13.96	18
AVG NET PRKNG INC/STALL	90.16	2
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**24**
PAYROLL	1.63	5
CONTRACT	.95	21
SUP/MAT/MISC	.11	16
TRASH REMOVAL	.11	20
REPR/MAINT TOTAL	**1.28**	**20**
PAYROLL	.46	13
ELEVATOR	.22	18
HVAC	.25	15
ELECTRICAL	.06	14
STRUCT/ROOF	.25	9
PLUMBING	.07	15
FIRE/LIFE SFTY	.08	7
OTHER MAINT/SUP	.35	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.70**	**22**
ELECTRICAL	1.25	22
GAS	.34	14
FUEL OIL	.32	3
PURCH STEAM	.47	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2?
RDS/GNDS/SEC TOTAL	**.43**	**18**
RDS/GNDS TOTAL	.11	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	8
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	15
SEC PAYROLL		
SEC CONTRACTS	.43	15
SEC OTHER	.09	3
ADMIN TOTAL	**.66**	**19**
PAYROLL	.51	3
MGMT FEES	.54	15
PROF FEES	.10	10
GEN OFC EXP	.08	8
OTHER ADM EXP	.12	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**24**
REAL ESTATE TAX	1.24	24
BUILDING INS	.30	22
PERS PROP TAX		
OTHER TAX	.08	7
LEASING EXPENSES	**1.19**	**17**
ADV/PROMOTION	.02	7
COMMISSIONS		
PROF FEES	.35	14
TENANT ALTS	1.83	8
BUY-OUTS		
OTHER LEASING	.04	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.42**	**21**
CLEANING	1.63	5
REPAIR/MAINT	.46	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	3
TOTAL CONTRACTS	**1.73**	**23**
CLEANING	.95	21
REPAIR/MAINT	.40	6
RDS/GROUNDS	.12	8
SECURITY	.43	15
ADMINISTRATIVE	.57	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS	4,095,975 SQ. FT.				3,765,304 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					11.02	10.45	7.26	15.20
RETAIL AREA	26	19.75	22.61	6.05	36.03				
OTHER AREA	8	4.91	3.47	1.61	7.90				
TOTAL RENT	47	11.42	9.99	6.81	16.17				
NET PARKING INC	11	.65	.33	.21	.64				
MISCELLANEOUS	30	.24	.14	.03	.32				
TOTAL INCOME	47	11.75	10.08	7.32	17.03				
EXPENSE									
CLEANING	50	.98	.86	.55	1.22	1.05	.92	.63	1.30
REPAIR-MAINT	52	1.32	1.27	.75	1.72	1.43	1.35	.85	1.85
UTILITIES	53	1.50	1.36	1.04	1.81	1.55	1.43	1.13	1.91
RDS/GRNDS/SEC	46	.42	.29	.15	.56	.45	.30	.17	.62
ADMINISTRATIVE	50	.99	.85	.55	1.42	1.08	.93	.59	1.50
TOTAL OPER EXP	48	5.34	5.18	4.20	6.39	5.81	5.67	4.46	6.95
FIXED EXPENSES	50	1.57	1.10	.60	2.21	1.71	1.16	.67	2.57
TOTAL OPER + FIX	46	6.89	6.71	5.11	9.25	7.49	6.99	5.17	10.34
LEASING EXP	43	1.31	.51	.12	1.52				
TOTAL PAYROLL	48	1.13	.81	.57	1.49				
TOTAL CONTRACT	48	1.21	1.03	.61	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2777	49
AVG SQFT/RETAIL TENANT	2067	30
AVG SQFT/OFFICE WORKER	258	43
AVG % OFFICE OCCUPANCY	86.6	50
AVG % RETAIL OCCUPANCY	87.4	31
AVG $ RATE YR-END RENT	14.06	48
AVG NET PRKNG INC/STALL	492.73	8
RENTABLE/GROSS SQFT	.92	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**47**
PAYROLL	.61	11
CONTRACT	.74	43
SUP/MAT/MISC	.10	40
TRASH REMOVAL	.08	42
REPR/MAINT TOTAL	**1.36**	**48**
PAYROLL	.64	39
ELEVATOR	.25	48
HVAC	.21	45
ELECTRICAL	.05	43
STRUCT/ROOF	.18	24
PLUMBING	.04	40
FIRE/LIFE SFTY	.04	25
OTHER MAINT/SUP	.22	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**50**
ELECTRICAL	1.14	50
GAS	.23	32
FUEL OIL	.36	4
PURCH STEAM	.38	13
PURCH CH WTR		
COAL		
WATER/SEWER	.09	49
RDS/GNDS/SEC TOTAL	**.44**	**43**
RDS/GNDS TOTAL	.07	22
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.09	8
RDS/GNDS OTHER	.04	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	39
SEC PAYROLL	.31	7
SEC CONTRACTS	.39	35
SEC OTHER	.07	15
ADMIN TOTAL	**.99**	**47**
PAYROLL	.47	24
MGMT FEES	.56	39
PROF FEES	.16	33
GEN OFC EXP	.12	34
OTHER ADM EXP	.13	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.60**	**47**
REAL ESTATE TAX	1.35	47
BUILDING INS	.20	45
PERS PROP TAX	.04	9
OTHER TAX	.22	11
LEASING EXPENSES	**1.31**	**43**
ADV/PROMOTION	.03	28
COMMISSIONS	.16	12
PROF FEES	.38	33
TENANT ALTS	1.31	30
BUY-OUTS		
OTHER LEASING	.05	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.13**	**48**
CLEANING	.61	11
REPAIR/MAINT	.64	39
RDS/GROUNDS	.16	2
SECURITY	.31	7
ADMINISTRATIVE	.47	24
TOTAL CONTRACTS	**1.21**	**48**
CLEANING	.74	43
REPAIR/MAINT	.38	20
RDS/GROUNDS	.09	8
SECURITY	.39	35
ADMINISTRATIVE	.60	45

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	82 BLDS	14,285,743 SQ. FT.				13,323,478 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	72					12.06	10.96	7.56	13.59
RETAIL AREA	50	19.06	13.77	8.30	21.26				
OTHER AREA	20	9.77	4.47	2.50	10.16				
TOTAL RENT	77	12.18	11.25	7.40	14.12				
NET PARKING INC	13	.73	.48	.15	.83				
MISCELLANEOUS	49	.64	.28	.03	.99				
TOTAL INCOME	77	12.72	11.91	7.51	15.30				
EXPENSE									
CLEANING	80	1.18	.98	.66	1.46	1.24	1.07	.68	1.56
REPAIR-MAINT	82	1.47	1.30	.95	1.69	1.55	1.37	1.02	1.73
UTILITIES	81	1.56	1.52	1.17	1.82	1.59	1.52	1.18	1.87
RDS/GRNDS/SEC	80	.42	.35	.23	.53	.45	.37	.26	.59
ADMINISTRATIVE	78	.87	.70	.49	1.13	.94	.80	.56	1.24
TOTAL OPER EXP	79	5.68	5.13	4.21	6.03	6.10	5.51	4.74	6.72
FIXED EXPENSES	81	1.87	1.28	.82	2.69	2.01	1.32	.88	2.88
TOTAL OPER + FIX	78	7.58	6.91	5.44	8.22	8.15	7.09	5.91	9.22
LEASING EXP	60	1.21	.63	.17	1.61				
TOTAL PAYROLL	73	1.34	.98	.63	1.59				
TOTAL CONTRACT	77	1.32	1.09	.70	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3144	75
AVG SQFT/RETAIL TENANT	1569	54
AVG SQFT/OFFICE WORKER	252	68
AVG % OFFICE OCCUPANCY	84.3	80
AVG % RETAIL OCCUPANCY	89.3	58
AVG $ RATE YR-END RENT	15.48	68
AVG NET PRKNG INC/STALL	680.76	11
RENTABLE/GROSS SQFT	.89	63

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**76**	**UTILITIES TOTAL**	**1.56**	**78**	SECURITY TOTAL	.38	73	**FIXED EXP TOTAL**	**1.86**	**78**	**TOTAL PAYROLL**	**1.34**	**73**
PAYROLL	.67	25	ELECTRICAL	1.18	78	SEC PAYROLL	.30	26	REAL ESTATE TAX	1.61	78	CLEANING	.67	25
CONTRACT	.85	74	GAS	.18	52	SEC CONTRACTS	.31	61	BUILDING INS	.20	76	REPAIR/MAINT	.70	67
SUP/MAT/MISC	.07	65	FUEL OIL	.15	8	SEC OTHER	.02	18	PERS PROP TAX	.19	19	RDS/GROUNDS	.26	3
TRASH REMOVAL	.07	66	PURCH STEAM	.39	28	**ADMIN TOTAL**	**.86**	**74**	OTHER TAX	.06	14	SECURITY	.30	26
REPR/MAINT TOTAL	**1.48**	**77**	PURCH CH WTR	.16	4	PAYROLL	.43	52				ADMINISTRATIVE	.43	52
PAYROLL	.70	67	COAL			MGMT FEES	.48	52	**LEASING EXPENSES**	**1.21**	**60**			
ELEVATOR	.25	75	WATER/SEWER	.11	76	PROF FEES	.12	45	ADV/PROMOTION	.07	44	**TOTAL CONTRACTS**	**1.32**	**77**
HVAC	.19	74	**RDS/GNDS/SEC**	**.42**	**76**	GEN OFC EXP	.10	57	COMMISSIONS	.05	19	CLEANING	.85	74
ELECTRICAL	.07	71	**TOTAL**			OTHER ADM EXP	.07	56	PROF FEES	.23	43	REPAIR/MAINT	.52	32
STRUCT/ROOF	.14	40	RDS/GNDS TOTAL	.10	36				TENANT ALTS	1.17	47	RDS/GROUNDS	.08	26
PLUMBING	.05	69	RDS/GNDS PAYRL	.26	3				BUY-OUTS			SECURITY	.31	61
FIRE/LIFE SFTY	.04	45	RDS/GNDS CONTR	.06	26				OTHER LEASING	.20	15	ADMINISTRATIVE	.50	61
OTHER MAINT/SUP	.25	74	RDS/GNDS OTHER	.05	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	10,090,507 SQ. FT.				9,257,199 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					16.06	16.03	9.62	18.21
RETAIL AREA	14	12.85	13.82	6.40	20.15				
OTHER AREA	9	4.23	4.82	3.43	12.16				
TOTAL RENT	20	15.85	16.13	9.76	18.43				
NET PARKING INC	6	.44	.35	.21	.58				
MISCELLANEOUS	16	.50	.23	.04	.48				
TOTAL INCOME	20	16.37	16.57	10.23	19.23				
EXPENSE									
CLEANING	20	1.52	1.36	1.07	1.87	1.56	1.43	1.14	1.88
REPAIR-MAINT	21	1.69	1.74	.95	2.26	1.75	1.76	.98	2.39
UTILITIES	22	1.95	1.93	1.41	2.24	1.97	1.94	1.41	2.24
RDS/GRNDS/SEC	21	.46	.36	.23	.52	.51	.38	.24	.62
ADMINISTRATIVE	21	.83	.85	.48	1.10	.91	.95	.55	1.21
TOTAL OPER EXP	19	6.50	6.63	5.41	7.16	6.94	7.02	5.85	8.00
FIXED EXPENSES	22	2.75	2.51	.97	3.67	2.99	2.55	1.01	3.74
TOTAL OPER + FIX	19	9.34	9.44	7.11	10.92	9.98	10.47	7.74	11.76
LEASING EXP	17	1.42	.64	.09	2.09				
TOTAL PAYROLL	19	2.02	1.26	.65	2.42				
TOTAL CONTRACT	20	1.42	1.33	.76	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6588	21
AVG SQFT/RETAIL TENANT	2762	14
AVG SQFT/OFFICE WORKER	267	16
AVG % OFFICE OCCUPANCY	88.9	21
AVG % RETAIL OCCUPANCY	92.6	14
AVG $ RATE YR-END RENT	18.55	19
AVG NET PRKNG INC/STALL	573.87	6
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**18**	**UTILITIES TOTAL**	**1.87**	**20**	SECURITY TOTAL	.36	18	**FIXED EXP TOTAL**	**2.59**	**20**	**TOTAL PAYROLL**	**2.02**	**19**
PAYROLL	1.16	9	ELECTRICAL	1.42	20	SEC PAYROLL	.12	7	REAL ESTATE TAX	2.19	20	CLEANING	1.16	9
CONTRACT	.74	18	GAS	.20	14	SEC CONTRACTS	.30	17	BUILDING INS	.15	19	REPAIR/MAINT	.62	16
SUP/MAT/MISC	.10	14	FUEL OIL	.07	3	SEC OTHER	.06	9	PERS PROP TAX	.21	3	RDS/GROUNDS	.16	3
TRASH REMOVAL	.06	16	PURCH STEAM	.36	9	**ADMIN TOTAL**	**.82**	**19**	OTHER TAX	.39	11	SECURITY	.12	7
REPR/MAINT TOTAL	**1.75**	**19**	PURCH CH WTR	.17	2	PAYROLL	.34	16				ADMINISTRATIVE	.34	16
PAYROLL	.62	16	COAL			MGMT FEES	.38	15	**LEASING EXPENSES**	**1.42**	**17**			
ELEVATOR	.30	19	WATER/SEWER	.10	20	PROF FEES	.08	15	ADV/PROMOTION	.03	12	**TOTAL CONTRACTS**	**1.42**	**20**
HVAC	.31	18	**RDS/GNDS/SEC**	**.48**	**18**	GEN OFC EXP	.11	17	COMMISSIONS	.09	9	CLEANING	.74	18
ELECTRICAL	.11	18	**TOTAL**			OTHER ADM EXP	.05	13	PROF FEES	.35	13	REPAIR/MAINT	.86	10
STRUCT/ROOF	.17	14	RDS/GNDS TOTAL	.16	12				TENANT ALTS	1.25	14	RDS/GROUNDS	.15	7
PLUMBING	.06	18	RDS/GNDS PAYRL	.18	3				BUY-OUTS	.08	2	SECURITY	.30	17
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.15	7				OTHER LEASING	.05	3	ADMINISTRATIVE	.42	16
OTHER MAINT/SUP	.36	18	RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	11,128,827 SQ. FT.				10,497,702 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					23.92	23.86	21.04	25.48
RETAIL AREA	4	28.06	22.19	6.32	39.33				
OTHER AREA	2	3.00	4.01						
TOTAL RENT	7	25.11	21.92	21.04	25.15				
NET PARKING INC									
MISCELLANEOUS	7	.86	.28	.07	.54				
TOTAL INCOME	7	25.97	22.49	21.11	25.41				
EXPENSE									
CLEANING	10	2.03	1.77	1.35	2.40	2.09	1.80	1.35	2.40
REPAIR-MAINT	9	1.83	1.67	1.02	2.55	1.90	1.67	1.07	2.55
UTILITIES	9	2.71	2.50	1.81	3.20	2.76	2.51	1.82	3.32
RDS/GRNDS/SEC	9	.49	.24	.18	.48	.52	.24	.20	.54
ADMINISTRATIVE	9	.96	1.04	.62	1.25	1.02	1.22	.63	1.33
TOTAL OPER EXP	8	8.10	7.05	5.77	9.27	8.66	7.16	6.36	9.49
FIXED EXPENSES	10	5.24	4.97	4.68	6.79	5.55	5.16	4.68	6.78
TOTAL OPER + FIX	8	13.78	11.79	11.05	15.08	14.73	12.18	11.63	15.39
LEASING EXP	6	.69	.38	.13	.56				
TOTAL PAYROLL	10	2.60	1.63	.84	2.13				
TOTAL CONTRACT	9	1.60	1.50	.74	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5428	8
AVG SQFT/RETAIL TENANT	3703	6
AVG SQFT/OFFICE WORKER	202	5
AVG % OFFICE OCCUPANCY	95.6	10
AVG % RETAIL OCCUPANCY	96.1	6
AVG $ RATE YR-END RENT	24.86	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.05**	**9**
PAYROLL	1.52	4
CONTRACT	1.20	9
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.13	9
REPR/MAINT TOTAL	**1.88**	**8**
PAYROLL	1.06	6
ELEVATOR	.25	8
HVAC	.26	8
ELECTRICAL	.11	8
STRUCT/ROOF	.06	6
PLUMBING	.13	8
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.37	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.71**	**9**
ELECTRICAL	2.11	9
GAS	.11	6
FUEL OIL	.07	3
PURCH STEAM	.48	4
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	**.49**	**8**
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	8
SEC PAYROLL	.36	6
SEC CONTRACTS	.21	3
SEC OTHER	.09	4
ADMIN TOTAL	**.96**	**9**
PAYROLL	.39	8
MGMT FEES	.45	7
PROF FEES	.17	7
GEN OFC EXP	.06	7
OTHER ADM EXP	.11	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.24**	**10**
REAL ESTATE TAX	4.76	10
BUILDING INS	.29	10
PERS PROP TAX		
OTHER TAX	.09	5
LEASING EXPENSES	**.69**	**6**
ADV/PROMOTION	.06	4
COMMISSIONS	.04	3
PROF FEES	.14	5
TENANT ALTS	.62	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.60**	**10**
CLEANING	1.52	4
REPAIR/MAINT	1.06	6
RDS/GROUNDS		
SECURITY	.36	6
ADMINISTRATIVE	.39	8
TOTAL CONTRACTS	**1.60**	**9**
CLEANING	1.20	9
REPAIR/MAINT	.92	3
RDS/GROUNDS	.04	3
SECURITY	.21	3
ADMINISTRATIVE	.54	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1341 BLDS	417,159,948 SQ. FT.				397,554,059 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1138					17.58	14.66	10.15	19.80
RETAIL AREA	610	17.88	15.87	8.54	25.55				
OTHER AREA	225	9.31	5.72	2.65	12.51				
TOTAL RENT	1197	17.90	14.61	10.19	19.81				
NET PARKING INC	546	.89	.73	.35	1.29				
MISCELLANEOUS	821	.63	.14	.04	.48				
TOTAL INCOME	1197	18.91	15.40	10.66	20.95				
EXPENSE									
CLEANING	1289	1.25	.98	.72	1.34	1.29	1.02	.73	1.39
REPAIR-MAINT	1309	1.51	1.12	.81	1.60	1.55	1.18	.84	1.65
UTILITIES	1312	1.87	1.71	1.30	2.16	1.90	1.74	1.32	2.20
RDS/GRNDS/SEC	1269	.48	.37	.21	.59	.51	.38	.23	.61
ADMINISTRATIVE	1303	.88	.81	.53	1.18	.92	.86	.56	1.25
TOTAL OPER EXP	1250	5.97	5.19	4.22	6.44	6.26	5.49	4.46	6.77
FIXED EXPENSES	1286	3.18	1.92	1.12	3.33	3.34	2.03	1.19	3.52
TOTAL OPER + FIX	1202	9.17	7.36	5.71	9.88	9.63	7.74	5.99	10.59
LEASING EXP	951	1.44	.59	.15	1.73				
TOTAL PAYROLL	1209	1.33	.82	.53	1.30				
TOTAL CONTRACT	1282	1.42	1.16	.76	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10991	1175
AVG SQFT/RETAIL TENANT	2657	700
AVG SQFT/OFFICE WORKER	270	1059
AVG % OFFICE OCCUPANCY	89.6	1249
AVG % RETAIL OCCUPANCY	88.1	725
AVG $ RATE YR-END RENT	54.26	988
AVG NET PRKNG INC/STALL	1014.94	419
RENTABLE/GROSS SQFT	.93	993

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**1245**	**UTILITIES TOTAL**	**1.87**	**1268**	SECURITY TOTAL	.42	1161	**FIXED EXP TOTAL**	**3.18**	**1252**	**TOTAL PAYROLL**	**1.33**	**1209**
PAYROLL	.64	378	ELECTRICAL	1.56	1262	SEC PAYROLL	.39	404	REAL ESTATE TAX	2.90	1252	CLEANING	.64	378
CONTRACT	.89	1195	GAS	.13	660	SEC CONTRACTS	.28	960	BUILDING INS	.21	1224	REPAIR/MAINT	.60	1060
SUP/MAT/MISC	.09	1044	FUEL OIL	.04	193	SEC OTHER	.04	540	PERS PROP TAX	.09	307	RDS/GROUNDS	.07	147
TRASH REMOVAL	.09	1128	PURCH STEAM	.40	274				OTHER TAX	.17	379	SECURITY	.39	404
REPR/MAINT TOTAL	**1.50**	**1257**	PURCH CH WTR	.38	87	**ADMIN TOTAL**	**.88**	**1251**				ADMINISTRATIVE	.32	908
PAYROLL	.60	1060	COAL			PAYROLL	.32	908	**LEASING EXPENSES**	**1.44**	**951**			
ELEVATOR	.26	1234	WATER/SEWER	.08	1203	MGMT FEES	.46	1012	ADV/PROMOTION	.09	651	**TOTAL CONTRACTS**	**1.42**	**1282**
HVAC	.19	1214	**RDS/GNDS/SEC TOTAL**	**.49**	**1232**	PROF FEES	.10	834	COMMISSIONS	.08	346	CLEANING	.89	1195
ELECTRICAL	.10	1141	RDS/GNDS TOTAL	.09	957	GEN OFC EXP	.11	962	PROF FEES	.34	688	REPAIR/MAINT	.61	545
STRUCT/ROOF	.14	665	RDS/GNDS PAYRL	.07	147	OTHER ADM EXP	.10	917	TENANT ALTS	1.15	702	RDS/GROUNDS	.06	764
PLUMBING	.03	1054	RDS/GNDS CONTR	.06	764				BUY-OUTS	.79	63	SECURITY	.28	960
FIRE/LIFE SFTY	.05	769	RDS/GNDS OTHER	.05	535				OTHER LEASING	.36	304	ADMINISTRATIVE	.50	1096

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	110 BLDS	3,396,655 SQ. FT.				3,194,936 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	96					12.31	11.34	8.55	14.39
RETAIL AREA	25	14.14	12.10	8.13	16.46				
OTHER AREA	6	2.54	2.17	1.58	4.83				
TOTAL RENT	96	12.25	11.23	8.28	14.01				
NET PARKING INC	20	.47	.34	.15	.74				
MISCELLANEOUS	52	.23	.10	.02	.21				
TOTAL INCOME	96	12.54	11.87	8.40	14.64				
EXPENSE									
CLEANING	107	1.03	.85	.72	1.13	1.07	.90	.74	1.17
REPAIR-MAINT	103	1.05	.92	.68	1.36	1.10	.93	.71	1.43
UTILITIES	105	1.74	1.57	1.19	2.05	1.79	1.62	1.26	2.12
RDS/GRNDS/SEC	94	.30	.18	.06	.38	.32	.20	.06	.38
ADMINISTRATIVE	98	.72	.63	.48	.89	.77	.68	.51	.95
TOTAL OPER EXP	96	4.68	4.41	3.58	5.22	4.95	4.75	3.77	5.61
FIXED EXPENSES	104	1.72	1.39	.89	2.20	1.84	1.51	.91	2.27
TOTAL OPER + FIX	91	6.24	5.91	4.89	7.24	6.63	6.22	5.15	7.30
LEASING EXP	64	.92	.38	.15	.80				
TOTAL PAYROLL	80	.67	.46	.26	1.01				
TOTAL CONTRACT	104	1.26	.92	.66	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2811	90
AVG SQFT/RETAIL TENANT	2147	22
AVG SQFT/OFFICE WORKER	272	81
AVG % OFFICE OCCUPANCY	90.0	99
AVG % RETAIL OCCUPANCY	96.9	24
AVG $ RATE YR-END RENT	13.64	80
AVG NET PRKNG INC/STALL	256.23	13
RENTABLE/GROSS SQFT	.93	78

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**103**	**UTILITIES TOTAL**	**1.78**	**98**	SECURITY TOTAL	.23	71	**FIXED EXP TOTAL**	**1.72**	**100**	**TOTAL PAYROLL**	**.87**	**80**
PAYROLL	.85	13	ELECTRICAL	1.49	96	SEC PAYROLL	.29	4	REAL ESTATE TAX	1.47	100	CLEANING	.95	13
CONTRACT	.80	98	GAS	.23	56	SEC CONTRACTS	.24	61	BUILDING INS	.24	96	REPAIR/MAINT	.40	66
SUP/MAT/MISC	.10	77	FUEL OIL	.29	4	SEC OTHER	.04	16	PERS PROP TAX	.01	9	RDS/GROUNDS	.09	6
TRASH REMOVAL	.10	86	PURCH STEAM	.40	7				OTHER TAX	.09	24	SECURITY	.29	4
REPR/MAINT TOTAL	**1.06**	**97**	PURCH CH WTR			**ADMIN TOTAL**	**.72**	**94**				ADMINISTRATIVE	.47	20
PAYROLL	.40	66	COAL			PAYROLL	.47	20	**LEASING EXPENSES**	**.92**	**64**			
ELEVATOR	.16	88	WATER/SEWER	.10	96	MGMT FEES	.53	85	ADV/PROMOTION	.06	34	**TOTAL CONTRACTS**	**1.26**	**104**
HVAC	.25	88	**RDS/GNDS/SEC TOTAL**	**.30**	**90**	PROF FEES	.10	54	COMMISSIONS	.10	11	CLEANING	.80	98
ELECTRICAL	.05	78	RDS/GNDS TOTAL	.15	66	GEN OFC EXP	.07	49	PROF FEES	.26	43	REPAIR/MAINT	.51	31
STRUCT/ROOF	.12	41	RDS/GNDS PAYRL	.09	6	OTHER ADM EXP	.07	57	TENANT ALTS	1.18	37	RDS/GROUNDS	.13	48
PLUMBING	.04	76	RDS/GNDS CONTR	.13	48				BUY-OUTS			SECURITY	.24	61
FIRE/LIFE SFTY	.05	46	RDS/GNDS OTHER	.08	36				OTHER LEASING	.07	12	ADMINISTRATIVE	.58	87

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	155 BLDS	11,513,877 SQ. FT.				10,915,482 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	139					13.74	12.76	9.26	17.20
RETAIL AREA	51	21.74	24.05	11.76	33.70				
OTHER AREA	17	5.19	4.74	2.13	9.29				
TOTAL RENT	144	14.06	13.03	9.57	17.74				
NET PARKING INC	48	.71	.54	.20	.93				
MISCELLANEOUS	88	.36	.05	.02	.36				
TOTAL INCOME	144	14.60	13.43	9.72	18.92				
EXPENSE									
CLEANING	148	.98	.85	.66	1.17	1.02	.89	.68	1.21
REPAIR-MAINT	152	1.19	.92	.66	1.50	1.24	.98	.70	1.61
UTILITIES	150	1.67	1.67	1.24	2.01	1.71	1.71	1.25	2.09
RDS/GRNDS/SEC	143	.38	.29	.13	.51	.40	.29	.14	.53
ADMINISTRATIVE	149	.89	.75	.51	1.23	.94	.78	.53	1.32
TOTAL OPER EXP	142	5.10	4.72	3.84	5.78	5.39	5.09	4.04	6.35
FIXED EXPENSES	147	1.93	1.47	.84	2.52	2.04	1.48	.98	2.68
TOTAL OPER + FIX	136	7.00	6.63	4.92	8.44	7.40	6.83	5.04	9.27
LEASING EXP	113	1.04	.47	.11	1.41				
TOTAL PAYROLL	135	.96	.71	.41	1.19				
TOTAL CONTRACT	144	1.13	.97	.67	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3555	142
AVG SQFT/RETAIL TENANT	2136	60
AVG SQFT/OFFICE WORKER	255	117
AVG % OFFICE OCCUPANCY	89.4	146
AVG % RETAIL OCCUPANCY	89.4	62
AVG $ RATE YR-END RENT	15.27	129
AVG NET PRKNG INC/STALL	471.11	31
RENTABLE/GROSS SQFT	.92	108

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**140**	**UTILITIES TOTAL**	**1.67**	**141**	SECURITY TOTAL	.33	121	**FIXED EXP TOTAL**	**1.95**	**142**	**TOTAL PAYROLL**	**.96**	**135**
PAYROLL	.63	27	ELECTRICAL	1.40	141	SEC PAYROLL	.32	23	REAL ESTATE TAX	1.66	142	CLEANING	.63	27
CONTRACT	.76	130	GAS	.18	80	SEC CONTRACTS	.30	101	BUILDING INS	.20	139	REPAIR/MAINT	.54	111
SUP/MAT/MISC	.09	114	FUEL OIL	.18	10	SEC OTHER	.04	44	PERS PROP TAX	.18	25	RDS/GROUNDS	.13	11
TRASH REMOVAL	.08	125	PURCH STEAM	.38	19	**ADMIN TOTAL**	**.89**	**144**	OTHER TAX	.18	47	SECURITY	.32	23
REPR/MAINT TOTAL	**1.18**	**143**	PURCH CH WTR	.49	2	PAYROLL	.48	67				ADMINISTRATIVE	.48	67
PAYROLL	.54	111	COAL			MGMT FEES	.57	121	**LEASING EXPENSES**	**1.04**	**113**			
ELEVATOR	.19	141	WATER/SEWER	.10	137	PROF FEES	.11	84	ADV/PROMOTION	.04	66	**TOTAL CONTRACTS**	**1.13**	**144**
HVAC	.20	136	**RDS/GNDS/SEC TOTAL**	**.39**	**137**	GEN OFC EXP	.08	99	COMMISSIONS	.09	34	CLEANING	.76	130
ELECTRICAL	.05	121	RDS/GNDS TOTAL	.13	99	OTHER ADM EXP	.11	83	PROF FEES	.42	79	REPAIR/MAINT	.38	56
STRUCT/ROOF	.12	63	RDS/GNDS PAYRL	.13	11				TENANT ALTS	.92	78	RDS/GROUNDS	.13	68
PLUMBING	.03	111	RDS/GNDS CONTR	.13	68				BUY-OUTS	1.05	3	SECURITY	.30	101
FIRE/LIFE SFTY	.04	84	RDS/GNDS OTHER	.06	52				OTHER LEASING	.06	31	ADMINISTRATIVE	.59	132

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	409 BLDS	78,249,001 SQ. FT.				74,490,555 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	362					15.85	13.99	10.02	20.12
RETAIL AREA	198	21.00	17.45	10.22	28.83				
OTHER AREA	80	7.00	5.35	2.04	13.07				
TOTAL RENT	372	15.84	13.96	10.03	19.82				
NET PARKING INC	162	1.05	.82	.41	1.37				
MISCELLANEOUS	235	.50	.15	.04	.46				
TOTAL INCOME	372	16.68	14.94	10.31	21.33				
EXPENSE									
CLEANING	401	1.08	.96	.69	1.27	1.11	.98	.70	1.33
REPAIR-MAINT	403	1.36	1.18	.84	1.66	1.41	1.24	.87	1.72
UTILITIES	403	1.80	1.70	1.33	2.12	1.83	1.72	1.36	2.15
RDS/GRNDS/SEC	396	.46	.38	.24	.63	.49	.40	.26	.68
ADMINISTRATIVE	399	.94	.83	.52	1.24	.99	.88	.56	1.30
TOTAL OPER EXP	392	5.63	5.27	4.24	6.52	5.92	5.54	4.55	6.81
FIXED EXPENSES	394	2.43	1.83	1.08	3.25	2.55	1.94	1.18	3.46
TOTAL OPER + FIX	379	8.04	7.24	5.71	9.69	8.45	7.61	6.08	10.22
LEASING EXP	302	1.53	.63	.15	1.61				
TOTAL PAYROLL	383	1.12	.85	.56	1.34				
TOTAL CONTRACT	394	1.29	1.17	.78	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6427	373
AVG SQFT/RETAIL TENANT	2241	214
AVG SQFT/OFFICE WORKER	268	325
AVG % OFFICE OCCUPANCY	88.1	390
AVG % RETAIL OCCUPANCY	91.3	226
AVG $ RATE YR-END RENT	18.39	322
AVG NET PRKNG INC/STALL	784.36	124
RENTABLE/GROSS SQFT	.91	325

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**391**	**UTILITIES TOTAL**	**1.81**	**393**	SECURITY TOTAL	.41	375	**FIXED EXP TOTAL**	**2.43**	**384**	**TOTAL PAYROLL**	**1.12**	**383**
PAYROLL	.64	100	ELECTRICAL	1.53	392	SEC PAYROLL	.32	105	REAL ESTATE TAX	2.13	384	CLEANING	.64	100
CONTRACT	.79	362	GAS	.14	211	SEC CONTRACTS	.34	321	BUILDING INS	.22	380	REPAIR/MAINT	.58	334
SUP/MAT/MISC	.06	320	FUEL OIL	.06	62	SEC OTHER	.05	148	PERS PROP TAX	.09	116	RDS/GROUNDS	.09	30
TRASH REMOVAL	.07	362	PURCH STEAM	.41	69	**ADMIN TOTAL**	**.94**	**389**	OTHER TAX	.18	130	SECURITY	.32	105
REPR/MAINT TOTAL	**1.37**	**388**	PURCH CH WTR	.72	16	PAYROLL	.39	262				ADMINISTRATIVE	.39	262
PAYROLL	.58	334	COAL			MGMT FEES	.55	309	**LEASING EXPENSES**	**1.53**	**302**			
ELEVATOR	.22	383	WATER/SEWER	.09	377	PROF FEES	.12	257	ADV/PROMOTION	.06	204	**TOTAL CONTRACTS**	**1.29**	**394**
HVAC	.21	378	**RDS/GNDS/SEC TOTAL**	**.47**	**386**	GEN OFC EXP	.10	312	COMMISSIONS	.09	113	CLEANING	.79	382
ELECTRICAL	.07	349	RDS/GNDS TOTAL	.10	280	OTHER ADM EXP	.08	276	PROF FEES	.45	229	REPAIR/MAINT	.43	171
STRUCT/ROOF	.15	200	RDS/GNDS PAYRL	.05	30				TENANT ALTS	1.32	227	RDS/GROUNDS	.07	235
PLUMBING	.03	330	RDS/GNDS CONTR	.07	235				BUY-OUTS	.24	15	SECURITY	.34	321
FIRE/LIFE SFTY	.04	252	RDS/GNDS OTHER	.05	147				OTHER LEASING	.32	95	ADMINISTRATIVE	.58	342

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	250 BLDS	106,628,024 SQ. FT.				102,201,417 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	221					17.28	16.03	11.82	20.88
RETAIL AREA	147	16.28	13.15	6.87	21.40				
OTHER AREA	49	6.36	6.51	3.76	12.01				
TOTAL RENT	229	17.26	16.10	11.94	20.70				
NET PARKING INC	132	1.01	.77	.37	1.32				
MISCELLANEOUS	183	.40	.15	.04	.51				
TOTAL INCOME	229	18.21	16.68	12.39	21.87				
EXPENSE									
CLEANING	245	1.18	1.04	.73	1.42	1.21	1.08	.75	1.46
REPAIR-MAINT	248	1.32	1.17	.86	1.55	1.36	1.23	.90	1.59
UTILITIES	249	1.87	1.75	1.34	2.21	1.89	1.76	1.36	2.22
RDS/GRNDS/SEC	241	.47	.41	.27	.59	.49	.42	.29	.61
ADMINISTRATIVE	244	.95	.94	.64	1.17	.99	.97	.67	1.24
TOTAL OPER EXP	241	5.78	5.49	4.55	6.56	6.02	5.69	4.70	7.03
FIXED EXPENSES	245	2.82	2.16	1.35	3.46	2.94	2.26	1.43	3.59
TOTAL OPER + FIX	237	8.61	7.99	6.10	10.31	8.97	8.38	6.32	10.92
LEASING EXP	205	1.91	.92	.22	2.44				
TOTAL PAYROLL	236	1.41	.86	.57	1.28				
TOTAL CONTRACT	242	1.39	1.26	.84	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12115	226
AVG SQFT/RETAIL TENANT	2488	162
AVG SQFT/OFFICE WORKER	276	215
AVG % OFFICE OCCUPANCY	88.6	234
AVG % RETAIL OCCUPANCY	80.9	167
AVG $ RATE YR-END RENT	139.06	194
AVG NET PRKNG INC/STALL	978.48	114
RENTABLE/GROSS SQFT	.90	202

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**237**	**UTILITIES TOTAL**	**1.86**	**242**	SECURITY TOTAL	.40	232	**FIXED EXP TOTAL**	**2.77**	**238**	**TOTAL PAYROLL**	**1.41**	**236**
PAYROLL	.53	76	ELECTRICAL	1.57	241	SEC PAYROLL	.32	87	REAL ESTATE TAX	2.51	238	CLEANING	.53	76
CONTRACT	.88	232	GAS	.16	106	SEC CONTRACTS	.31	197	BUILDING INS	.20	232	REPAIR/MAINT	.52	209
SUP/MAT/MISC	.09	211	FUEL OIL	.03	40	SEC OTHER	.04	126	PERS PROP TAX	.04	71	RDS/GROUNDS	.14	19
TRASH REMOVAL	.07	218	PURCH STEAM	.35	67	**ADMIN TOTAL**	**.95**	**235**	OTHER TAX	.18	82	SECURITY	.32	87
REPR/MAINT TOTAL	**1.31**	**240**	PURCH CH WTR	.36	27	PAYROLL	.33	210	**LEASING EXPENSES**	**1.91**	**205**	ADMINISTRATIVE	.33	210
PAYROLL	.52	209	COAL			MGMT FEES	.48	201	ADV/PROMOTION	.08	156	**TOTAL CONTRACTS**	**1.39**	**242**
ELEVATOR	.25	240	WATER/SEWER	.08	228	PROF FEES	.10	184	COMMISSIONS	.10	89	CLEANING	.88	232
HVAC	.20	233	**RDS/GNDS/SEC TOTAL**	**.47**	**235**	GEN OFC EXP	.11	214	PROF FEES	.39	157	REPAIR/MAINT	.47	116
ELECTRICAL	.07	220	RDS/GNDS TOTAL	.09	197	OTHER ADM EXP	.07	183	TENANT ALTS	1.51	160	RDS/GROUNDS	.07	158
STRUCT/ROOF	.09	127	RDS/GNDS PAYRL	.14	19				BUY-OUTS	1.01	28	SECURITY	.31	197
PLUMBING	.03	205	RDS/GNDS CONTR	.07	158				OTHER LEASING	.46	80	ADMINISTRATIVE	.53	215
FIRE/LIFE SFTY	.04	159	RDS/GNDS OTHER	.04	107									
OTHER MAINT/SUP	.24	233												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	144 BLDS	154,842,689 SQ. FT.				148,840,582 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	122					18.94	19.77	14.74	25.64
RETAIL AREA	85	16.50	13.43	8.49	22.49				
OTHER AREA	37	6.09	6.62	3.23	15.05				
TOTAL RENT	127	19.08	19.62	14.66	25.60				
NET PARKING INC	75	.72	.68	.30	.98				
MISCELLANEOUS	106	.70	.24	.06	.66				
TOTAL INCOME	127	20.08	20.29	15.42	26.71				
EXPENSE									
CLEANING	144	1.25	1.14	.83	1.48	1.28	1.15	.85	1.51
REPAIR-MAINT	143	1.34	1.19	.92	1.67	1.38	1.22	.98	1.70
UTILITIES	141	1.78	1.79	1.21	2.37	1.81	1.81	1.25	2.41
RDS/GRNDS/SEC	138	.44	.42	.28	.56	.46	.44	.29	.58
ADMINISTRATIVE	140	.84	.85	.56	1.20	.87	.87	.57	1.26
TOTAL OPER EXP	139	5.57	5.36	4.52	6.67	5.79	5.65	4.70	6.90
FIXED EXPENSES	140	3.82	3.01	1.72	5.74	3.98	3.10	1.87	6.05
TOTAL OPER + FIX	136	9.43	9.24	6.55	11.68	9.82	9.50	6.93	12.31
LEASING EXP	105	1.14	.56	.16	1.90				
TOTAL PAYROLL	135	1.15	.89	.61	1.31				
TOTAL CONTRACT	136	1.38	1.40	.92	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21398	128
AVG SQFT/RETAIL TENANT	3230	100
AVG SQFT/OFFICE WORKER	267	117
AVG % OFFICE OCCUPANCY	90.2	137
AVG % RETAIL OCCUPANCY	88.4	104
AVG $ RATE YR-END RENT	23.64	100
AVG NET PRKNG INC/STALL	1114.44	66
RENTABLE/GROSS SQFT	.99	116

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**137**	**UTILITIES TOTAL**	**1.78**	**137**	SECURITY TOTAL	.38	133	**FIXED EXP TOTAL**	**3.83**	**139**	**TOTAL PAYROLL**	**1.15**	**136**
PAYROLL	.67	39	ELECTRICAL	1.50	137	SEC PAYROLL	.39	58	REAL ESTATE TAX	3.59	139	CLEANING	.67	39
CONTRACT	.91	133	GAS	.08	56	SEC CONTRACTS	.24	107	BUILDING INS	.19	135	REPAIR/MAINT	.54	118
SUP/MAT/MISC	.08	122	FUEL OIL	.02	26	SEC OTHER	.04	82	PERS PROP TAX	.11	27	RDS/GROUNDS	.08	11
TRASH REMOVAL	.08	131	PURCH STEAM	.37	42	**ADMIN TOTAL**	**.83**	**133**	OTHER TAX	.10	47	SECURITY	.39	58
REPR/MAINT TOTAL	**1.34**	**136**	PURCH CH WTR	.29	13	PAYROLL	.28	121	**LEASING EXPENSES**	**1.14**	**105**	ADMINISTRATIVE	.28	121
PAYROLL	.54	118	COAL			MGMT FEES	.42	109	ADV/PROMOTION	.08	81	**TOTAL CONTRACTS**	**1.38**	**136**
ELEVATOR	.26	136	WATER/SEWER	.08	125	PROF FEES	.09	98	COMMISSIONS	.05	50	CLEANING	.91	133
HVAC	.18	132	**RDS/GNDS/SEC TOTAL**	**.44**	**135**	GEN OFC EXP	.09	113	PROF FEES	.24	78	REPAIR/MAINT	.55	66
ELECTRICAL	.07	129	RDS/GNDS TOTAL	.07	108	OTHER ADM EXP	.11	112	TENANT ALTS	.85	85	RDS/GROUNDS	.05	96
STRUCT/ROOF	.06	77	RDS/GNDS PAYRL	.08	11				BUY-OUTS	.71	7	SECURITY	.24	107
PLUMBING	.03	124	RDS/GNDS CONTR	.05	96				OTHER LEASING	.37	47	ADMINISTRATIVE	.46	118
FIRE/LIFE SFTY	.05	102	RDS/GNDS OTHER	.04	51									
OTHER MAINT/SUP	.28	134												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2071 BLDS	211,584,196 SQ. FT.				208,015,850 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1846					13.48	11.90	8.58	15.81
RETAIL AREA	175	14.24	13.20	8.23	21.47				
OTHER AREA	76	7.73	5.97	2.27	10.57				
TOTAL RENT	1856	13.47	11.82	8.55	15.81				
NET PARKING INC	329	.57	.20	.09	.84				
MISCELLANEOUS	1135	.50	.12	.03	.34				
TOTAL INCOME	1857	14.00	12.20	8.82	16.44				
EXPENSE									
CLEANING	1891	.86	.76	.63	.95	.87	.77	.63	.96
REPAIR-MAINT	1951	1.02	.77	.57	1.07	1.03	.78	.57	1.07
UTILITIES	1893	1.71	1.56	1.28	1.92	1.72	1.57	1.28	1.93
RDS/GRNDS/SEC	2007	.47	.36	.24	.51	.48	.36	.24	.52
ADMINISTRATIVE	2047	.85	.74	.52	.99	.86	.74	.52	1.01
TOTAL OPER EXP	1799	4.99	4.39	3.77	5.18	5.08	4.42	3.79	5.26
FIXED EXPENSES	2018	1.85	1.52	1.07	2.11	1.88	1.54	1.08	2.13
TOTAL OPER + FIX	1754	6.85	6.08	5.19	7.31	6.97	6.14	5.23	7.43
LEASING EXP	1488	1.82	.72	.18	2.02				
TOTAL PAYROLL	1700	.79	.53	.32	.77				
TOTAL CONTRACT	1967	1.13	.99	.74	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6777	1792
AVG SQFT/RETAIL TENANT	3010	177
AVG SQFT/OFFICE WORKER	287	1417
AVG % OFFICE OCCUPANCY	87.2	1895
AVG % RETAIL OCCUPANCY	87.3	182
AVG $ RATE YR-END RENT	16.74	1561
AVG NET PRKNG INC/STALL	223.60	219
RENTABLE/GROSS SQFT	.95	1589

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**1805**	**UTILITIES TOTAL**	**1.71**	**1826**	SECURITY TOTAL	.28	1626	**FIXED EXP TOTAL**	**1.85**	**1933**	**TOTAL PAYROLL**	**.79**	**1700**
PAYROLL	.42	304	ELECTRICAL	1.55	1824	SEC PAYROLL	.26	198	REAL ESTATE TAX	1.65	1933	CLEANING	.42	304
CONTRACT	.67	1738	GAS	.12	873	SEC CONTRACTS	.23	1435	BUILDING INS	.15	1833	REPAIR/MAINT	.40	1392
SUP/MAT/MISC	.07	1437	FUEL OIL	.05	98	SEC OTHER	.06	609	PERS PROP TAX	.19	370	RDS/GROUNDS	.12	170
TRASH REMOVAL	.07	1667	PURCH STEAM	.42	55				OTHER TAX	.15	282	SECURITY	.26	198
REPR/MAINT TOTAL	**1.02**	**1859**	PURCH CH WTR	.18	81	**ADMIN TOTAL**	**.85**	**1944**				ADMINISTRATIVE	.32	1225
PAYROLL	.40	1392	COAL	.10	8	PAYROLL	.32	1225	**LEASING EXPENSES**	**1.82**	**1488**			
ELEVATOR	.13	1541	WATER/SEWER	.09	1707	MGMT FEES	.48	1666	ADV/PROMOTION	.10	1071	**TOTAL CONTRACTS**	**1.13**	**1967**
HVAC	.19	1813	**RDS/GNDS/SEC**	**.47**	**1914**	PROF FEES	.09	1185	COMMISSIONS	.10	483	CLEANING	.67	1738
ELECTRICAL	.07	1661	**TOTAL**			GEN OFC EXP	.09	1410	PROF FEES	.52	1144	REPAIR/MAINT	.37	565
STRUCT/ROOF	.08	1142	RDS/GNDS TOTAL	.23	1868	OTHER ADM EXP	.08	1294	TENANT ALTS	1.49	1087	RDS/GROUNDS	.17	1754
PLUMBING	.02	1530	RDS/GNDS PAYRL	.12	170				BUY-OUTS	.68	69	SECURITY	.23	1435
FIRE/LIFE SFTY	.04	1052	RDS/GNDS CONTR	.17	1754				OTHER LEASING	.21	386	ADMINISTRATIVE	.51	1813
OTHER MAINT/SUP	.23	1812	RDS/GNDS OTHER	.08	1240									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	296 BLDS	8,714,468 SQ. FT.				8,671,291 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	265					11.84	10.96	8.20	14.51
RETAIL AREA	7	9.99	8.92	6.18	11.49				
OTHER AREA									
TOTAL RENT	267	11.81	10.93	8.13	14.46				
NET PARKING INC	16	.32	.10	.06	.20				
MISCELLANEOUS	133	.37	.11	.03	.48				
TOTAL INCOME	287	12.01	11.04	8.33	14.94				
EXPENSE									
CLEANING	258	.83	.79	.63	1.00	.83	.79	.63	1.00
REPAIR-MAINT	273	.83	.69	.47	1.02	.83	.70	.48	1.02
UTILITIES	255	1.70	1.61	1.30	2.09	1.70	1.63	1.30	2.09
RDS/GRNDS/SEC	267	.37	.33	.22	.48	.37	.33	.22	.48
ADMINISTRATIVE	284	.72	.62	.44	.89	.72	.63	.44	.89
TOTAL OPER EXP	237	4.49	4.40	3.56	5.16	4.51	4.46	3.61	5.25
FIXED EXPENSES	284	1.54	1.43	.97	1.97	1.55	1.44	.98	1.98
TOTAL OPER + FIX	228	6.11	5.86	4.94	7.01	6.14	5.89	4.96	7.01
LEASING EXP	205	1.20	.38	.10	1.46				
TOTAL PAYROLL	189	.55	.37	.21	.68				
TOTAL CONTRACT	281	.95	.90	.64	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3091	271
AVG SQFT/RETAIL TENANT	830	5
AVG SQFT/OFFICE WO	[illegible]	183
AVG % OFFICE OCCUPANCY	[illegible]	[illegible]
AVG % RETAIL OCCUPANCY	[illegible]	[illegible]
AVG $ RATE YR-END RENT	13.84	225
AVG NET PRKNG INC/STALL	39.04	10
RENTABLE/GROSS SQFT	.95	214

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**248**	**UTILITIES TOTAL**	**1.70**	**251**	SECURITY TOTAL	.12	174	**FIXED EXP TOTAL**	**1.54**	**272**	**TOTAL PAYROLL**	**.55**	**189**
PAYROLL	.59	24	ELECTRICAL	1.52	251	SEC PAYROLL	.22	13	REAL ESTATE TAX	1.38	272	CLEANING	.59	24
CONTRACT	.65	240	GAS	.18	132	SEC CONTRACTS	.11	140	BUILDING INS	.15	267	REPAIR/MAINT	.32	150
SUP/MAT/MISC	.08	189	FUEL OIL	.22	3	SEC OTHER	.04	52	PERS PROP TAX	.32	24	RDS/GROUNDS	.15	15
TRASH REMOVAL	.08	222	PURCH STEAM						OTHER TAX	.15	19	SECURITY	.22	13
REPR/MAINT TOTAL	**.82**	**263**	PURCH CH WTR			**ADMIN TOTAL**	**.72**	**271**				ADMINISTRATIVE	.38	87
PAYROLL	.32	150	COAL			PAYROLL	.38	87	**LEASING EXPENSES**	**1.20**	**205**			
ELEVATOR	.08	180	WATER/SEWER	.09	248	MGMT FEES	.49	248	ADV/PROMOTION	.06	121	**TOTAL CONTRACTS**	**.95**	**281**
HVAC	.24	253	**RDS/GNDS/SEC**	**.37**	**277**	PROF FEES	.12	134	COMMISSIONS	.12	52	CLEANING	.65	240
ELECTRICAL	.06	210	**TOTAL**			GEN OFC EXP	.07	145	PROF FEES	.41	128	REPAIR/MAINT	.31	69
STRUCT/ROOF	.06	134	RDS/GNDS TOTAL	.29	272	OTHER ADM EXP	.09	142	TENANT ALTS	1.47	110	RDS/GROUNDS	.23	251
PLUMBING	.03	196	RDS/GNDS PAYRL	.15	15				BUY-OUTS	.13	3	SECURITY	.11	140
FIRE/LIFE SFTY	.03	130	RDS/GNDS CONTR	.23	251				OTHER LEASING	.12	31	ADMINISTRATIVE	.54	254
OTHER MAINT/SUP	.24	254	RDS/GNDS OTHER	.12	169									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	358 BLDS	26,504,948 SQ. FT.				26,280,893 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	338					12.35	11.85	8.50	15.54
RETAIL AREA	13	19.78	18.60	14.16	22.69				
OTHER AREA	7	3.36	5.31	4.49	8.80				
TOTAL RENT	341	12.35	11.82	8.47	15.63				
NET PARKING INC	37	.58	.24	.11	1.00				
MISCELLANEOUS	217	.55	.12	.03	.33				
TOTAL INCOME	341	12.77	12.18	8.75	16.39				
EXPENSE									
CLEANING	344	.80	.75	.62	.92	.81	.75	.62	.93
REPAIR-MAINT	343	.81	.71	.54	.96	.82	.73	.54	.97
UTILITIES	339	1.69	1.58	1.31	1.95	1.69	1.58	1.31	1.95
RDS/GRNDS/SEC	350	.37	.32	.23	.45	.37	.32	.23	.46
ADMINISTRATIVE	354	.80	.73	.52	.96	.81	.73	.52	.97
TOTAL OPER EXP	327	4.50	4.22	3.65	5.09	4.54	4.25	3.65	5.14
FIXED EXPENSES	350	1.75	1.50	1.01	2.11	1.76	1.51	1.03	2.12
TOTAL OPER+FIX	321	6.27	5.98	4.93	7.13	6.33	6.03	4.93	7.25
LEASING EXP	270	1.71	.68	.17	2.14				
TOTAL PAYROLL	296	.57	.44	.27	.71				
TOTAL CONTRACT	338	1.03	.97	.75	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4624	302
AVG SQFT/RETAIL TENANT	4097	15
AVG SQFT/OFFICE WORKER	269	231
AVG % OFFICE OCCUPANCY	85.0	316
AVG % RETAIL OCCUPANCY	98.2	15
AVG $ RATE YR-END RENT	14.91	297
AVG NET PRKNG INC/STALL	214.17	20
RENTABLE/GROSS SQFT	.96	268

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**327**
PAYROLL	.51	42
CONTRACT	.64	316
SUP/MAT/MISC	.08	259
TRASH REMOVAL	.07	299
REPR/MAINT TOTAL	**.81**	**327**
PAYROLL	.32	246
ELEVATOR	.08	299
HVAC	.18	323
ELECTRICAL	.05	291
STRUCT/ROOF	.07	163
PLUMBING	.02	255
FIRE/LIFE SFTY	.04	186
OTHER MAINT/SUP	.20	320

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**321**
ELECTRICAL	1.53	320
GAS	.16	118
FUEL OIL	.22	6
PURCH STEAM		
PURCH CH WTR	.19	17
COAL		
WATER/SEWER	.08	302
RDS/GNDS/SEC TOTAL	**.37**	**334**
RDS/GNDS TOTAL	.26	328
RDS/GNDS PAYRL	.11	23
RDS/GNDS CONTR	.21	310
RDS/GNDS OTHER	.09	214

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	274
SEC PAYROLL	.24	11
SEC CONTRACTS	.14	249
SEC OTHER	.03	83
ADMIN TOTAL	**.80**	**334**
PAYROLL	.33	178
MGMT FEES	.47	322
PROF FEES	.10	218
GEN OFC EXP	.08	222
OTHER ADM EXP	.08	203

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.76**	**337**
REAL ESTATE TAX	1.58	337
BUILDING INS	.14	321
PERS PROP TAX	.07	45
OTHER TAX	.37	38
LEASING EXPENSES	**1.71**	**270**
ADV/PROMOTION	.07	199
COMMISSIONS	.16	72
PROF FEES	.46	206
TENANT ALTS	1.44	191
BUY-OUTS	2.30	9
OTHER LEASING	.66	54

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**296**
CLEANING	.51	42
REPAIR/MAINT	.32	246
RDS/GROUNDS	.11	23
SECURITY	.24	11
ADMINISTRATIVE	.33	178
TOTAL CONTRACTS	**1.03**	**338**
CLEANING	.64	316
REPAIR/MAINT	.30	109
RDS/GROUNDS	.21	310
SECURITY	.14	249
ADMINISTRATIVE	.52	327

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	448 BLDS	77,346,385 SQ. FT.				76,141,462 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	412					13.79	12.69	9.17	17.34
RETAIL AREA	57	18.19	15.29	9.82	22.41				
OTHER AREA	26	4.27	5.97	1.44	7.82				
TOTAL RENT	412	13.76	12.59	9.27	17.25				
NET PARKING INC	137	.57	.22	.08	.91				
MISCELLANEOUS	288	.57	.10	.03	.32				
TOTAL INCOME	413	14.34	13.00	9.41	18.03				
EXPENSE									
CLEANING	432	.83	.76	.64	.94	.83	.77	.64	.95
REPAIR-MAINT	438	.93	.80	.62	1.09	.94	.80	.62	1.10
UTILITIES	432	1.59	1.51	1.24	1.82	1.60	1.51	1.25	1.82
RDS/GRNDS/SEC	441	.44	.38	.25	.54	.45	.39	.26	.54
ADMINISTRATIVE	447	.87	.82	.58	1.08	.88	.82	.60	1.08
TOTAL OPER EXP	425	4.70	4.36	3.84	5.18	4.78	4.38	3.86	5.28
FIXED EXPENSES	431	1.84	1.61	1.20	2.30	1.87	1.63	1.21	2.34
TOTAL OPER+FIX	411	6.54	6.15	5.43	7.45	6.65	6.21	5.44	7.52
LEASING EXP	343	1.74	.81	.20	1.92				
TOTAL PAYROLL	408	.69	.58	.42	.80				
TOTAL CONTRACT	438	1.11	1.03	.85	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6870	389
AVG SQFT/RETAIL TENANT	2761	63
AVG SQFT/OFFICE WORKER	276	310
AVG % OFFICE OCCUPANCY	86.7	404
AVG % RETAIL OCCUPANCY	93.3	65
AVG $ RATE YR-END RENT	16.91	345
AVG NET PRKNG INC/STALL	201.35	96
RENTABLE/GROSS SQFT	.95	351

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**422**
PAYROLL	.29	78
CONTRACT	.67	413
SUP/MAT/MISC	.07	357
TRASH REMOVAL	.06	390
REPR/MAINT TOTAL	**.93**	**427**
PAYROLL	.38	355
ELEVATOR	.12	422
HVAC	.16	422
ELECTRICAL	.06	394
STRUCT/ROOF	.07	264
PLUMBING	.02	374
FIRE/LIFE SFTY	.04	261
OTHER MAINT/SUP	.19	420

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**423**
ELECTRICAL	1.45	422
GAS	.11	173
FUEL OIL	.04	26
PURCH STEAM	.34	3
PURCH CH WTR	.14	25
COAL		
WATER/SEWER	.09	398
RDS/GNDS/SEC TOTAL	**.44**	**433**
RDS/GNDS TOTAL	.21	412
RDS/GNDS PAYRL	.10	32
RDS/GNDS CONTR	.16	385
RDS/GNDS OTHER	.07	274

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	414
SEC PAYROLL	.22	50
SEC CONTRACTS	.23	362
SEC OTHER	.06	161
ADMIN TOTAL	**.87**	**435**
PAYROLL	.31	335
MGMT FEES	.49	391
PROF FEES	.08	296
GEN OFC EXP	.09	353
OTHER ADM EXP	.06	312

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.83**	**424**
REAL ESTATE TAX	1.66	424
BUILDING INS	.15	416
PERS PROP TAX	.08	108
OTHER TAX	.21	79
LEASING EXPENSES	**1.74**	**343**
ADV/PROMOTION	.10	265
COMMISSIONS	.09	118
PROF FEES	.53	276
TENANT ALTS	1.50	256
BUY-OUTS	.34	22
OTHER LEASING	.11	96

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.69**	**408**
CLEANING	.29	78
REPAIR/MAINT	.38	355
RDS/GROUNDS	.10	32
SECURITY	.22	50
ADMINISTRATIVE	.31	335
TOTAL CONTRACTS	**1.11**	**438**
CLEANING	.67	413
REPAIR/MAINT	.31	143
RDS/GROUNDS	.16	385
SECURITY	.23	362
ADMINISTRATIVE	.53	405

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS	39,445,490 SQ. FT.				38,457,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	92					14.76	14.62	10.73	17.94
RETAIL AREA	33	10.94	9.71	8.29	18.79				
OTHER AREA	19	4.00	3.89	2.19	11.08				
TOTAL RENT	93	14.66	14.58	10.73	17.29				
NET PARKING INC	48	.74	.55	.18	1.16				
MISCELLANEOUS	63	.35	.24	.09	.44				
TOTAL INCOME	93	15.27	15.14	11.45	17.70				
EXPENSE									
CLEANING	96	.86	.77	.67	.97	.88	.79	.67	.99
REPAIR-MAINT	96	1.02	.96	.79	1.16	1.04	.98	.80	1.18
UTILITIES	96	1.61	1.52	1.30	1.80	1.63	1.57	1.32	1.83
RDS/GRNDS/SEC	97	.45	.40	.33	.52	.46	.41	.34	.55
ADMINISTRATIVE	97	.92	.84	.69	1.15	.95	.85	.69	1.19
TOTAL OPER EXP	96	4.88	4.62	4.16	5.42	5.00	4.69	4.20	5.58
FIXED EXPENSES	97	1.82	1.72	1.41	2.07	1.87	1.77	1.45	2.14
TOTAL OPER+FIX	96	6.71	6.31	5.66	7.46	6.88	6.47	5.79	7.70
LEASING EXP	79	2.04	1.27	.31	2.51				
TOTAL PAYROLL	92	.76	.65	.50	.90				
TOTAL CONTRACT	94	1.11	1.13	.81	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9697	82
AVG SQFT/RETAIL TENANT	2970	30
AVG SQFT/OFFICE WORKER	297	56
AVG % OFFICE OCCUPANCY	87.4	83
AVG % RETAIL OCCUPANCY	88.1	31
AVG $ RATE YR-END RENT	17.82	70
AVG NET PRKNG INC/STALL	279.37	37
RENTABLE/GROSS SQFT	.95	80

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**92**
PAYROLL	.29	27
CONTRACT	.69	90
SUP/MAT/MISC	.07	78
TRASH REMOVAL	.05	88
REPR/MAINT TOTAL	**1.02**	**92**
PAYROLL	.39	84
ELEVATOR	.19	90
HVAC	.14	91
ELECTRICAL	.07	88
STRUCT/ROOF	.07	57
PLUMBING	.02	83
FIRE/LIFE SFTY	.03	56
OTHER MAINT/SUP	.21	90

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**94**
ELECTRICAL	1.48	94
GAS	.06	35
FUEL OIL	.02	23
PURCH STEAM		
PURCH CH WTR	.25	9
COAL		
WATER/SEWER	.08	90
RDS/GNDS/SEC TOTAL	**.45**	**93**
RDS/GNDS TOTAL	.19	90
RDS/GNDS PAYRL	.11	13
RDS/GNDS CONTR	.13	84
RDS/GNDS OTHER	.07	64

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	90
SEC PAYROLL	.18	22
SEC CONTRACTS	.24	76
SEC OTHER	.07	50
ADMIN TOTAL	**.92**	**94**
PAYROLL	.27	85
MGMT FEES	.51	86
PROF FEES	.10	62
GEN OFC EXP	.09	83
OTHER ADM EXP	.08	70

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.82**	**94**
REAL ESTATE TAX	1.67	94
BUILDING INS	.14	88
PERS PROP TAX	.01	22
OTHER TAX	.04	24
LEASING EXPENSES	**2.04**	**79**
ADV/PROMOTION	.09	68
COMMISSIONS	.07	28
PROF FEES	.85	69
TENANT ALTS	1.36	65
BUY-OUTS	.81	7
OTHER LEASING	.17	31

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**92**
CLEANING	.29	27
REPAIR/MAINT	.39	84
RDS/GROUNDS	.11	13
SECURITY	.16	22
ADMINISTRATIVE	.27	85
TOTAL CONTRACTS	**1.11**	**94**
CLEANING	.69	90
REPAIR/MAINT	.35	32
RDS/GROUNDS	.13	64
SECURITY	.24	78
ADMINISTRATIVE	.56	89

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	9,500,073 SQ. FT.				9,340,378 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.97	13.05	10.10	18.95
RETAIL AREA	4	15.95	18.57	6.73	29.17				
OTHER AREA									
TOTAL RENT	9	16.86	14.16	10.06	19.12				
NET PARKING INC	6	.77	.13	.06	.83				
MISCELLANEOUS	8	.49	.15	.01	.46				
TOTAL INCOME	9	17.79	14.16	10.30	20.58				
EXPENSE									
CLEANING	11	.84	.80	.72	.84	.84	.81	.72	.85
REPAIR-MAINT	11	1.42	.95	.77	1.25	1.43	.95	.77	1.25
UTILITIES	11	1.69	1.65	1.45	1.92	1.69	1.65	1.45	1.92
RDS/GRNDS/SEC	11	.70	.51	.41	.72	.71	.51	.41	.72
ADMINISTRATIVE	11	.75	.69	.50	.75	.77	.70	.51	.77
TOTAL OPER EXP	11	5.41	4.57	4.15	5.76	5.50	4.59	4.24	5.78
FIXED EXPENSES	10	2.66	2.53	1.80	2.74	2.71	2.58	1.93	2.79
TOTAL OPER+FIX	10	7.81	6.75	6.50	7.68	7.96	6.91	6.60	7.68
LEASING EXP	7	2.00	1.83	.49	3.79				
TOTAL PAYROLL	11	.85	.45	.35	.50				
TOTAL CONTRACT	11	1.39	1.13	1.00	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31176	8
AVG SQFT/RETAIL TENANT	2633	4
AVG SQFT/OFFICE WORKER	298	10
AVG % OFFICE OCCUPANCY	95.1	10
AVG % RETAIL OCCUPANCY	83.9	5
AVG $ RATE YR-END RENT	22.13	6
AVG NET PRKNG INC/STALL	362.53	6
RENTABLE/GROSS SQFT	.90	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**11**
PAYROLL		
CONTRACT	.75	11
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	**1.42**	**11**
PAYROLL	.53	9
ELEVATOR	.20	10
HVAC	.23	11
ELECTRICAL	.13	10
STRUCT/ROOF	.11	9
PLUMBING	.04	10
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.31	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**10**
ELECTRICAL	1.45	10
GAS	.06	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	9
RDS/GNDS/SEC TOTAL	**.70**	**11**
RDS/GNDS TOTAL	.27	11
RDS/GNDS PAYRL	.14	3
RDS/GNDS CONTR	.19	11
RDS/GNDS OTHER	.08	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	11
SEC PAYROLL	.64	2
SEC CONTRACTS	.27	11
SEC OTHER	.07	2
ADMIN TOTAL	**.75**	**11**
PAYROLL	.27	9
MGMT FEES	.50	8
PROF FEES	.11	4
GEN OFC EXP	.09	10
OTHER ADM EXP	.08	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.66**	**10**
REAL ESTATE TAX	2.30	10
BUILDING INS	.24	10
PERS PROP TAX	.26	4
OTHER TAX	.06	3
LEASING EXPENSES	**2.00**	**7**
ADV/PROMOTION	.15	6
COMMISSIONS	.11	4
PROF FEES	.33	6
TENANT ALTS	2.03	4
BUY-OUTS	1.00	3
OTHER LEASING	.49	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**11**
CLEANING		
REPAIR/MAINT	.53	9
RDS/GROUNDS	.14	3
SECURITY	.64	2
ADMINISTRATIVE	.27	9
TOTAL CONTRACTS	**1.39**	**11**
CLEANING	.75	11
REPAIR/MAINT	.39	3
RDS/GROUNDS	.19	11
SECURITY	.27	11
ADMINISTRATIVE	.49	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	1,682,256 SQ. FT.				1,555,365 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					3.98	3.08	1.95	7.68	
RETAIL AREA	6	12.70	9.73	3.51	17.75					
OTHER AREA										
TOTAL RENT	5	5.52	3.52	3.16	10.63					
NET PARKING INC	4	.25	.20	.03	.94					
MISCELLANEOUS	5	.80	.10		2.45					
TOTAL INCOME	5	6.55	3.62	3.18	13.85					
EXPENSE										
CLEANING	5	.37	.35	.32	.41	.39	.38	.32	.46	
REPAIR-MAINT	11	.93	.74	.62	1.11	1.01	.76	.67	1.23	
UTILITIES	11	1.05	1.06	.87	1.23	1.09	1.07	.89	1.33	
RDS/GRNDS/SEC	11	.36	.38	.10	.45	.39	.45	.11	.51	
ADMINISTRATIVE	11	.51	.51	.34	.63	.55	.52	.39	.68	
TOTAL OPER EXP	5	3.20	3.27	2.40	4.16	3.40	3.32	2.74	4.56	
FIXED EXPENSES	11	1.91	1.75	.62	2.29	2.07	2.03	.70	2.48	
TOTAL OPER+FIX	5	4.97	5.41	3.01	6.77	5.28	5.50	3.43	7.37	
LEASING EXP	7	.41	.25	.08	.29					
TOTAL PAYROLL	10	.83	.54	.31	1.12					
TOTAL CONTRACT	11	.43	.43	.14	.61					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3535	10
AVG SQFT/RETAIL TENANT	3114	7
AVG SQFT/OFFICE WORKER	250	7
AVG % OFFICE OCCUPANCY	12.9	10
AVG % RETAIL OCCUPANCY	59.0	7
AVG $ RATE YR-END RENT	16.53	11
AVG NET PRKNG INC/STALL	1179.00	2
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.37**	**5**
PAYROLL		
CONTRACT	.26	5
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**.93**	**11**
PAYROLL	.45	9
ELEVATOR	.16	11
HVAC	.14	11
ELECTRICAL	.03	10
STRUCT/ROOF	.04	4
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.14	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.05**	**11**
ELECTRICAL	.82	11
GAS	.12	7
FUEL OIL		
PURCH STEAM	.29	3
PURCH CH WTR	.42	2
COAL		
WATER/SEWER	.05	11
RDS/GNDS/SEC TOTAL	**.36**	**11**
RDS/GNDS TOTAL	.04	11
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	11
SEC PAYROLL	.28	3
SEC CONTRACTS	.22	9
SEC OTHER	.02	4
ADMIN TOTAL	**.51**	**11**
PAYROLL	.20	10
MGMT FEES	.21	10
PROF FEES	.07	5
GEN OFC EXP	.05	9
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.91**	**11**
REAL ESTATE TAX	1.80	11
BUILDING INS	.12	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**.41**	**7**
ADV/PROMOTION	.03	6
COMMISSIONS	.18	3
PROF FEES	.12	4
TENANT ALTS	.58	5
BUY-OUTS		
OTHER LEASING	.01	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**10**
CLEANING		
REPAIR/MAINT	.45	9
RDS/GROUNDS	.01	2
SECURITY	.26	3
ADMINISTRATIVE	.20	10
TOTAL CONTRACTS	**.43**	**11**
CLEANING	.26	5
REPAIR/MAINT	.14	4
RDS/GROUNDS	.05	7
SECURITY	.22	9
ADMINISTRATIVE	.20	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	58 BLDS	15,226,010 SQ. FT.				14,262,418 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	51					7.04	6.15	3.59	8.66	
RETAIL AREA	22	8.51	10.66	3.30	15.18					
OTHER AREA	7	6.34	4.65	.82	9.17					
TOTAL RENT	51	7.13	6.08	3.81	8.68					
NET PARKING INC	24	.54	.56	.18	.79					
MISCELLANEOUS	29	.14	.12	.02	.19					
TOTAL INCOME	51	7.54	6.47	3.98	9.42					
EXPENSE										
CLEANING	52	.76	.51	.43	.89	.80	.53	.43	.92	
REPAIR-MAINT	57	1.15	.78	.62	1.22	1.21	.82	.62	1.28	
UTILITIES	57	1.43	1.26	.99	1.55	1.47	1.27	.99	1.63	
RDS/GRNDS/SEC	57	.46	.38	.14	.57	.49	.38	.15	.60	
ADMINISTRATIVE	56	.65	.58	.47	.96	.69	.65	.48	.97	
TOTAL OPER EXP	50	4.41	3.66	3.17	4.89	4.73	3.97	3.36	4.94	
FIXED EXPENSES	53	2.47	1.34	.62	2.36	2.65	1.40	.68	2.65	
TOTAL OPER+FIX	48	6.95	5.48	3.73	7.40	7.46	5.83	4.42	8.01	
LEASING EXP	46	1.19	.37	.09	1.20					
TOTAL PAYROLL	51	.98	.70	.40	.94					
TOTAL CONTRACT	57	.95	.70	.46	1.01					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6381	55
AVG SQFT/RETAIL TENANT	7884	25
AVG SQFT/OFFICE WORKER	295	46
AVG % OFFICE OCCUPANCY	39.9	58
AVG % RETAIL OCCUPANCY	76.5	25
AVG $ RATE YR-END RENT	19.65	49
AVG NET PRKNG INC/STALL	545.10	20
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**51**
PAYROLL	.80	13
CONTRACT	.54	50
SUP/MAT/MISC	.04	41
TRASH REMOVAL	.04	45
REPR/MAINT TOTAL	**1.12**	**55**
PAYROLL	.44	40
ELEVATOR	.27	50
HVAC	.22	54
ELECTRICAL	.06	52
STRUCT/ROOF	.05	32
PLUMBING	.02	45
FIRE/LIFE SFTY	.06	32
OTHER MAINT/SUP	.16	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**56**
ELECTRICAL	1.15	56
GAS	.16	36
FUEL OIL	.17	5
PURCH STEAM	.42	11
PURCH CH WTR	.50	4
COAL		
WATER/SEWER	.06	53
RDS/GNDS/SEC TOTAL	**.46**	**55**
RDS/GNDS TOTAL	.12	42
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.12	33
RDS/GNDS OTHER	.03	31

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	52
SEC PAYROLL	.26	7
SEC CONTRACTS	.33	46
SEC OTHER	.04	27
ADMIN TOTAL	**.85**	**56**
PAYROLL	.29	39
MGMT FEES	.24	55
PROF FEES	.06	40
GEN OFC EXP	.08	48
OTHER ADM EXP	.04	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.47**	**53**
REAL ESTATE TAX	2.28	53
BUILDING INS	.17	50
PERS PROP TAX	.01	9
OTHER TAX	.14	20
LEASING EXPENSES	**1.19**	**46**
ADV/PROMOTION	.08	35
COMMISSIONS	.23	20
PROF FEES	.21	32
TENANT ALTS	1.14	31
BUY-OUTS	.58	4
OTHER LEASING	.21	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.98**	**51**
CLEANING	.80	13
REPAIR/MAINT	.44	40
RDS/GROUNDS	.06	4
SECURITY	.26	7
ADMINISTRATIVE	.29	39
TOTAL CONTRACTS	**.95**	**57**
CLEANING	.54	50
REPAIR/MAINT	.33	17
RDS/GROUNDS	.12	33
SECURITY	.33	46
ADMINISTRATIVE	.28	55

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

DOWNTOWN 51%-75%

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 147 BLDS 35,980,415 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 34,019,372 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	139					10.75	8.35	6.33	11.44
RETAIL AREA	75	11.68	9.60	6.03	15.64				
OTHER AREA	28	4.91	3.06	1.90	4.11				
TOTAL RENT	144	10.72	8.36	6.29	11.59				
NET PARKING INC	56	.76	.54	.33	1.03				
MISCELLANEOUS	116	.43	.15	.04	.40				
TOTAL INCOME	144	11.49	9.02	6.82	12.09				
EXPENSE									
CLEANING	144	.78	.64	.53	.78	.81	.66	.55	.83
REPAIR-MAINT	145	1.08	.93	.74	1.28	1.12	1.02	.77	1.35
UTILITIES	146	1.37	1.30	1.10	1.69	1.40	1.32	1.10	1.72
RDS/GRNDS/SEC	144	.36	.32	.18	.47	.38	.33	.19	.49
ADMINISTRATIVE	147	.82	.77	.54	1.00	.86	.80	.56	1.08
TOTAL OPER EXP	141	4.41	4.37	3.54	5.03	4.67	4.67	3.70	5.41
FIXED EXPENSES	143	2.28	1.38	.78	2.20	2.41	1.52	.86	2.39
TOTAL OPER+FIX	137	6.70	5.72	4.93	7.12	7.09	6.13	5.04	7.81
LEASING EXP	128	2.31	.67	.25	2.17				
TOTAL PAYROLL	138	.74	.68	.45	.93				
TOTAL CONTRACT	144	1.13	.92	.65	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6126	145
AVG SQFT/RETAIL TENANT	2229	78
AVG SQFT/OFFICE WORKER	302	121
AVG % OFFICE OCCUPANCY	84.3	147
AVG % RETAIL OCCUPANCY	73.3	79
AVG $ RATE YR-END RENT	313.23	130
AVG NET PRKNG INC/STALL	524.26	47
RENTABLE/GROSS SQFT	.91	105

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**141**
PAYROLL	.14	28
CONTRACT	.65	140
SUP/MAT/MISC	.05	122
TRASH REMOVAL	.05	130
REPR/MAINT TOTAL	**1.07**	**140**
PAYROLL	.41	126
ELEVATOR	.22	139
HVAC	.15	139
ELECTRICAL	.04	133
STRUCT/ROOF	.03	68
PLUMBING	.02	125
FIRE/LIFE SFTY	.03	91
OTHER MAINT/SUP	.23	138

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.37**	**142**
ELECTRICAL	1.13	142
GAS	.09	66
FUEL OIL	.06	12
PURCH STEAM	.39	37
PURCH CH WTR	.51	7
COAL		
WATER/SEWER	.07	138
RDS/GNDS/SEC TOTAL	**.36**	**141**
RDS/GNDS TOTAL	.09	104
RDS/GNDS PAYRL	.04	12
RDS/GNDS CONTR	.08	81
RDS/GNDS OTHER	.02	66

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	136
SEC PAYROLL	.21	39
SEC CONTRACTS	.25	122
SEC OTHER	.03	58
ADMIN TOTAL	**.82**	**142**
PAYROLL	.32	109
MGMT FEES	.34	135
PROF FEES	.10	94
GEN OFC EXP	.10	119
OTHER ADM EXP	.06	108

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.26**	**140**
REAL ESTATE TAX	2.08	140
BUILDING INS	.17	138
PERS PROP TAX	.02	41
OTHER TAX	.03	29
LEASING EXPENSES	**2.31**	**128**
ADV/PROMOTION	.09	97
COMMISSIONS	.10	58
PROF FEES	.49	99
TENANT ALTS	2.16	90
BUY-OUTS	.47	14
OTHER LEASING	.42	42

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**138**
CLEANING	.14	28
REPAIR/MAINT	.41	126
RDS/GROUNDS	.04	12
SECURITY	.21	39
ADMINISTRATIVE	.32	109
TOTAL CONTRACTS	**1.13**	**144**
CLEANING	.65	140
REPAIR/MAINT	.35	72
RDS/GROUNDS	.08	81
SECURITY	.25	122
ADMINISTRATIVE	.40	140

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 75%

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 1102 BLDS 349,392,660 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 332,114,833 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	927					19.21	15.78	11.78	20.94
RETAIL AREA	525	18.59	16.82	9.47	26.72				
OTHER AREA	195	9.69	6.41	2.95	13.01				
TOTAL RENT	979	19.50	15.82	11.82	21.03				
NET PARKING INC	459	.91	.76	.39	1.34				
MISCELLANEOUS	644	.69	.15	.04	.51				
TOTAL INCOME	979	20.58	16.66	12.20	22.14				
EXPENSE									
CLEANING	1077	1.35	1.06	.77	1.38	1.39	1.09	.80	1.43
REPAIR-MAINT	1083	1.60	1.17	.83	1.64	1.65	1.22	.86	1.69
UTILITIES	1083	1.98	1.77	1.36	2.21	2.01	1.80	1.38	2.26
RDS/GRNDS/SEC	1041	.52	.38	.23	.81	.54	.40	.24	.64
ADMINISTRATIVE	1065	.92	.96	.55	1.22	.97	.90	.57	1.28
TOTAL OPER EXP	1041	6.33	5.36	4.38	6.60	6.66	5.61	4.62	7.00
FIXED EXPENSES	1060	3.41	2.07	1.21	3.51	3.59	2.19	1.27	3.75
TOTAL OPER+FIX	1006	9.77	7.68	5.96	10.23	10.28	8.21	6.22	10.93
LEASING EXP	753	1.46	.61	.15	1.77				
TOTAL PAYROLL	996	1.44	.85	.55	1.37				
TOTAL CONTRACT	1050	1.51	1.21	.79	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11707	1030
AVG SQFT/RETAIL TENANT	2703	618
AVG SQFT/OFFICE WORKER	268	938
AVG % OFFICE OCCUPANCY	92.2	1102
AVG % RETAIL OCCUPANCY	89.7	641
AVG $ RATE YR-END RENT	21.77	821
AVG NET PRKNG INC/STALL	1106.25	358
RENTABLE/GROSS SQFT	.90	820

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**1040**
PAYROLL	.70	322
CONTRACT	.95	991
SUP/MAT/MISC	.09	865
TRASH REMOVAL	.10	939
REPR/MAINT TOTAL	**1.60**	**1040**
PAYROLL	.64	863
ELEVATOR	.27	1020
HVAC	.21	999
ELECTRICAL	.11	935
STRUCT/ROOF	.16	560
PLUMBING	.03	854
FIRE/LIFE SFTY	.05	653
OTHER MAINT/SUP	.35	979

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**1047**
ELECTRICAL	1.66	1041
GAS	.13	546
FUEL OIL	.04	169
PURCH STEAM	.44	222
PURCH CH WTR	.65	62
COAL		
WATER/SEWER	.09	1004
RDS/GNDS/SEC TOTAL	**.52**	**1011**
RDS/GNDS TOTAL	.10	788
RDS/GNDS PAYRL	.07	130
RDS/GNDS CONTR	.07	624
RDS/GNDS OTHER	.05	437

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	948
SEC PAYROLL	.41	340
SEC CONTRACTS	.30	773
SEC OTHER	.05	444
ADMIN TOTAL	**.92**	**1032**
PAYROLL	.34	737
MGMT FEES	.51	806
PROF FEES	.10	670
GEN OFC EXP	.11	775
OTHER ADM EXP	.11	745

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.42**	**1033**
REAL ESTATE TAX	3.13	1033
BUILDING INS	.23	1010
PERS PROP TAX	.10	248
OTHER TAX	.16	329
LEASING EXPENSES	**1.46**	**753**
ADV/PROMOTION	.09	494
COMMISSIONS	.07	279
PROF FEES	.33	548
TENANT ALTS	1.16	562
BUY-OUTS	.84	47
OTHER LEASING	.36	256

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.44**	**996**
CLEANING	.70	322
REPAIR/MAINT	.64	863
RDS/GROUNDS	.07	130
SECURITY	.41	340
ADMINISTRATIVE	.34	737
TOTAL CONTRACTS	**1.51**	**1050**
CLEANING	.95	991
REPAIR/MAINT	.66	448
RDS/GROUNDS	.07	624
SECURITY	.30	773
ADMINISTRATIVE	.54	881

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

SUBURBAN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	1,148,071 SQ. FT.				1,140,973 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	6					9.32	12.22	8.60	15.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.23	12.23	8.55	15.48				
NET PARKING INC	3	.44	.90						
MISCELLANEOUS	3	.02	.05						
TOTAL INCOME	6	9.64	12.23	8.64	16.34				
EXPENSE									
CLEANING	10	.55	.41	.37	.58	.55	.41	.37	.58
REPAIR-MAINT	12	.75	.53	.27	.86	.76	.53	.27	.86
UTILITIES	12	1.30	1.25	.65	1.67	1.30	1.25	.65	1.67
RDS/GRNDS/SEC	13	.43	.32	.23	.49	.43	.32	.23	.50
ADMINISTRATIVE	13	.96	.64	.32	1.20	.96	.64	.32	1.22
TOTAL OPER EXP	10	4.35	4.08	2.78	4.47	4.39	4.08	2.78	4.50
FIXED EXPENSES	12	1.27	1.32	.69	2.03	1.27	1.34	.69	2.03
TOTAL OPER + FIX	9	5.89	6.10	3.91	6.51	5.94	6.14	3.91	6.51
LEASING EXP	10	.89	.55	.12	.83				
TOTAL PAYROLL	12	.56	.32	.15	.74				
TOTAL CONTRACT	12	1.05	.68	.45	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1248	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	180	5
AVG % OFFICE OCCUPANCY	13.1	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.81	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.28	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	10	**UTILITIES TOTAL**	1.30	12	SECURITY TOTAL	.34	9	**FIXED EXP TOTAL**	1.34	11	**TOTAL PAYROLL**	.56	12
PAYROLL			ELECTRICAL	1.22	12	SEC PAYROLL			REAL ESTATE TAX	1.22	11	CLEANING		
CONTRACT	.50	10	GAS	.19	2	SEC CONTRACTS	.34	9	BUILDING INS	.12	7	REPAIR/MAINT	.27	7
SUP/MAT/MISC	.04	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	1.03	12	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.75	12	PURCH CH WTR			PAYROLL	.60	6				ADMINISTRATIVE	.60	6
PAYROLL	.27	7	COAL			MGMT FEES	.29	12	**LEASING EXPENSES**	.89	10			
ELEVATOR	.15	10	WATER/SEWER	.05	12	PROF FEES	.14	8	ADV/PROMOTION	.08	9	**TOTAL CONTRACTS**	1.05	12
HVAC	.16	10	**RDS/GNDS/SEC**	.44	12	GEN OFC EXP	.15	7	COMMISSIONS	.24	3	CLEANING	.50	10
ELECTRICAL	.04	9	**TOTAL**			OTHER ADM EXP	.08	8	PROF FEES	.20	9	REPAIR/MAINT	.25	7
STRUCT/ROOF	.10	9	RDS/GNDS TOTAL	.12	12				TENANT ALTS	.54	7	RDS/GROUNDS	.10	12
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	9
FIRE/LIFE SFTY	.07	5	RDS/GNDS CONTR	.10	12				OTHER LEASING			ADMINISTRATIVE	.41	12
OTHER MAINT/SUP	.24	12	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	120 BLDS	9,105,257 SQ. FT.				9,032,025 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	83					5.06	5.60	4.05	7.43
RETAIL AREA	3	2.37	3.89						
OTHER AREA									
TOTAL RENT	84	5.00	5.60	4.09	7.43				
NET PARKING INC	20	.21	.09	.02	.27				
MISCELLANEOUS	58	.22	.06	.02	.18				
TOTAL INCOME	84	5.24	5.60	4.19	7.65				
EXPENSE									
CLEANING	90	.46	.45	.37	.52	.46	.45	.37	.52
REPAIR-MAINT	115	.69	.57	.46	.73	.69	.57	.46	.73
UTILITIES	95	1.21	1.15	1.01	1.44	1.22	1.15	1.01	1.44
RDS/GRNDS/SEC	113	.36	.31	.20	.44	.37	.31	.21	.44
ADMINISTRATIVE	119	.69	.58	.40	.81	.70	.58	.40	.81
TOTAL OPER EXP	83	3.57	3.42	2.99	3.80	3.61	3.42	2.99	3.87
FIXED EXPENSES	109	1.42	1.17	.94	1.75	1.43	1.17	.95	1.75
TOTAL OPER + FIX	80	5.04	4.61	4.11	5.44	5.09	4.62	4.11	5.48
LEASING EXP	106	2.04	.53	.17	1.62				
TOTAL PAYROLL	94	.54	.41	.27	.60				
TOTAL CONTRACT	116	.72	.71	.46	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3674	116
AVG SQFT/RETAIL TENANT	2001	3
AVG SQFT/OFFICE WORKER	279	77
AVG % OFFICE OCCUPANCY	41.6	120
AVG % RETAIL OCCUPANCY	58.3	4
AVG $ RATE YR-END RENT	12.98	111
AVG NET PRKNG INC/STALL	57.49	16
RENTABLE/GROSS SQFT	.96	72

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.46	86	**UTILITIES TOTAL**	1.22	91	SECURITY TOTAL	.19	89	**FIXED EXP TOTAL**	1.42	107	**TOTAL PAYROLL**	.54	94
PAYROLL	.17	10	ELECTRICAL	1.12	91	SEC PAYROLL	.18	3	REAL ESTATE TAX	1.27	107	CLEANING	.17	10
CONTRACT	.40	85	GAS	.09	37	SEC CONTRACTS	.17	87	BUILDING INS	.15	104	REPAIR/MAINT	.25	78
SUP/MAT/MISC	.03	70	FUEL OIL			SEC OTHER	.01	25	PERS PROP TAX			RDS/GROUNDS	.07	9
TRASH REMOVAL	.03	77	PURCH STEAM			**ADMIN TOTAL**	.71	114	OTHER TAX	.04	15	SECURITY	.18	3
REPR/MAINT TOTAL	.69	111	PURCH CH WTR			PAYROLL	.34	56				ADMINISTRATIVE	.34	68
PAYROLL	.25	78	COAL			MGMT FEES	.25	114	**LEASING EXPENSES**	2.04	106			
ELEVATOR	.11	78	WATER/SEWER	.07	86	PROF FEES	.05	57	ADV/PROMOTION	.08	78	**TOTAL CONTRACTS**	.72	116
HVAC	.13	109	**RDS/GNDS/SEC**	.36	109	GEN OFC EXP	.10	86	COMMISSIONS	.09	37	CLEANING	.40	85
ELECTRICAL	.03	94	**TOTAL**			OTHER ADM EXP	.07	59	PROF FEES	.41	78	REPAIR/MAINT	.27	43
STRUCT/ROOF	.05	57	RDS/GNDS TOTAL	.20	105				TENANT ALTS	1.81	76	RDS/GROUNDS	.16	101
PLUMBING	.01	96	RDS/GNDS PAYRL	.07	9				BUY-OUTS	.51	5	SECURITY	.17	87
FIRE/LIFE SFTY	.03	51	RDS/GNDS CONTR	.16	101				OTHER LEASING	.15	37	ADMINISTRATIVE	.28	114
OTHER MAINT/SUP	.17	110	RDS/GNDS OTHER	.06	72									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Occupancy/Location Analyses

SUBURBAN 51%-75%

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 416 BLDS 30,240,536 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 29,901,183 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	404					8.54	7.36	5.72	10.09
RETAIL AREA	32	10.84	10.91	7.46	15.24				
OTHER AREA	9	18.51	3.33	1.76	8.75				
TOTAL RENT	405	8.58	7.40	5.77	10.11				
NET PARKING INC	44	.33	.17	.06	.34				
MISCELLANEOUS	268	.15	.05	.01	.15				
TOTAL INCOME	405	8.76	7.61	5.85	10.18				
EXPENSE									
CLEANING	355	.62	.58	.50	.69	.63	.59	.50	.70
REPAIR-MAINT	367	.78	.68	.51	.87	.78	.68	.51	.87
UTILITIES	378	1.39	1.37	1.13	1.59	1.40	1.38	1.13	1.62
RDS/GRNDS/SEC	416	.39	.31	.22	.45	.39	.32	.22	.46
ADMINISTRATIVE	415	.73	.63	.46	.88	.74	.63	.48	.89
TOTAL OPER EXP	344	3.96	3.70	3.27	4.38	4.01	3.71	3.27	4.41
FIXED EXPENSES	410	1.50	1.21	.90	1.71	1.52	1.21	.90	1.73
TOTAL OPER + FIX	338	5.53	5.11	4.39	6.11	5.59	5.15	4.39	6.23
LEASING EXP	361	2.30	.77	.26	2.16				
TOTAL PAYROLL	358	.59	.48	.28	.68				
TOTAL CONTRACT	406	.86	.81	.61	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4083	401
AVG SQFT/RETAIL TENANT	3351	30
AVG SQFT/OFFICE WORKER	286	309
AVG % OFFICE OCCUPANCY	64.6	416
AVG % RETAIL OCCUPANCY	86.6	30
AVG $ RATE YR-END RENT	14.49	379
AVG NET PRKNG INC/STALL	146.77	29
RENTABLE/GROSS SQFT	.96	307

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	341
PAYROLL	.22	21
CONTRACT	.51	341
SUP/MAT/MISC	.06	252
TRASH REMOVAL	.05	306
REPR/MAINT TOTAL	.78	373
PAYROLL	.31	301
ELEVATOR	.10	308
HVAC	.13	366
ELECTRICAL	.04	325
STRUCT/ROOF	.05	227
PLUMBING	.02	325
FIRE/LIFE SFTY	.04	205
OTHER MAINT/SUP	.18	364

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	372
ELECTRICAL	1.27	372
GAS	.11	152
FUEL OIL	.02	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	347
RDS/GNDS/SEC TOTAL	.38	406
RDS/GNDS TOTAL	.20	403
RDS/GNDS PAYRL	.03	25
RDS/GNDS CONTR	.17	382
RDS/GNDS OTHER	.07	253

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	345
SEC PAYROLL	.21	14
SEC CONTRACTS	.18	311
SEC OTHER	.05	95
ADMIN TOTAL	.74	401
PAYROLL	.32	253
MGMT FEES	.32	367
PROF FEES	.07	253
GEN OFC EXP	.10	312
OTHER ADM EXP	.10	262

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	400
REAL ESTATE TAX	1.37	400
BUILDING INS	.13	380
PERS PROP TAX	.02	64
OTHER TAX	.05	72
LEASING EXPENSES	2.30	361
ADV/PROMOTION	.12	305
COMMISSIONS	.08	132
PROF FEES	.62	309
TENANT ALTS	1.95	251
BUY-OUTS	1.49	9
OTHER LEASING	.23	102

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	358
CLEANING	.22	21
REPAIR/MAINT	.31	301
RDS/GROUNDS	.03	25
SECURITY	.21	14
ADMINISTRATIVE	.32	253
TOTAL CONTRACTS	.86	406
CLEANING	.51	341
REPAIR/MAINT	.28	115
RDS/GROUNDS	.17	382
SECURITY	.18	311
ADMINISTRATIVE	.36	392

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN MORE THAN 75%

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 1479 BLDS 160,147,963 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 157,263,026 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	1296					14.58	12.93	9.62	16.78
RETAIL AREA	138	14.51	13.51	7.67	21.47				
OTHER AREA	66	6.49	6.29	2.27	10.57				
TOTAL RENT	1303	14.54	12.89	9.60	16.71				
NET PARKING INC	268	.50	.21	.09	.97				
MISCELLANEOUS	736	.56	.15	.04	.43				
TOTAL INCOME	1303	15.13	13.22	9.90	17.38				
EXPENSE									
CLEANING	1371	.91	.81	.67	.98	.92	.81	.67	.99
REPAIR-MAINT	1398	1.06	.79	.58	1.11	1.08	.80	.58	1.13
UTILITIES	1351	1.76	1.61	1.34	1.98	1.79	1.61	1.34	1.99
RDS/GRNDS/SEC	1418	.49	.36	.24	.51	.50	.37	.24	.53
ADMINISTRATIVE	1457	.86	.76	.53	1.02	.87	.77	.54	1.04
TOTAL OPER EXP	1296	5.19	4.50	3.93	5.34	5.28	4.55	3.95	5.40
FIXED EXPENSES	1435	1.93	1.59	1.16	2.13	1.97	1.61	1.17	2.15
TOTAL OPER + FIX	1259	7.11	6.21	5.38	7.47	7.25	6.30	5.42	7.56
LEASING EXP	997	1.84	.82	.23	2.14				
TOTAL PAYROLL	1191	.82	.54	.32	.77				
TOTAL CONTRACT	1386	1.19	1.03	.78	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7458	1391
AVG SQFT/RETAIL TENANT	2936	143
AVG SQFT/OFFICE WORKER	287	1108
AVG % OFFICE OCCUPANCY	91.5	1479
AVG % RETAIL OCCUPANCY	86.9	148
AVG $ RATE YR-END RENT	17.10	1126
AVG NET PRKNG INC/STALL	236.22	181
RENTABLE/GROSS SQFT	.95	1145

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	1301
PAYROLL	.49	243
CONTRACT	.70	1235
SUP/MAT/MISC	.08	1053
TRASH REMOVAL	.07	1218
REPR/MAINT TOTAL	1.07	1322
PAYROLL	.42	963
ELEVATOR	.13	1097
HVAC	.20	1286
ELECTRICAL	.08	1176
STRUCT/ROOF	.09	798
PLUMBING	.02	1054
FIRE/LIFE SFTY	.04	794
OTHER MAINT/SUP	.24	1284

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	1293
ELECTRICAL	1.61	1291
GAS	.12	633
FUEL OIL	.04	74
PURCH STEAM	.42	55
PURCH CH WTR	.63	9
COAL	.10	3
WATER/SEWER	.09	1259
RDS/GNDS/SEC TOTAL	.49	1336
RDS/GNDS TOTAL	.23	1296
RDS/GNDS PAYRL	.13	129
RDS/GNDS CONTR	.17	1207
RDS/GNDS OTHER	.08	843

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	1121
SEC PAYROLL	.25	158
SEC CONTRACTS	.25	975
SEC OTHER	.06	451
ADMIN TOTAL	.86	1371
PAYROLL	.31	845
MGMT FEES	.53	1141
PROF FEES	.09	811
GEN OFC EXP	.09	969
OTHER ADM EXP	.07	911

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	1361
REAL ESTATE TAX	1.73	1361
BUILDING INS	.16	1290
PERS PROP TAX	.20	285
OTHER TAX	.15	184
LEASING EXPENSES	1.84	997
ADV/PROMOTION	.09	652
COMMISSIONS	.10	343
PROF FEES	.54	741
TENANT ALTS	1.53	734
BUY-OUTS	.59	57
OTHER LEASING	.20	278

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	1191
CLEANING	.49	243
REPAIR/MAINT	.42	963
RDS/GROUNDS	.13	129
SECURITY	.25	158
ADMINISTRATIVE	.31	845
TOTAL CONTRACTS	1.19	1386
CLEANING	.70	1235
REPAIR/MAINT	.39	436
RDS/GROUNDS	.17	1207
SECURITY	.25	975
ADMINISTRATIVE	.55	1256

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Private Sector:
City Analyses

Akron, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	996,269 SQ. FT.				894,874 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.66	12.53	8.63	16.88
RETAIL AREA									
OTHER AREA	2	5.09	5.20						
TOTAL RENT	4	11.63	11.65	8.51	14.44				
NET PARKING INC									
MISCELLANEOUS	4	.75	.69	.04	1.57				
TOTAL INCOME	4	12.39	12.34	10.08	14.46				
EXPENSE									
CLEANING	4	.93	.93	.84	.99	.96	.94	.87	1.03
REPAIR-MAINT	4	1.15	1.19	.89	1.47	1.24	1.25	.99	1.50
UTILITIES	4	1.89	1.80	1.40	2.44	1.93	1.84	1.44	2.45
RDS/GRNDS/SEC	4	.26	.24	.21	.33	.29	.27	.22	.39
ADMINISTRATIVE	4	.75	.77	.57	.94	.83	.92	.64	1.05
TOTAL OPER EXP	4	4.98	4.71	4.27	5.79	5.54	5.52	5.08	6.09
FIXED EXPENSES	4	.87	.87	.65	1.06	.97	.99	.69	1.26
TOTAL OPER+FIX	4	5.85	5.60	5.34	6.44	6.51	6.56	6.25	6.88
LEASING EXP	4	.09	.18	.07	1.42				
TOTAL PAYROLL	4	1.10	.90	.59	1.71				
TOTAL CONTRACT	4	1.24	1.43	.97	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8256	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	4
AVG % OFFICE OCCUPANCY	89.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.49	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**4**	**UTILITIES TOTAL**	**1.89**	**4**	SECURITY TOTAL	.25	4	**FIXED EXP TOTAL**	**.87**	**4**	**TOTAL PAYROLL**	**1.10**	**4**
PAYROLL	.30	3	ELECTRICAL	1.57	4	SEC PAYROLL			REAL ESTATE TAX	.75	4	CLEANING	.30	3
CONTRACT	.62	4	GAS	.20	2	SEC CONTRACTS	.22	4	BUILDING INS	.13	4	REPAIR/MAINT	.56	4
SUP/MAT/MISC	.02	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**.75**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.15**	**4**	PURCH CH WTR			PAYROLL	.29	4				ADMINISTRATIVE	.29	4
PAYROLL	.56	4	COAL			MGMT FEES	.41	3	**LEASING EXPENSES**	**.89**	**4**			
ELEVATOR	.30	4	WATER/SEWER	.13	4	PROF FEES	.10	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.24**	**4**
HVAC	.10	4	**RDS/GNDS/SEC**	**.26**	**4**	GEN OFC EXP	.05	4	COMMISSIONS			CLEANING	.62	4
ELECTRICAL	.03	4	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES	.05	3	REPAIR/MAINT	.40	4
STRUCT/ROOF			RDS/GNDS TOTAL	.02	2				TENANT ALTS	.81	3	RDS/GROUNDS	.01	2
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	4
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.01	2				OTHER LEASING			ADMINISTRATIVE	.51	3
OTHER MAINT/SUP	.16	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	660,533 SQ. FT.				595,755 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.07	9.20		
RETAIL AREA									
OTHER AREA	2	5.09	5.20						
TOTAL RENT	3	10.35	9.14						
NET PARKING INC									
MISCELLANEOUS	3	1.12	1.33						
TOTAL INCOME	3	11.47	10.47						
EXPENSE									
CLEANING	3	.89	.89			.91	.91		
REPAIR-MAINT	3	1.31	1.46			1.37	1.48		
UTILITIES	3	2.11	2.13			2.11	2.14		
RDS/GRNDS/SEC	3	.26	.23			.29	.25		
ADMINISTRATIVE	3	.76	.82			.84	1.03		
TOTAL OPER EXP	3	5.33	5.13			5.90	5.69		
FIXED EXPENSES	3	.77	.69			.85	.77		
TOTAL OPER+FIX	3	6.09	5.83			6.75	6.66		
LEASING EXP	3	.99	.23						
TOTAL PAYROLL	3	1.38	1.19						
TOTAL CONTRACT	3	1.13	1.39						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6174	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	3
AVG % OFFICE OCCUPANCY	91.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.23	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**3**	**UTILITIES TOTAL**	**2.11**	**3**	SECURITY TOTAL	.26	3	**FIXED EXP TOTAL**	**.77**	**3**	**TOTAL PAYROLL**	**1.38**	**3**
PAYROLL	.49	2	ELECTRICAL	1.67	3	SEC PAYROLL			REAL ESTATE TAX	.63	3	CLEANING	.49	2
CONTRACT	.48	3	GAS	.20	2	SEC CONTRACTS	.21	3	BUILDING INS	.13	3	REPAIR/MAINT	.69	3
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**.76**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.31**	**3**	PURCH CH WTR			PAYROLL	.33	3				ADMINISTRATIVE	.33	3
PAYROLL	.69	3	COAL			MGMT FEES	.38	2	**LEASING EXPENSES**	**.99**	**3**			
ELEVATOR	.33	3	WATER/SEWER	.16	3	PROF FEES	.17	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.13**	**3**
HVAC	.10	3	**RDS/GNDS/SEC**	**.26**	**3**	GEN OFC EXP	.04	3	COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.03	3	PROF FEES	.05	2	REPAIR/MAINT	.43	3
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS	1.38	2	RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.55	2
OTHER MAINT/SUP	.14	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albany, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	458,905 SQ. FT.				450,562 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.46	12.47	11.97	16.21
RETAIL AREA	2	12.43	9.55						
OTHER AREA									
TOTAL RENT	5	15.47	12.03	11.82	16.19				
NET PAR-MAINT INC									
MISCELLANEOUS	4	.10	.07	.01	.23				
TOTAL INCOME	5	15.60	12.04	11.88	16.43				
EXPENSE									
CLEANING	4	1.13	.85	.74	1.19	1.15	.91	.79	1.20
REPAIR-MAINT	5	1.31	1.42	.96	1.73	1.33	1.42	.97	1.81
UTILITIES	4	1.71	.87	.75	1.90	1.74	.89	.75	1.91
RDS/GRNDS/SEC	2	.82	.85			.84	.86		
ADMINISTRATIVE	5	1.05	.88	.78	1.15	1.07	.88	.78	1.23
TOTAL OPER EXP	4	6.04	4.24	3.83	6.43	6.17	4.56	4.06	6.52
FIXED EXPENSES	5	2.79	2.80	.92	3.64	2.84	2.90	1.00	3.64
TOTAL OPER+FIX	4	9.23	7.37	6.25	9.74	9.44	7.51	6.55	9.87
LEASING EXP	3	.26	.02						
TOTAL PAYROLL	5	.74	.41	.37	.86				
TOTAL CONTRACT	5	1.31	.75	.51	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18074	5
AVG SQFT/RETAIL TENANT	1022	2
AVG SQFT/OFFICE WORKER	316	5
AVG % OFFICE OCCUPANCY	96.3	5
AVG % RETAIL OCCUPANCY	49.0	2
AVG $ RATE YR-END RENT	15.11	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**4**	**UTILITIES TOTAL**	**1.79**	**2**	SECURITY TOTAL	.47	2	**FIXED EXP TOTAL**	**2.83**	**5**	**TOTAL PAYROLL**	**.74**	**5**
PAYROLL			ELECTRICAL	1.65	2	SEC PAYROLL			REAL ESTATE TAX	2.58	5	CLEANING		
CONTRACT	.92	4	GAS			SEC CONTRACTS	.39	2	BUILDING INS	.31	4	REPAIR/MAINT	.49	5
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.31**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**1.05**	**5**				ADMINISTRATIVE	.26	2
PAYROLL	.49	5	COAL			PAYROLL	.26	2	**LEASING EXPENSES**	**.26**	**3**			
ELEVATOR	.30	2	WATER/SEWER	.09	2	MGMT FEES	.88	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.31**	**5**
HVAC	.08	2	**RDS/GNDS/SEC**	**.82**	**2**	PROF FEES	.09	5	COMMISSIONS			CLEANING	.92	4
ELECTRICAL	.05	2	**TOTAL**			GEN OFC EXP	.11	4	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.35	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.23	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.23	2				OTHER LEASING			ADMINISTRATIVE	.66	5
OTHER MAINT/SUP	.48	5	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	318,142 SQ. FT.				318,142 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.44	14.51	14.32	14.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.44	14.51	14.32	14.84				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	14.44	14.51	14.32	14.84				
EXPENSE									
CLEANING	5	1.24	1.20	1.18	1.25	1.24	1.20	1.18	1.25
REPAIR-MAINT	5	1.22	.96	.67	1.28	1.22	.96	.67	1.28
UTILITIES	6	2.49	2.10	2.00	2.67	2.49	2.10	2.00	2.67
RDS/GRNDS/SEC	6	.41	.42	.42	.42	.41	.42	.42	.42
ADMINISTRATIVE	6	.27	.26	.26	.26	.27	.26	.26	.26
TOTAL OPER EXP	5	5.68	4.96	4.69	5.76	5.68	4.96	4.69	5.76
FIXED EXPENSES	6	1.46	1.47	1.46	1.48	1.46	1.47	1.46	1.48
TOTAL OPER+FIX	5	7.15	6.48	6.15	7.23	7.15	6.48	6.15	7.23
LEASING EXP	6	.92	1.06	.26	1.62				
TOTAL PAYROLL	6	.59	.61	.60	.61				
TOTAL CONTRACT	6	1.40	1.36	1.30	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3992	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	6
AVG % OFFICE OCCUPANCY	96.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.59	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.24**	**5**	**UTILITIES TOTAL**	**2.49**	**6**	SECURITY TOTAL	.16	5	**FIXED EXP TOTAL**	**1.46**	**6**	**TOTAL PAYROLL**	**.59**	**6**
PAYROLL			ELECTRICAL	2.13	6	SEC PAYROLL	.15	5	REAL ESTATE TAX	1.24	6	CLEANING		
CONTRACT	1.15	5	GAS	.36	5	SEC CONTRACTS			BUILDING INS	.22	6	REPAIR/MAINT	.25	5
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	5	PURCH STEAM						OTHER TAX			SECURITY	.15	5
REPR/MAINT TOTAL	**1.22**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.27**	**6**				ADMINISTRATIVE	.22	6
PAYROLL	.25	5	COAL			PAYROLL	.22	6	**LEASING EXPENSES**	**.92**	**6**			
ELEVATOR	.14	2	WATER/SEWER	.03	6	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.40**	**6**
HVAC			**RDS/GNDS/SEC**	**.41**	**6**	PROF FEES			COMMISSIONS			CLEANING	1.15	5
ELECTRICAL			**TOTAL**			GEN OFC EXP	.05	5	PROF FEES	.09	2	REPAIR/MAINT	.16	2
STRUCT/ROOF			RDS/GNDS TOTAL	.27	6	OTHER ADM EXP			TENANT ALTS	.96	5	RDS/GROUNDS	.26	6
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.26	6				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albany, NY

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	165,539 SQ. FT.				165,539 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.00	14.50	12.93	14.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.00	14.50	12.93	14.68				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	14.00	14.50	12.93	14.68				
EXPENSE									
CLEANING	4	1.18	1.19	1.18	1.20	1.18	1.19	1.18	1.20
REPAIR-MAINT	4	.85	.86	.67	.99	.85	.86	.67	.99
UTILITIES	5	2.16	2.10	1.96	2.39	2.16	2.10	1.96	2.39
RDS/GRNDS/SEC	5	.39	.42	.35	.42	.39	.42	.35	.42
ADMINISTRATIVE	5	.28	.26	.26	.30	.28	.26	.26	.30
TOTAL OPER EXP	4	4.89	4.90	4.69	5.05	4.89	4.90	4.69	5.05
FIXED EXPENSES	5	1.45	1.47	1.38	1.50	1.45	1.47	1.38	1.50
TOTAL OPER+FIX	4	6.37	6.39	6.15	6.55	6.37	6.39	6.15	6.55
LEASING EXP	5	1.53	1.78	.23	2.69				
TOTAL PAYROLL	5	.58	.61	.54	.61				
TOTAL CONTRACT	5	1.16	1.32	.79	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2873	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	235	5
AVG % OFFICE OCCUPANCY	97.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.12	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**4**
PAYROLL		
CONTRACT	1.09	4
SUP/MAT/MISC		
TRASH REMOVAL	.10	4
REPR/MAINT TOTAL	**.85**	**4**
PAYROLL	.25	4
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.16**	**5**
ELECTRICAL	1.73	5
GAS	.49	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	**.39**	**5**
RDS/GNDS TOTAL	.27	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	4
SEC PAYROLL	.15	4
SEC CONTRACTS		
SEC OTHER	.01	4
ADMIN TOTAL	**.28**	**5**
PAYROLL	.23	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.45**	**5**
REAL ESTATE TAX	1.24	5
BUILDING INS	.21	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.53**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.80	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**5**
CLEANING		
REPAIR/MAINT	.25	4
RDS/GROUNDS		
SECURITY	.15	4
ADMINISTRATIVE	.23	5
TOTAL CONTRACTS	**1.16**	**5**
CLEANING	1.09	4
REPAIR/MAINT		
RDS/GROUNDS	.25	5
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albuquerque, NM

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	244,997 SQ. FT.				238,497 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.93	15.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.55	14.71						
NET PARKING INC									
MISCELLANEOUS	3	.03	.04						
TOTAL INCOME	3	14.62	14.83						
EXPENSE									
CLEANING	3	.58	.59			.58	.59		
REPAIR-MAINT	3	.70	.69			.70	.69		
UTILITIES	3	1.76	1.69			1.76	1.69		
RDS/GRNDS/SEC	3	.15	.15			.15	.15		
ADMINISTRATIVE	3	.58	.55			.59	.59		
TOTAL OPER EXP	3	3.77	3.44			3.88	3.44		
FIXED EXPENSES	3	1.18	1.17			1.21	1.17		
TOTAL OPER+FIX	3	4.95	4.60			5.09	4.60		
LEASING EXP	3	.80	.15						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.84	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8965	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	3
AVG % OFFICE OCCUPANCY	82.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.58**	**3**
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.70**	**3**
PAYROLL		
ELEVATOR	.09	3
HVAC	.18	3
ELECTRICAL	.05	3
STRUCT/ROOF	.11	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.76**	**3**
ELECTRICAL	1.65	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.15**	**3**
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	**.58**	**3**
PAYROLL		
MGMT FEES	.49	3
PROF FEES	.06	3
GEN OFC EXP	.01	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.18**	**3**
REAL ESTATE TAX	.99	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.80**	**3**
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	1.09	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.84**	**3**
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.11	3
SECURITY	.03	3
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Albuquerque, NM

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	315,742 SQ. FT.				315,742 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.17	9.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.18	9.81						
NET PARKING INC									
MISCELLANEOUS	2	.18	.19						
TOTAL INCOME	3	8.35	10.03						
EXPENSE									
CLEANING	3	.74	.75			.74	.75		
REPAIR-MAINT	3	.70	.66			.70	.66		
UTILITIES	3	1.77	1.77			1.77	1.77		
RDS/GRNDS/SEC	2	.39	.42			.39	.42		
ADMINISTRATIVE	2	.66	.66			.66	.66		
TOTAL OPER EXP	3	4.16	4.18			4.16	4.18		
FIXED EXPENSES	3	.87	.82			.87	.82		
TOTAL OPER + FIX	3	5.03	5.00			5.03	5.00		
LEASING EXP	3	.31	.35						
TOTAL PAYROLL	2	.50	.51						
TOTAL CONTRACT	3	1.02	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7470	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	85.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	3	**UTILITIES TOTAL**	1.77	3	SECURITY TOTAL	.29	2	**FIXED EXP TOTAL**	.87	3	**TOTAL PAYROLL**	.50	2
PAYROLL			ELECTRICAL	1.59	3	SEC PAYROLL			REAL ESTATE TAX	.76	3	CLEANING		
CONTRACT	.59	3	GAS	.13	3	SEC CONTRACTS	.28	2	BUILDING INS	.10	3	REPAIR/MAINT	.21	2
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	.66	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.70	3	PURCH CH WTR			PAYROLL	.26	2				ADMINISTRATIVE	.26	2
PAYROLL	.21	2	COAL			MGMT FEES	.22	2	**LEASING EXPENSES**	.31	3			
ELEVATOR	.16	3	WATER/SEWER	.05	2	PROF FEES	.06	2	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	1.02	3
HVAC	.17	3	**RDS/GNDS/SEC**	.39	2	GEN OFC EXP	.12	2	COMMISSIONS			CLEANING	.59	3
ELECTRICAL	.02	2	**TOTAL**			OTHER ADM EXP	.01	2	PROF FEES	.03	3	REPAIR/MAINT		
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.10	2				TENANT ALTS	.29	2	RDS/GROUNDS	.09	2
PLUMBING	.04	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.09	2				OTHER LEASING			ADMINISTRATIVE	.26	2
OTHER MAINT/SUP	.11	3	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Anchorage, AK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	832,276 SQ. FT.				831,902 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.34	15.88	13.13	24.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	20.51	16.21	13.32	24.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	20.51	16.21	13.33	24.20				
EXPENSE									
CLEANING	5	1.12	1.13	.95	1.40	1.12	1.13	.95	1.40
REPAIR-MAINT	5	1.89	1.79	1.23	2.03	1.89	1.79	1.23	2.03
UTILITIES	5	2.32	2.66	2.15	3.12	2.32	2.66	2.15	3.12
RDS/GRNDS/SEC	5	.32	.50	.29	.58	.32	.50	.29	.58
ADMINISTRATIVE	4	.86	.80	.71	.92	.86	.80	.71	.92
TOTAL OPER EXP	5	5.93	6.80	5.83	7.10	5.93	6.80	5.84	7.19
FIXED EXPENSES	4	2.13	2.03	1.78	2.30	2.14	2.04	1.78	2.30
TOTAL OPER + FIX	4	8.74	8.78	8.25	9.46	8.75	8.78	8.26	9.46
LEASING EXP	4	1.70	1.05	.37	2.24				
TOTAL PAYROLL	4	.73	.88	.37	1.41				
TOTAL CONTRACT	4	1.64	1.81	1.53	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13903	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	359	3
AVG % OFFICE OCCUPANCY	93.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.06	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	4	**UTILITIES TOTAL**	2.82	4	SECURITY TOTAL	.22	4	**FIXED EXP TOTAL**	2.13	4	**TOTAL PAYROLL**	.73	4
PAYROLL			ELECTRICAL	2.55	4	SEC PAYROLL			REAL ESTATE TAX	1.55	4	CLEANING		
CONTRACT	.91	4	GAS	.22	4	SEC CONTRACTS	.21	4	BUILDING INS	.58	4	REPAIR/MAINT	.47	4
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	.86	4	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	1.37	4	PURCH CH WTR			PAYROLL	.67	2				ADMINISTRATIVE	.67	2
PAYROLL	.47	4	COAL			MGMT FEES	.92	2	**LEASING EXPENSES**	1.70	4			
ELEVATOR	.22	4	WATER/SEWER	.06	4	PROF FEES	.03	2	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	1.64	4
HVAC	.13	2	**RDS/GNDS/SEC**	.46	4	GEN OFC EXP	.00	2	COMMISSIONS			CLEANING	.91	4
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP	.02	3	PROF FEES	.57	4	REPAIR/MAINT	.34	4
STRUCT/ROOF			RDS/GNDS TOTAL	.25	4				TENANT ALTS	1.07	4	RDS/GROUNDS	.18	4
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	4
FIRE/LIFE SFTY	.09	2	RDS/GNDS CONTR	.18	4				OTHER LEASING			ADMINISTRATIVE	.95	2
OTHER MAINT/SUP	.51	4	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Atlanta, GA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	11,894,958 SQ. FT.				11,494,453 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					14.65	12.74	9.51	17.69
RETAIL AREA	15	13.56	11.75	6.71	15.37				
OTHER AREA	4	12.82	10.62	4.70	27.08				
TOTAL RENT	25	15.50	12.99	10.27	18.78				
NET PARKING INC	17	.84	.36	.22	1.45				
MISCELLANEOUS	17	.30	.16	.03	.42				
TOTAL INCOME	25	16.41	13.30	10.56	19.63				
EXPENSE									
CLEANING	32	.89	.83	.70	.96	.92	.84	.71	1.01
REPAIR-MAINT	34	.97	.86	.73	1.12	1.00	.91	.75	1.16
UTILITIES	34	1.68	1.71	1.37	1.83	1.71	1.74	1.37	1.88
RDS/GRNDS/SEC	27	.51	.52	.35	.67	.53	.58	.35	.68
ADMINISTRATIVE	34	.91	1.12	.59	1.28	.94	1.17	.60	1.37
TOTAL OPER EXP	32	4.89	4.68	4.30	5.49	5.06	4.99	4.36	5.60
FIXED EXPENSES	26	1.93	1.81	1.49	2.04	2.01	1.89	1.54	2.18
TOTAL OPER + FIX	24	6.79	6.41	6.13	7.22	7.09	6.68	6.19	7.91
LEASING EXP	21	1.56	.90	.41	2.41				
TOTAL PAYROLL	33	.82	.84	.64	1.10				
TOTAL CONTRACT	34	1.08	1.04	.83	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15041	30
AVG SQFT/RETAIL TENANT	1925	15
AVG SQFT/OFFICE WORKER	347	32
AVG % OFFICE OCCUPANCY	90.3	34
AVG % RETAIL OCCUPANCY	82.7	16
AVG $ RATE YR-END RENT	19.20	21
AVG NET PRKNG INC/STALL	835.16	12
RENTABLE/GROSS SQFT	1.04	30

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**32**	**UTILITIES TOTAL**	**1.68**	**34**	SECURITY TOTAL	.45	27	**FIXED EXP TOTAL**	**1.93**	**26**	**TOTAL PAYROLL**	**.82**	**33**
PAYROLL	.18	6	ELECTRICAL	1.49	34	SEC PAYROLL	.36	11	REAL ESTATE TAX	1.76	26	CLEANING	.18	6
CONTRACT	.73	32	GAS	.17	19	SEC CONTRACTS	.27	27	BUILDING INS	.14	26	REPAIR/MAINT	.40	27
SUP/MAT/MISC	.12	32	FUEL OIL	.01	19	SEC OTHER	.04	12	PERS PROP TAX	.00	6	RDS/GROUNDS		
TRASH REMOVAL	.05	33	PURCH STEAM	.25	2	**ADMIN TOTAL**	**.91**	**34**	OTHER TAX	.04	11	SECURITY	.36	11
REPR/MAINT TOTAL	**.97**	**34**	PURCH CH WTR			PAYROLL	.30	33				ADMINISTRATIVE	.30	33
PAYROLL	.40	27	COAL			MGMT FEES	.44	26	**LEASING EXPENSES**	**1.56**	**21**			
ELEVATOR	.22	34	WATER/SEWER	.08	34	PROF FEES	.19	20	ADV/PROMOTION	.20	15	**TOTAL CONTRACTS**	**1.08**	**34**
HVAC	.17	31	**RDS/GNDS/SEC**	**.51**	**27**	GEN OFC EXP	.09	29	COMMISSIONS	.08	8	CLEANING	.73	32
ELECTRICAL	.05	29	**TOTAL**			OTHER ADM EXP	.09	28	PROF FEES	.42	20	REPAIR/MAINT	.29	18
STRUCT/ROOF	.07	9	RDS/GNDS TOTAL	.06	23				TENANT ALTS	1.50	14	RDS/GROUNDS	.06	18
PLUMBING	.02	27	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	27
FIRE/LIFE SFTY	.04	19	RDS/GNDS CONTR	.06	18				OTHER LEASING	.06	10	ADMINISTRATIVE	.49	31
OTHER MAINT/SUP	.21	33	RDS/GNDS OTHER	.03	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	996,327 SQ. FT.				969,427 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.60	10.59	6.01	18.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.32	10.54	6.01	16.77				
NET PARKING INC									
MISCELLANEOUS	2	.44	.38						
TOTAL INCOME	5	11.78	11.11	6.04	17.57				
EXPENSE									
CLEANING	6	.79	.81	.71	.86	.80	.81	.73	.86
REPAIR-MAINT	6	1.20	1.12	.72	1.32	1.20	1.12	.72	1.32
UTILITIES	6	1.53	1.76	.89	2.10	1.54	1.76	.89	2.10
RDS/GRNDS/SEC	6	.47	.46	.23	.78	.48	.50	.24	.78
ADMINISTRATIVE	6	.72	.61	.57	.81	.74	.61	.57	.83
TOTAL OPER EXP	6	4.70	4.61	4.21	5.49	4.83	4.67	4.21	5.49
FIXED EXPENSES	5	1.45	1.55	1.12	1.81	1.49	1.55	1.13	1.97
TOTAL OPER + FIX	5	6.21	6.35	5.34	7.07	6.40	6.35	5.41	7.66
LEASING EXP	3	.62	.70						
TOTAL PAYROLL	6	.86	.68	.52	1.20				
TOTAL CONTRACT	6	.97	1.14	.96	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14294	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	361	6
AVG % OFFICE OCCUPANCY	92.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.97	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**6**	**UTILITIES TOTAL**	**1.53**	**6**	SECURITY TOTAL	.45	6	**FIXED EXP TOTAL**	**1.45**	**5**	**TOTAL PAYROLL**	**.86**	**6**
PAYROLL	.58	2	ELECTRICAL	1.34	6	SEC PAYROLL			REAL ESTATE TAX	1.32	5	CLEANING	.58	2
CONTRACT	.43	6	GAS			SEC CONTRACTS	.43	6	BUILDING INS	.12	5	REPAIR/MAINT	.47	4
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM			**ADMIN TOTAL**	**.72**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.20**	**6**	PURCH CH WTR			PAYROLL	.26	6				ADMINISTRATIVE	.26	6
PAYROLL	.47	4	COAL			MGMT FEES	.41	3	**LEASING EXPENSES**	**.62**	**3**			
ELEVATOR	.26	6	WATER/SEWER	.10	6	PROF FEES	.11	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.97**	**6**
HVAC	.12	6	**RDS/GNDS/SEC**	**.47**	**6**	GEN OFC EXP	.03	3	COMMISSIONS			CLEANING	.43	6
ELECTRICAL	.07	6	**TOTAL**			OTHER ADM EXP	.16	5	PROF FEES	.41	3	REPAIR/MAINT	.48	2
STRUCT/ROOF	.24	2	RDS/GNDS TOTAL	.04	3				TENANT ALTS	.19	2	RDS/GROUNDS	.02	2
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.43	6
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.46	4
OTHER MAINT/SUP	.18	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 15 BLDS, 6,323,143 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 6,043,353 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	15					13.76	12.96	9.51	16.07
RETAIL AREA	11	14.16	12.29	8.80	15.68				
OTHER AREA	3	19.49	12.02						
TOTAL RENT	15	15.14	13.97	10.87	17.82				
NET PARKING INC	12	.79	.36	.26	1.38				
MISCELLANEOUS	10	.31	.04	.02	.47				
TOTAL INCOME	15	16.03	14.26	11.07	19.24				
EXPENSE									
CLEANING	13	.86	.86	.66	1.01	.90	.89	.67	1.09
REPAIR-MAINT	15	.91	.86	.78	1.00	.94	.91	.84	1.02
UTILITIES	15	1.55	1.54	1.37	1.78	1.58	1.55	1.37	1.82
RDS/GRNDS/SEC	15	.53	.53	.49	.66	.55	.58	.52	.68
ADMINISTRATIVE	15	1.11	1.17	.86	1.30	1.16	1.25	.88	1.42
TOTAL OPER EXP	13	4.97	4.84	4.43	5.66	5.23	5.12	4.53	6.21
FIXED EXPENSES	15	1.86	1.87	1.62	2.06	1.94	1.96	1.74	2.18
TOTAL OPER + FIX	13	6.91	6.44	6.30	7.59	7.27	7.01	6.30	8.10
LEASING EXP	14	1.88	1.65	.58	3.21				
TOTAL PAYROLL	15	.87	.92	.74	1.09				
TOTAL CONTRACT	15	1.01	1.04	.83	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12218	14
AVG SQFT/RETAIL TENANT	1696	12
AVG SQFT/OFFICE WORKER	315	15
AVG % OFFICE OCCUPANCY	87.4	15
AVG % RETAIL OCCUPANCY	80.0	12
AVG $ RATE YR-END RENT	19.84	13
AVG NET PRKNG INC/STALL	839.00	10
RENTABLE/GROSS SQFT	.97	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	13
PAYROLL	.08	4
CONTRACT	.71	13
SUP/MAT/MISC	.18	14
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	.91	15
PAYROLL	.36	13
ELEVATOR	.21	15
HVAC	.18	12
ELECTRICAL	.05	10
STRUCT/ROOF	.04	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.20	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	15
ELECTRICAL	1.37	15
GAS	.20	8
FUEL OIL	.01	8
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	.53	15
RDS/GNDS TOTAL	.06	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	13
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	15
SEC PAYROLL	.34	10
SEC CONTRACTS	.23	15
SEC OTHER	.04	9
ADMIN TOTAL	1.11	15
PAYROLL	.32	15
MGMT FEES	.46	12
PROF FEES	.24	12
GEN OFC EXP	.13	13
OTHER ADM EXP	.12	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	15
REAL ESTATE TAX	1.70	15
BUILDING INS	.13	15
PERS PROP TAX	.01	4
OTHER TAX	.05	8
LEASING EXPENSES	1.88	14
ADV/PROMOTION	.22	12
COMMISSIONS	.08	7
PROF FEES	.49	13
TENANT ALTS	1.67	10
BUY-OUTS		
OTHER LEASING	.06	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	15
CLEANING	.08	4
REPAIR/MAINT	.36	13
RDS/GROUNDS		
SECURITY	.34	10
ADMINISTRATIVE	.32	15
TOTAL CONTRACTS	1.01	15
CLEANING	.71	13
REPAIR/MAINT	.27	8
RDS/GROUNDS	.05	13
SECURITY	.23	15
ADMINISTRATIVE	.60	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 71 BLDS, 12,170,882 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 11,976,770 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	63					12.99	11.95	7.62	15.47
RETAIL AREA	8	19.25	7.33	4.51	23.60				
OTHER AREA	5	4.79	3.57	1.91	14.70				
TOTAL RENT	63	13.07	12.27	7.54	15.37				
NET PARKING INC	5	.89	.93	.42	1.73				
MISCELLANEOUS	42	.40	.35	.15	.52				
TOTAL INCOME	63	13.49	12.84	8.91	16.12				
EXPENSE									
CLEANING	66	.83	.79	.67	.87	.83	.80	.67	.87
REPAIR-MAINT	67	.78	.67	.58	.83	.79	.67	.58	.84
UTILITIES	68	1.59	1.65	1.27	1.94	1.59	1.65	1.27	1.94
RDS/GRNDS/SEC	69	.52	.54	.45	.61	.53	.56	.45	.61
ADMINISTRATIVE	71	1.04	.89	.70	1.19	1.05	.90	.70	1.19
TOTAL OPER EXP	66	4.80	4.60	4.26	5.12	4.88	4.69	4.29	5.19
FIXED EXPENSES	64	1.57	1.42	1.24	1.77	1.59	1.42	1.25	1.78
TOTAL OPER + FIX	59	6.31	6.20	5.54	6.75	6.42	6.30	5.63	6.79
LEASING EXP	58	2.38	1.34	.54	2.79				
TOTAL PAYROLL	68	.70	.58	.42	.72				
TOTAL CONTRACT	71	1.15	1.12	.96	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8013	57
AVG SQFT/RETAIL TENANT	2199	5
AVG SQFT/OFFICE WORKER	301	45
AVG % OFFICE OCCUPANCY	87.7	63
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	18.43	48
AVG NET PRKNG INC/STALL	270.14	3
RENTABLE/GROSS SQFT	.95	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	66
PAYROLL	.14	21
CONTRACT	.67	65
SUP/MAT/MISC	.09	66
TRASH REMOVAL	.05	56
REPR/MAINT TOTAL	.78	67
PAYROLL	.30	65
ELEVATOR	.11	65
HVAC	.11	67
ELECTRICAL	.05	67
STRUCT/ROOF	.01	27
PLUMBING	.01	66
FIRE/LIFE SFTY	.02	41
OTHER MAINT/SUP	.20	67

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	68
ELECTRICAL	1.46	68
GAS	.37	13
FUEL OIL	.01	13
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	63
RDS/GNDS/SEC TOTAL	.52	69
RDS/GNDS TOTAL	.25	68
RDS/GNDS PAYRL	.13	7
RDS/GNDS CONTR	.16	67
RDS/GNDS OTHER	.08	48

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	51
SEC PAYROLL		
SEC CONTRACTS	.29	51
SEC OTHER	.03	17
ADMIN TOTAL	1.04	71
PAYROLL	.34	66
MGMT FEES	.45	69
PROF FEES	.09	53
GEN OFC EXP	.10	54
OTHER ADM EXP	.13	62

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.57	64
REAL ESTATE TAX	1.45	64
BUILDING INS	.11	64
PERS PROP TAX	.01	29
OTHER TAX	.01	9
LEASING EXPENSES	2.38	58
ADV/PROMOTION	.17	53
COMMISSIONS	.07	14
PROF FEES	.65	48
TENANT ALTS	1.52	49
BUY-OUTS	.65	10
OTHER LEASING	.18	35

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	68
CLEANING	.14	21
REPAIR/MAINT	.30	65
RDS/GROUNDS	.13	7
SECURITY		
ADMINISTRATIVE	.34	66
TOTAL CONTRACTS	1.15	71
CLEANING	.67	65
REPAIR/MAINT	.20	17
RDS/GROUNDS	.16	67
SECURITY	.29	51
ADMINISTRATIVE	.52	69

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	138,263 SQ. FT.				138,263 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.68	8.39	1.88	10.77
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.68	8.39	1.88	10.77				
NET PARKING INC									
MISCELLANEOUS	3	1.79	.50						
TOTAL INCOME	5	9.44	10.16	6.15	11.02				
EXPENSE									
CLEANING	4	.70	.77	.61	.86	.70	.77	.61	.86
REPAIR-MAINT	5	.74	.71	.66	.87	.74	.71	.66	.87
UTILITIES	5	2.00	1.94	1.73	2.71	2.00	1.94	1.73	2.71
RDS/GRNDS/SEC	5	.52	.54	.41	.97	.52	.54	.41	.97
ADMINISTRATIVE	5	.71	.78	.63	.89	.71	.78	.63	.89
TOTAL OPER EXP	4	4.63	4.72	4.23	5.79	4.63	4.72	4.23	5.79
FIXED EXPENSES	5	1.39	1.40	1.31	1.49	1.39	1.40	1.31	1.49
TOTAL OPER+FIX	4	6.01	6.11	5.62	7.11	6.01	6.11	5.62	7.11
LEASING EXP	5	1.27	.66	.30	5.73				
TOTAL PAYROLL	5	.34	.50	.18	.66				
TOTAL CONTRACT	5	1.02	1.03	.88	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2855	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	76.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.47	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	4	**UTILITIES TOTAL**	2.00	5	SECURITY TOTAL	.07	2	**FIXED EXP TOTAL**	1.39	5	**TOTAL PAYROLL**	.34	5
PAYROLL			ELECTRICAL	1.88	5	SEC PAYROLL			REAL ESTATE TAX	1.29	5	CLEANING		
CONTRACT	.59	4	GAS			SEC CONTRACTS	.07	2	BUILDING INS	.10	5	REPAIR/MAINT	.17	5
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**	.71	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.74	5	PURCH CH WTR			PAYROLL	.39	3				ADMINISTRATIVE	.39	3
PAYROLL	.17	5	COAL			MGMT FEES	.33	5	**LEASING EXPENSES**	1.27	5			
ELEVATOR	.05	3	WATER/SEWER	.12	5	PROF FEES	.10	3	ADV/PROMOTION	.07	3	**TOTAL CONTRACTS**	1.02	5
HVAC	.18	5	**RDS/GNDS/SEC**	.52	5	GEN OFC EXP	.09	3	COMMISSIONS			CLEANING	.59	4
ELECTRICAL	.10	5	TOTAL			OTHER ADM EXP	.13	5	PROF FEES	.46	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.48	5				TENANT ALTS	.86	5	RDS/GROUNDS	.41	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.41	5				OTHER LEASING	.09	5	ADMINISTRATIVE	.37	5
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.16	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	361,289 SQ. FT.				358,821 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.26	9.84	6.39	14.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.18	9.75	6.30	14.15				
NET PARKING INC									
MISCELLANEOUS	3	1.41	1.01						
TOTAL INCOME	4	11.28	11.56	7.60	14.88				
EXPENSE									
CLEANING	3	.72	.78			.73	.79		
REPAIR-MAINT	3	.71	.73			.71	.73		
UTILITIES	4	2.06	2.36	1.44	2.51	2.08	2.40	1.44	2.54
RDS/GRNDS/SEC	4	.41	.45	.25	.57	.42	.46	.25	.57
ADMINISTRATIVE	5	.78	.81	.21	1.21	.78	.83	.21	1.21
TOTAL OPER EXP	3	5.46	5.34			5.51	5.36		
FIXED EXPENSES	5	1.22	1.23	.89	1.51	1.23	1.27	.89	1.51
TOTAL OPER+FIX	3	6.86	6.86			6.93	6.88		
LEASING EXP	5	1.75	1.25	.22	3.46				
TOTAL PAYROLL	4	.53	.59	.34	.68				
TOTAL CONTRACT	5	.80	1.03	.20	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10722	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.35	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	3	**UTILITIES TOTAL**	2.06	4	SECURITY TOTAL	.08	2	**FIXED EXP TOTAL**	1.22	5	**TOTAL PAYROLL**	.53	4
PAYROLL			ELECTRICAL	1.89	4	SEC PAYROLL			REAL ESTATE TAX	1.11	5	CLEANING		
CONTRACT	.63	3	GAS			SEC CONTRACTS	.08	2	BUILDING INS	.11	5	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.78	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.71	3	PURCH CH WTR			PAYROLL	.31	4				ADMINISTRATIVE	.31	4
PAYROLL	.28	3	COAL			MGMT FEES	.30	5	**LEASING EXPENSES**	1.75	5			
ELEVATOR	.07	3	WATER/SEWER	.17	4	PROF FEES	.08	3	ADV/PROMOTION	.04	5	**TOTAL CONTRACTS**	.80	5
HVAC	.11	3	**RDS/GNDS/SEC**	.41	4	GEN OFC EXP	.09	3	COMMISSIONS			CLEANING	.53	3
ELECTRICAL	.06	3	TOTAL			OTHER ADM EXP	.12	5	PROF FEES	.32	3	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.37	4				TENANT ALTS	1.74	4	RDS/GROUNDS	.33	4
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.33	4				OTHER LEASING	.18	2	ADMINISTRATIVE	.35	5
OTHER MAINT/SUP	.17	3	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	4,402,562 SQ. FT.				4,382,027 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					13.42	12.62	8.32	16.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	24	13.37	12.68	8.32	16.93				
NET PARKING INC	4	.93	.96	.47	1.73				
MISCELLANEOUS	17	.31	.22	.05	.52				
TOTAL INCOME	24	13.78	12.95	9.00	17.63				
EXPENSE									
CLEANING	22	.80	.75	.70	.83	.80	.75	.70	.83
REPAIR-MAINT	22	.66	.61	.52	.74	.67	.61	.52	.74
UTILITIES	22	1.58	1.66	1.48	1.88	1.58	1.66	1.48	1.88
RDS/GRNDS/SEC	23	.50	.55	.43	.60	.50	.56	.43	.60
ADMINISTRATIVE	24	.89	.93	.68	1.18	.90	.93	.68	1.18
TOTAL OPER EXP	22	4.50	4.50	4.18	5.07	4.52	4.50	4.28	5.07
FIXED EXPENSES	24	1.42	1.37	1.13	1.79	1.43	1.37	1.14	1.79
TOTAL OPER + FIX	22	5.98	5.93	5.44	6.89	6.01	5.93	5.44	6.89
LEASING EXP	19	1.50	.68	.46	2.08				
TOTAL PAYROLL	22	.61	.57	.46	.70				
TOTAL CONTRACT	24	1.05	1.11	.90	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11016	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	304	14
AVG % OFFICE OCCUPANCY	93.3	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.36	18
AVG NET PRKNG INC/STALL	214.74	2
RENTABLE/GROSS SQFT	.95	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**22**	**UTILITIES TOTAL**	**1.58**	**22**	SECURITY TOTAL	.31	17	**FIXED EXP TOTAL**	**1.42**	**24**	**TOTAL PAYROLL**	**.61**	**22**
PAYROLL	.20	5	ELECTRICAL	1.50	22	SEC PAYROLL			REAL ESTATE TAX	1.30	24	CLEANING	.20	5
CONTRACT	.61	21	GAS			SEC CONTRACTS	.30	17	BUILDING INS	.11	24	REPAIR/MAINT	.26	20
SUP/MAT/MISC	.12	22	FUEL OIL			SEC OTHER	.02	7	PERS PROP TAX	.02	10	RDS/GROUNDS	.15	2
TRASH REMOVAL	.05	16	PURCH STEAM			**ADMIN TOTAL**	**.89**	**24**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**22**	PURCH CH WTR			PAYROLL	.30	22				ADMINISTRATIVE	.30	22
PAYROLL	.26	20	COAL			MGMT FEES	.45	22	**LEASING EXPENSES**	**1.50**	**19**			
ELEVATOR	.09	22	WATER/SEWER	.08	22	PROF FEES	.06	19	ADV/PROMOTION	.09	16	**TOTAL CONTRACTS**	**1.05**	**24**
HVAC	.13	22	**RDS/GNDS/SEC**	**.50**	**23**	GEN OFC EXP	.11	19	COMMISSIONS	.04	7	CLEANING	.61	21
ELECTRICAL	.04	22	**TOTAL**			OTHER ADM EXP	.08	23	PROF FEES	.43	14	REPAIR/MAINT	.19	8
STRUCT/ROOF	.01	9	RDS/GNDS TOTAL	.26	22				TENANT ALTS	1.07	15	RDS/GROUNDS	.20	21
PLUMBING	.01	22	RDS/GNDS PAYRL	.15	2				BUY-OUTS	.62	3	SECURITY	.30	17
FIRE/LIFE SFTY	.02	15	RDS/GNDS CONTR	.20	21				OTHER LEASING	.16	8	ADMINISTRATIVE	.50	22
OTHER MAINT/SUP	.14	22	RDS/GNDS OTHER	.07	16									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,672,285 SQ. FT.				3,566,840 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.54	15.47	14.34	17.52
RETAIL AREA	6	17.19	5.92	3.65	8.21				
OTHER AREA	4	5.34	3.73	3.33	14.70				
TOTAL RENT	8	15.45	15.34	14.05	16.87				
NET PARKING INC									
MISCELLANEOUS	7	.42	.34	.24	.46				
TOTAL INCOME	8	15.82	15.45	14.83	17.04				
EXPENSE									
CLEANING	8	.83	.83	.65	.93	.84	.85	.65	.94
REPAIR-MAINT	8	.78	.78	.61	.89	.79	.79	.62	.90
UTILITIES	8	1.34	1.19	1.11	1.65	1.35	1.20	1.13	1.67
RDS/GRNDS/SEC	8	.55	.51	.47	.64	.57	.53	.49	.66
ADMINISTRATIVE	8	1.16	1.17	.97	1.33	1.20	1.18	1.02	1.38
TOTAL OPER EXP	8	4.66	4.64	4.50	4.92	4.80	4.82	4.62	5.03
FIXED EXPENSES	8	1.72	1.74	1.63	1.80	1.77	1.78	1.66	1.88
TOTAL OPER + FIX	8	6.39	6.31	6.19	6.60	6.57	6.54	6.36	6.69
LEASING EXP	7	3.12	2.52	1.62	3.80				
TOTAL PAYROLL	8	.66	.66	.45	.80				
TOTAL CONTRACT	8	1.25	1.20	1.07	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6526	8
AVG SQFT/RETAIL TENANT	2252	4
AVG SQFT/OFFICE WORKER	322	6
AVG % OFFICE OCCUPANCY	83.1	8
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	20.66	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**8**	**UTILITIES TOTAL**	**1.34**	**8**	SECURITY TOTAL	.34	8	**FIXED EXP TOTAL**	**1.72**	**8**	**TOTAL PAYROLL**	**.66**	**8**
PAYROLL			ELECTRICAL	1.24	8	SEC PAYROLL			REAL ESTATE TAX	1.60	8	CLEANING		
CONTRACT	.70	8	GAS			SEC CONTRACTS	.26	8	BUILDING INS	.11	8	REPAIR/MAINT	.28	8
SUP/MAT/MISC	.06	8	FUEL OIL	.01	6	SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS	.10	2
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	**1.16**	**8**	OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	**.78**	**8**	PURCH CH WTR			PAYROLL	.28	8				ADMINISTRATIVE	.28	8
PAYROLL	.28	8	COAL			MGMT FEES	.59	8	**LEASING EXPENSES**	**3.12**	**7**			
ELEVATOR	.14	8	WATER/SEWER	.09	8	PROF FEES	.12	6	ADV/PROMOTION	.18	7	**TOTAL CONTRACTS**	**1.25**	**8**
HVAC	.06	8	**RDS/GNDS/SEC**	**.55**	**8**	GEN OFC EXP	.15	7	COMMISSIONS	.08	5	CLEANING	.70	8
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.08	7	PROF FEES	.95	7	REPAIR/MAINT	.21	6
STRUCT/ROOF	.02	6	RDS/GNDS TOTAL	.22	8				TENANT ALTS	1.89	6	RDS/GROUNDS	.13	8
PLUMBING	.01	7	RDS/GNDS PAYRL	.10	2				BUY-OUTS	.27	3	SECURITY	.26	8
FIRE/LIFE SFTY	.01	6	RDS/GNDS CONTR	.13	8				OTHER LEASING	.20	6	ADMINISTRATIVE	.68	8
OTHER MAINT/SUP	.23	8	RDS/GNDS OTHER	.06	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,401,252 SQ. FT.				2,312,755 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.98	9.09	6.51	11.59
RETAIL AREA	5	5.73	6.93	2.55	15.68				
OTHER AREA									
TOTAL RENT	8	9.72	9.15	6.42	11.45				
NET PARKING INC	5	.90	.77	.50	1.19				
MISCELLANEOUS	8	.34	.21	.16	.29				
TOTAL INCOME	8	10.72	9.58	6.89	12.39				
EXPENSE									
CLEANING	8	.67	.65	.53	.76	.69	.67	.54	.80
REPAIR-MAINT	8	1.12	.96	.72	1.54	1.16	1.00	.72	1.62
UTILITIES	8	1.74	1.72	1.52	1.92	1.75	1.72	1.52	1.93
RDS/GRNDS/SEC	8	.42	.45	.18	.53	.44	.48	.18	.54
ADMINISTRATIVE	8	.72	.70	.58	.88	.75	.71	.60	.93
TOTAL OPER EXP	8	4.68	4.39	3.87	5.19	4.86	4.46	3.97	5.51
FIXED EXPENSES	8	1.77	1.68	1.49	1.84	1.84	1.72	1.51	1.89
TOTAL OPER+FIX	8	6.45	6.09	5.63	7.12	6.70	6.33	5.64	7.56
LEASING EXP	8	2.04	1.03	.29	1.53				
TOTAL PAYROLL	8	.57	.54	.44	.67				
TOTAL CONTRACT	8	1.29	1.05	.62	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10588	7
AVG SQFT/RETAIL TENANT	1660	6
AVG SQFT/OFFICE WORKER	317	6
AVG % OFFICE OCCUPANCY	74.4	7
AVG % RETAIL OCCUPANCY	47.3	6
AVG $ RATE YR-END RENT	14.59	6
AVG NET PRKNG INC/STALL	585.55	5
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	8	**UTILITIES TOTAL**	1.74	8	SECURITY TOTAL	.32	8	**FIXED EXP TOTAL**	1.77	8	**TOTAL PAYROLL**	.57	8
PAYROLL			ELECTRICAL	1.56	8	SEC PAYROLL			REAL ESTATE TAX	1.63	8	CLEANING		
CONTRACT	.59	8	GAS	.06	5	SEC CONTRACTS	.31	8	BUILDING INS	.14	8	REPAIR/MAINT	.33	7
SUP/MAT/MISC	.06	8	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX	.01	3	RDS/GROUNDS		
TRASH REMOVAL	.02	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.12	8	PURCH CH WTR			**ADMIN TOTAL**	.72	8				ADMINISTRATIVE	.26	8
PAYROLL	.33	7	COAL			PAYROLL	.26	8	**LEASING EXPENSES**	2.04	8			
ELEVATOR	.21	8	WATER/SEWER	.15	8	MGMT FEES	.28	8	ADV/PROMOTION	.02	5	**TOTAL CONTRACTS**	1.29	8
HVAC	.11	8	**RDS/GNDS/SEC**	.42	8	PROF FEES	.06	6	COMMISSIONS	.27	6	CLEANING	.59	8
ELECTRICAL	.04	8	**TOTAL**			GEN OFC EXP	.10	8	PROF FEES	.84	7	REPAIR/MAINT	.45	4
STRUCT/ROOF	.05	7	RDS/GNDS TOTAL	.12	6	OTHER ADM EXP	.05	7	TENANT ALTS	1.30	5	RDS/GROUNDS	.11	5
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.31	8
FIRE/LIFE SFTY	.06	7	RDS/GNDS CONTR	.11	5				OTHER LEASING	.06	5	ADMINISTRATIVE	.33	8
OTHER MAINT/SUP	.31	8	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	518,506 SQ. FT.				509,746 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.43	9.16		
RETAIL AREA	2	15.01	15.01						
OTHER AREA									
TOTAL RENT	3	10.44	9.28						
NET PARKING INC	2	.67	.62						
MISCELLANEOUS	2	.20	.23						
TOTAL INCOME	3	11.10	10.05						
EXPENSE									
CLEANING	3	.76	.73			.77	.73		
REPAIR-MAINT	3	1.36	1.69			1.37	1.72		
UTILITIES	3	1.88	1.74			1.88	1.74		
RDS/GRNDS/SEC	3	.46	.50			.47	.52		
ADMINISTRATIVE	3	1.01	.92			1.03	.94		
TOTAL OPER EXP	3	5.47	5.25			5.57	5.39		
FIXED EXPENSES	3	1.60	1.63			1.63	1.67		
TOTAL OPER+FIX	3	7.07	6.88			7.19	7.06		
LEASING EXP	3	.41	.30						
TOTAL PAYROLL	3	.63	.55						
TOTAL CONTRACT	3	1.47	.98						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8850	3
AVG SQFT/RETAIL TENANT	2268	2
AVG SQFT/OFFICE WORKER	302	2
AVG % OFFICE OCCUPANCY	78.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.42	2
AVG NET PRKNG INC/STALL	497.41	2
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3	**UTILITIES TOTAL**	1.88	3	SECURITY TOTAL	.42	3	**FIXED EXP TOTAL**	1.60	3	**TOTAL PAYROLL**	.63	3
PAYROLL			ELECTRICAL	1.68	3	SEC PAYROLL			REAL ESTATE TAX	1.45	3	CLEANING		
CONTRACT	.54	3	GAS	.05	2	SEC CONTRACTS	.41	3	BUILDING INS	.15	3	REPAIR/MAINT	.50	3
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.36	3	PURCH CH WTR			**ADMIN TOTAL**	1.01	3				ADMINISTRATIVE	.33	3
PAYROLL	.30	3	COAL			PAYROLL	.33	3	**LEASING EXPENSES**	.41	3			
ELEVATOR	.29	3	WATER/SEWER	.16	3	MGMT FEES	.40	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.47	3
HVAC	.19	3	**RDS/GNDS/SEC**	.46	3	PROF FEES			COMMISSIONS	.09	3	CLEANING	.54	3
ELECTRICAL	.03	3	**TOTAL**			GEN OFC EXP	.13	3	PROF FEES	.10	2	REPAIR/MAINT		
STRUCT/ROOF	.07	3	RDS/GNDS TOTAL	.07	2	OTHER ADM EXP	.03	3	TENANT ALTS	.30	2	RDS/GROUNDS	.05	2
PLUMBING	.07	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.41	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.51	3
OTHER MAINT/SUP	.36	3	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	4 BLDS	1,817,746 SQ. FT.				1,738,009 SQ. FT.			
OFFICE AREA	4					10.02	9.36	6.51	13.43
RETAIL AREA	3	4.55	4.43						
OTHER AREA									
TOTAL RENT	4	9.67	9.16	6.42	12.63				
NET PARKING INC	3	.96	.93						
MISCELLANEOUS	4	.37	.21	.10	.58				
TOTAL INCOME	4	10.80	10.01	6.89	14.30				
EXPENSE									
CLEANING	4	.65	.65	.56	.73	.68	.67	.57	.78
REPAIR-MAINT	4	1.07	.96	.89	1.20	1.11	1.00	.92	1.28
UTILITIES	4	1.72	1.72	1.51	1.93	1.72	1.74	1.51	1.94
RDS/GRNDS/SEC	4	.42	.45	.25	.56	.44	.48	.27	.58
ADMINISTRATIVE	4	.64	.60	.48	.77	.67	.62	.49	.82
TOTAL OPER EXP	4	4.50	4.39	3.96	4.93	4.71	4.46	4.07	5.24
FIXED EXPENSES	4	1.85	1.79	1.62	2.04	1.93	1.86	1.64	2.19
TOTAL OPER + FIX	4	6.35	6.09	5.64	6.91	6.64	6.33	5.81	7.34
LEASING EXP	4	2.58	1.53	1.31	3.56				
TOTAL PAYROLL	4	.57	.54	.44	.67				
TOTAL CONTRACT	4	1.26	1.30	.80	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11281	4
AVG SQFT/RETAIL TENANT	1604	4
AVG SQFT/OFFICE WORKER	321	4
AVG % OFFICE OCCUPANCY	73.3	4
AVG % RETAIL OCCUPANCY	44.3	4
AVG $ RATE YR-END RENT	14.86	4
AVG NET PRKNG INC/STALL	605.35	3
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**4**
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	**1.07**	**4**
PAYROLL	.34	4
ELEVATOR	.19	4
HVAC	.09	4
ELECTRICAL	.04	4
STRUCT/ROOF	.04	4
PLUMBING		
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**4**
ELECTRICAL	1.54	4
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	**.42**	**4**
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	4
SEC PAYROLL		
SEC CONTRACTS	.29	4
SEC OTHER		
ADMIN TOTAL	**.64**	**4**
PAYROLL	.24	4
MGMT FEES	.24	4
PROF FEES	.04	4
GEN OFC EXP	.09	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.85**	**4**
REAL ESTATE TAX	1.71	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.58**	**4**
ADV/PROMOTION	.02	4
COMMISSIONS	.34	3
PROF FEES	1.02	4
TENANT ALTS	1.56	3
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**4**
CLEANING		
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	**1.26**	**4**
CLEANING	.57	4
REPAIR/MAINT	.39	3
RDS/GROUNDS	.12	3
SECURITY	.29	4
ADMINISTRATIVE	.28	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	19 BLDS	1,570,159 SQ. FT.				1,567,781 SQ. FT.			
OFFICE AREA	17					8.55	6.72	5.08	8.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	8.55	6.72	5.08	8.60				
NET PARKING INC	3	.70	.87						
MISCELLANEOUS	15	3.69	.07	.01	.18				
TOTAL INCOME	17	12.20	6.79	5.14	8.65				
EXPENSE									
CLEANING	18	.71	.65	.57	.76	.71	.65	.57	.76
REPAIR-MAINT	19	.82	.62	.51	.96	.82	.62	.51	.96
UTILITIES	18	1.71	1.72	1.47	2.20	1.71	1.72	1.47	2.20
RDS/GRNDS/SEC	19	.43	.28	.24	.43	.43	.28	.24	.43
ADMINISTRATIVE	19	.89	.79	.53	1.01	.89	.79	.53	1.02
TOTAL OPER EXP	18	4.56	4.63	3.53	5.01	4.57	4.63	3.53	5.04
FIXED EXPENSES	19	1.40	1.36	1.06	1.51	1.40	1.37	1.06	1.51
TOTAL OPER + FIX	18	5.96	5.76	5.01	6.29	5.97	5.76	5.01	6.32
LEASING EXP	15	2.36	1.69	.88	4.21				
TOTAL PAYROLL	18	.60	.51	.44	.71				
TOTAL CONTRACT	19	.94	.74	.61	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4982	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	14
AVG % OFFICE OCCUPANCY	84.3	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.28	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**18**
PAYROLL		
CONTRACT	.61	18
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.03	18
REPR/MAINT TOTAL	**.88**	**15**
PAYROLL	.21	14
ELEVATOR	.09	14
HVAC	.25	15
ELECTRICAL	.04	15
STRUCT/ROOF	.02	11
PLUMBING	.02	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.24	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**18**
ELECTRICAL	1.51	18
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	18
RDS/GNDS/SEC TOTAL	**.34**	**15**
RDS/GNDS TOTAL	.24	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	15
RDS/GNDS OTHER	.03	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	14
SEC PAYROLL		
SEC CONTRACTS	.05	14
SEC OTHER	.07	8
ADMIN TOTAL	**.89**	**19**
PAYROLL	.43	16
MGMT FEES	.35	18
PROF FEES	.02	9
GEN OFC EXP	.11	18
OTHER ADM EXP	.07	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.40**	**19**
REAL ESTATE TAX	1.25	19
BUILDING INS	.13	18
PERS PROP TAX		
OTHER TAX	.07	5
LEASING EXPENSES	**2.36**	**15**
ADV/PROMOTION	.10	13
COMMISSIONS	.12	3
PROF FEES	.29	15
TENANT ALTS	1.91	15
BUY-OUTS		
OTHER LEASING	.11	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.60**	**18**
CLEANING		
REPAIR/MAINT	.21	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	16
TOTAL CONTRACTS	**.94**	**19**
CLEANING	.61	18
REPAIR/MAINT	.38	6
RDS/GROUNDS	.21	15
SECURITY	.05	14
ADMINISTRATIVE	.36	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Austin, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	275,970 SQ. FT.				275,970 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					6.24	5.85	4.91	7.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.26	5.85	4.95	7.68				
NET PARKING INC									
MISCELLANEOUS	3	.03	.01						
TOTAL INCOME	4	6.29	5.89	4.96	7.72				
EXPENSE									
CLEANING	4	.62	.63	.54	.71	.62	.63	.54	.71
REPAIR-MAINT	4	.57	.56	.49	.64	.57	.56	.49	.64
UTILITIES	4	2.04	1.98	1.55	2.53	2.04	1.98	1.55	2.53
RDS/GRNDS/SEC	4	.30	.28	.23	.39	.30	.28	.23	.39
ADMINISTRATIVE	4	.56	.65	.43	.67	.56	.65	.43	.67
TOTAL OPER EXP	4	4.09	4.18	3.41	4.78	4.09	4.18	3.41	4.78
FIXED EXPENSES	4	1.18	1.09	1.02	1.29	1.18	1.06	1.02	1.29
TOTAL OPER + FIX	4	5.27	5.47	4.69	5.81	5.27	5.47	4.69	5.81
LEASING EXP	4	2.98	2.63	.60	5.85				
TOTAL PAYROLL	3	.48	.44						
TOTAL CONTRACT	4	.83	.86	.67	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5260	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	307	3
AVG % OFFICE OCCUPANCY	85.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.50	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	4
PAYROLL		
CONTRACT	.53	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.57	4
PAYROLL	.18	3
ELEVATOR	.05	4
HVAC	.11	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	4
ELECTRICAL	1.80	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	4
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.25	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	4
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER	.02	2
ADMIN TOTAL	.56	4
PAYROLL	.30	3
MGMT FEES	.24	4
PROF FEES	.01	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.18	4
REAL ESTATE TAX	1.10	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.98	4
ADV/PROMOTION	.02	2
COMMISSIONS	.09	2
PROF FEES	.22	4
TENANT ALTS	2.71	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	3
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	.83	4
CLEANING	.53	4
REPAIR/MAINT	.06	2
RDS/GROUNDS	.21	4
SECURITY	.04	4
ADMINISTRATIVE	.25	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	517,295 SQ. FT.				517,295 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.79	.77			.79	.77		
REPAIR-MAINT	3	.86	.85			.86	.85		
UTILITIES	3	1.79	1.72			1.79	1.72		
RDS/GRNDS/SEC	3	.34	.27			.34	.27		
ADMINISTRATIVE	3	.88	.79			.88	.79		
TOTAL OPER EXP	3	4.66	4.70			4.66	4.70		
FIXED EXPENSES	3	1.52	1.50			1.52	1.50		
TOTAL OPER + FIX	3	6.18	6.20			6.18	6.20		
LEASING EXP									
TOTAL PAYROLL	3	.70	.48						
TOTAL CONTRACT	3	.95	.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4601	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	3
AVG % OFFICE OCCUPANCY	88.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.80	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	3
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.86	3
PAYROLL	.22	3
ELEVATOR	.09	3
HVAC	.31	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	3
ELECTRICAL	1.58	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	3
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL	.24	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	3
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.08	3
SEC OTHER		
ADMIN TOTAL	.88	3
PAYROLL	.46	3
MGMT FEES	.36	2
PROF FEES	.01	2
GEN OFC EXP	.08	3
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	3
REAL ESTATE TAX	1.37	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	3
TOTAL CONTRACTS	.95	3
CLEANING	.68	3
REPAIR/MAINT		
RDS/GROUNDS	.19	3
SECURITY	.08	3
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 20 BLDS, 4,661,705 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 4,422,850 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	17					17.81	16.49	14.21	21.74
RETAIL AREA	11	11.22	17.44	11.63	18.99				
OTHER AREA	5	6.08	6.19	1.85	13.05				
TOTAL RENT	17	17.33	16.32	14.08	20.44				
NET PARKING INC	9	1.10	.84	.49	1.37				
MISCELLANEOUS	9	.46	.18	.05	.58				
TOTAL INCOME	17	18.24	16.78	14.43	21.39				
EXPENSE									
CLEANING	20	1.38	1.15	.96	1.46	1.44	1.17	.96	1.53
REPAIR-MAINT	20	1.50	1.25	.90	1.92	1.56	1.29	.94	1.98
UTILITIES	20	2.67	2.37	2.10	3.08	2.70	2.52	2.14	3.14
RDS/GRNDS/SEC	17	.62	.44	.28	.86	.66	.45	.30	.94
ADMINISTRATIVE	19	.95	.79	.65	1.22	1.00	.83	.71	1.31
TOTAL OPER EXP	20	7.50	6.95	5.65	7.82	7.91	7.11	5.65	8.38
FIXED EXPENSES	17	2.34	2.45	1.87	3.13	2.47	2.65	1.94	3.34
TOTAL OPER+FIX	17	9.53	8.93	8.41	9.91	10.05	9.21	8.59	10.76
LEASING EXP	15	.80	.35	.13	.86				
TOTAL PAYROLL	19	1.89	1.66	1.16	2.36				
TOTAL CONTRACT	19	1.39	1.21	.66	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19894	17
AVG SQFT/RETAIL TENANT	2405	12
AVG SQFT/OFFICE WORKER	236	17
AVG % OFFICE OCCUPANCY	94.0	19
AVG % RETAIL OCCUPANCY	72.0	12
AVG $ RATE YR-END RENT	20.98	15
AVG NET PRKNG INC/STALL	1379.94	5
RENTABLE/GROSS SQFT	.89	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.38**	**20**	**UTILITIES TOTAL**	**2.67**	**20**	SECURITY TOTAL	.57	17	**FIXED EXP TOTAL**	**2.34**	**17**	**TOTAL PAYROLL**	**1.89**	**19**
PAYROLL	.49	13	ELECTRICAL	2.29	20	SEC PAYROLL	.43	15	REAL ESTATE TAX	2.18	17	CLEANING	.49	13
CONTRACT	.68	19	GAS	.01	5	SEC CONTRACTS	.25	9	BUILDING INS	.16	15	REPAIR/MAINT	.63	18
SUP/MAT/MISC	.11	19	FUEL OIL			SEC OTHER	.03	10	PERS PROP TAX	.56	6	RDS/GROUNDS	.18	3
TRASH REMOVAL	.10	20	PURCH STEAM	.42	13				OTHER TAX	.09	2	SECURITY	.43	15
REPR/MAINT TOTAL	**1.50**	**20**	PURCH CH WTR			**ADMIN TOTAL**	**.95**	**19**				ADMINISTRATIVE	.43	18
PAYROLL	.63	18	COAL			PAYROLL	.43	18	**LEASING EXPENSES**	**.80**	**15**			
ELEVATOR	.24	20	WATER/SEWER	.08	20	MGMT FEES	.66	10	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	**1.39**	**19**
HVAC	.25	20				PROF FEES	.09	12	COMMISSIONS	.04	4	CLEANING	.88	19
ELECTRICAL	.06	16	**RDS/GNDS/SEC TOTAL**	**.62**	**17**	GEN OFC EXP	.08	15	PROF FEES	.14	6	REPAIR/MAINT	.52	9
STRUCT/ROOF	.17	10	RDS/GNDS TOTAL	.10	10	OTHER ADM EXP	.05	16	TENANT ALTS	.79	12	RDS/GROUNDS	.05	7
PLUMBING	.03	19	RDS/GNDS PAYRL	.18	3				BUY-OUTS			SECURITY	.25	9
FIRE/LIFE SFTY	.06	13	RDS/GNDS CONTR	.05	7				OTHER LEASING	.42	5	ADMINISTRATIVE	.59	13
OTHER MAINT/SUP	.18	19	RDS/GNDS OTHER	.02	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS, 2,045,218 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 1,926,042 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	9					15.45	16.14	13.09	18.15
RETAIL AREA	8	12.31	15.54	9.62	18.00				
OTHER AREA	3	7.34	12.17						
TOTAL RENT	9	15.01	16.25	13.09	17.20				
NET PARKING INC	4	.51	.49	.18	.84				
MISCELLANEOUS	3	.13	.14						
TOTAL INCOME	9	15.31	16.32	13.21	17.82				
EXPENSE									
CLEANING	9	1.10	1.12	.96	1.21	1.13	1.16	.96	1.26
REPAIR-MAINT	9	1.70	1.25	1.10	2.27	1.77	1.29	1.14	2.36
UTILITIES	9	2.61	2.58	2.08	3.15	2.67	2.58	2.12	3.20
RDS/GRNDS/SEC	9	.69	.37	.30	1.13	.73	.40	.32	1.23
ADMINISTRATIVE	8	.67	.65	.43	.97	.71	.72	.45	.98
TOTAL OPER EXP	9	7.40	6.55	5.81	7.82	7.86	6.78	6.01	8.41
FIXED EXPENSES	8	2.42	2.41	2.11	2.91	2.57	2.55	2.22	2.99
TOTAL OPER+FIX	8	9.85	8.90	8.71	9.99	10.43	9.32	8.87	10.76
LEASING EXP	8	1.33	.86	.18	1.69				
TOTAL PAYROLL	9	1.93	1.55	1.20	2.53				
TOTAL CONTRACT	9	.95	.71	.61	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16742	9
AVG SQFT/RETAIL TENANT	2172	7
AVG SQFT/OFFICE WORKER	237	9
AVG % OFFICE OCCUPANCY	93.9	9
AVG % RETAIL OCCUPANCY	99.6	7
AVG $ RATE YR-END RENT	19.37	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**9**	**UTILITIES TOTAL**	**2.61**	**9**	SECURITY TOTAL	.62	9	**FIXED EXP TOTAL**	**2.42**	**8**	**TOTAL PAYROLL**	**1.93**	**9**
PAYROLL	.49	6	ELECTRICAL	2.22	9	SEC PAYROLL	.42	9	REAL ESTATE TAX	2.24	8	CLEANING	.49	6
CONTRACT	.62	9	GAS			SEC CONTRACTS	.46	4	BUILDING INS	.18	8	REPAIR/MAINT	.81	9
SUP/MAT/MISC	.07	9	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX	.01	2	RDS/GROUNDS	.18	3
TRASH REMOVAL	.09	9	PURCH STEAM	.39	7				OTHER TAX			SECURITY	.42	9
REPR/MAINT TOTAL	**1.70**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.67**	**8**				ADMINISTRATIVE	.28	8
PAYROLL	.81	9	COAL			PAYROLL	.28	8	**LEASING EXPENSES**	**1.33**	**8**			
ELEVATOR	.24	9	WATER/SEWER	.08	9	MGMT FEES	.43	5	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	**.95**	**9**
HVAC	.23	9				PROF FEES	.10	5	COMMISSIONS	.02	2	CLEANING	.62	9
ELECTRICAL	.07	7	**RDS/GNDS/SEC TOTAL**	**.89**	**9**	GEN OFC EXP	.04	7	PROF FEES	.24	4	REPAIR/MAINT	.37	3
STRUCT/ROOF	.23	5	RDS/GNDS TOTAL	.12	5	OTHER ADM EXP	.04	8	TENANT ALTS	1.11	7	RDS/GROUNDS	.02	3
PLUMBING	.03	9	RDS/GNDS PAYRL	.18	3				BUY-OUTS			SECURITY	.46	4
FIRE/LIFE SFTY	.12	6	RDS/GNDS CONTR	.02	3				OTHER LEASING	.59	4	ADMINISTRATIVE	.43	6
OTHER MAINT/SUP	.12	9	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,051,563 SQ. FT.				1,951,681 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.33	21.61	17.55	21.98
RETAIL AREA	3	9.05	18.33						
OTHER AREA									
TOTAL RENT	5	19.75	19.00	17.46	21.98				
NET PARKING INC	4	1.44	1.19	.81	2.21				
MISCELLANEOUS	4	.64	.58	.42	.92				
TOTAL INCOME	5	21.35	20.62	19.43	23.56				
EXPENSE									
CLEANING	5	1.46	1.35	.82	1.92	1.53	1.38	.82	2.07
REPAIR-MAINT	5	1.28	1.34	.84	1.61	1.34	1.41	.89	1.68
UTILITIES	5	2.71	2.62	2.14	3.30	2.71	2.62	2.14	3.30
RDS/GRNDS/SEC	5	.55	.44	.23	.80	.57	.45	.24	.88
ADMINISTRATIVE	5	1.20	1.02	.70	1.86	1.26	1.02	.73	1.99
TOTAL OPER EXP	5	7.20	6.97	5.64	8.49	7.57	8.27	5.81	8.57
FIXED EXPENSES	5	2.43	2.98	1.47	3.70	2.56	3.48	1.53	3.81
TOTAL OPER+FIX	5	9.64	9.90	8.49	10.84	10.13	10.16	8.67	11.85
LEASING EXP	5	.41	.35	.17	.66				
TOTAL PAYROLL	5	1.45	1.16	.77	2.05				
TOTAL CONTRACT	5	1.69	1.38	1.10	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25867	5
AVG SQFT/RETAIL TENANT	2834	3
AVG SQFT/OFFICE WORKER	247	4
AVG % OFFICE OCCUPANCY	92.8	5
AVG % RETAIL OCCUPANCY	49.6	3
AVG $ RATE YR-END RENT	23.04	4
AVG NET PRKNG INC/STALL	1395.29	4
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**5**	**UTILITIES TOTAL**	**2.71**	**5**	SECURITY TOTAL	.49	5	**FIXED EXP TOTAL**	**2.43**	**5**	**TOTAL PAYROLL**	**1.45**	**5**
PAYROLL	.32	3	ELECTRICAL	2.39	5	SEC PAYROLL	.45	4	REAL ESTATE TAX	2.28	5	CLEANING	.32	3
CONTRACT	1.08	5	GAS			SEC CONTRACTS	.12	4	BUILDING INS	.14	4	REPAIR/MAINT	.39	5
SUP/MAT/MISC	.11	4	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX	.05	2	RDS/GROUNDS		
TRASH REMOVAL	.09	5	PURCH STEAM	.39	3	**ADMIN TOTAL**	**1.20**	**5**	OTHER TAX	.09	2	SECURITY	.45	4
REPR/MAINT TOTAL	**1.28**	**5**	PURCH CH WTR			PAYROLL	.50	5				ADMINISTRATIVE	.50	5
PAYROLL	.39	5	COAL			MGMT FEES	.90	3	**LEASING EXPENSES**	**.41**	**5**			
ELEVATOR	.25	5	WATER/SEWER	.08	5	PROF FEES	.09	4	ADV/PROMOTION	.10	3	**TOTAL CONTRACTS**	**1.69**	**5**
HVAC	.29	5	**RDS/GNDS/SEC**	**.55**	**5**	GEN OFC EXP	.11	5	COMMISSIONS			CLEANING	1.06	5
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP	.04	3	PROF FEES	.05	2	REPAIR/MAINT	.60	4
STRUCT/ROOF			RDS/GNDS TOTAL	.08	3				TENANT ALTS	.52	3	RDS/GROUNDS	.07	3
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	4
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.07	3				OTHER LEASING			ADMINISTRATIVE	.77	4
OTHER MAINT/SUP	.25	5	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,502,226 SQ. FT.				1,463,200 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					15.24	14.13	12.15	17.87
RETAIL AREA	3	15.12	14.75						
OTHER AREA	2	8.95	8.80						
TOTAL RENT	20	15.14	14.13	12.15	18.00				
NET PARKING INC									
MISCELLANEOUS	7	.50	.40	.17	1.09				
TOTAL INCOME	20	15.48	14.24	12.93	18.00				
EXPENSE									
CLEANING	20	.93	.88	.81	.98	.94	.90	.82	.98
REPAIR-MAINT	20	1.40	1.11	.78	1.53	1.43	1.13	.78	1.61
UTILITIES	18	2.49	2.14	1.65	2.41	2.50	2.14	1.65	2.45
RDS/GRNDS/SEC	12	.20	.22	.16	.25	.21	.22	.16	.26
ADMINISTRATIVE	20	1.16	.91	.60	1.33	1.19	.94	.60	1.33
TOTAL OPER EXP	18	7.08	5.08	4.34	6.17	7.28	5.77	4.34	6.58
FIXED EXPENSES	20	1.66	1.12	.98	1.35	1.70	1.19	.98	1.35
TOTAL OPER+FIX	18	8.75	6.20	5.51	7.46	9.00	6.65	5.51	7.92
LEASING EXP	19	1.00	.91	.60	1.33				
TOTAL PAYROLL	17	1.48	.45	.35	.73				
TOTAL CONTRACT	20	1.72	1.01	.77	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5773	18
AVG SQFT/RETAIL TENANT	2216	3
AVG SQFT/OFFICE WORKER	258	18
AVG % OFFICE OCCUPANCY	90.6	20
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.87	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**20**	**UTILITIES TOTAL**	**2.49**	**18**	SECURITY TOTAL	.17	4	**FIXED EXP TOTAL**	**1.66**	**20**	**TOTAL PAYROLL**	**1.48**	**17**
PAYROLL	.09	6	ELECTRICAL	2.35	18	SEC PAYROLL			REAL ESTATE TAX	1.50	20	CLEANING	.09	6
CONTRACT	.72	20	GAS	.24	6	SEC CONTRACTS	.18	3	BUILDING INS	.12	14	REPAIR/MAINT	.30	17
SUP/MAT/MISC	.05	20	FUEL OIL	.01	7	SEC OTHER			PERS PROP TAX	.04	3	RDS/GROUNDS		
TRASH REMOVAL	.13	20	PURCH STEAM			**ADMIN TOTAL**	**1.16**	**20**	OTHER TAX	.38	4	SECURITY		
REPR/MAINT TOTAL	**1.40**	**20**	PURCH CH WTR			PAYROLL	1.07	8				ADMINISTRATIVE	1.07	8
PAYROLL	.30	17	COAL			MGMT FEES	.65	14	**LEASING EXPENSES**	**1.00**	**19**			
ELEVATOR	.11	17	WATER/SEWER	.07	17	PROF FEES	.09	11	ADV/PROMOTION	.04	12	**TOTAL CONTRACTS**	**1.72**	**20**
HVAC	.42	19	**RDS/GNDS/SEC**	**.22**	**11**	GEN OFC EXP	.15	14	COMMISSIONS	.07	6	CLEANING	.72	20
ELECTRICAL	.17	17	**TOTAL**			OTHER ADM EXP	.10	15	PROF FEES	.35	13	REPAIR/MAINT	.92	15
STRUCT/ROOF	.09	14	RDS/GNDS TOTAL	.13	10				TENANT ALTS	.93	16	RDS/GROUNDS	.12	10
PLUMBING	.04	17	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	3
FIRE/LIFE SFTY	.11	18	RDS/GNDS CONTR	.12	10				OTHER LEASING	.03	12	ADMINISTRATIVE	.63	15
OTHER MAINT/SUP	.35	20	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	199,423 SQ. FT.				190,587 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.34	17.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.22	16.60						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.25	16.71						
EXPENSE									
CLEANING	3	.89	.82			.93	.94		
REPAIR-MAINT	3	1.08	1.01			1.12	1.01		
UTILITIES	3	1.81	1.70			1.81	1.70		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.58	.60			.60	.60		
TOTAL OPER EXP	3	4.43	4.29			4.64	4.29		
FIXED EXPENSES	3	1.18	1.06			1.23	1.19		
TOTAL OPER+FIX	3	5.61	5.64			5.87	5.64		
LEASING EXP	2	1.16	1.16						
TOTAL PAYROLL	3	.39	.42						
TOTAL CONTRACT	3	.85	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7906	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	3
AVG % OFFICE OCCUPANCY	95.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.81	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**3**
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**1.08**	**3**
PAYROLL	.39	3
ELEVATOR	.13	3
HVAC	.26	3
ELECTRICAL	.04	3
STRUCT/ROOF	.05	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**3**
ELECTRICAL	1.79	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.58**	**3**
PAYROLL		
MGMT FEES	.51	3
PROF FEES	.07	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.18**	**3**
REAL ESTATE TAX	1.07	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.16**	**2**
ADV/PROMOTION	.10	2
COMMISSIONS		
PROF FEES	.56	2
TENANT ALTS	.50	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.39**	**3**
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.85**	**3**
CLEANING	.72	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	614,354 SQ. FT.				584,164 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.93	13.52	9.75	21.21
RETAIL AREA	2	15.27	18.17						
OTHER AREA									
TOTAL RENT	5	14.70	12.41	9.91	21.13				
NET PARKING INC									
MISCELLANEOUS	3	.33	.40						
TOTAL INCOME	5	15.25	13.03	9.93	22.25				
EXPENSE									
CLEANING	5	.94	.90	.87	1.02	.95	.90	.87	1.04
REPAIR-MAINT	5	1.34	1.42	.94	1.68	1.38	1.53	.95	1.72
UTILITIES	5	2.16	2.24	1.48	2.74	2.18	2.24	1.48	2.78
RDS/GRNDS/SEC	4	.24	.23	.21	.28	.25	.24	.21	.30
ADMINISTRATIVE	5	1.16	.97	.92	1.47	1.21	1.04	.95	1.57
TOTAL OPER EXP	5	5.79	5.51	4.95	6.66	6.08	5.77	5.17	7.08
FIXED EXPENSES	5	1.29	1.19	.77	1.93	1.35	1.21	.84	2.03
TOTAL OPER+FIX	5	7.07	7.23	6.15	7.89	7.44	7.63	6.42	8.37
LEASING EXP	5	1.13	.62	.30	2.27				
TOTAL PAYROLL	4	.91	.73	.51	1.27				
TOTAL CONTRACT	5	1.35	1.32	1.05	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5452	3
AVG SQFT/RETAIL TENANT	3177	2
AVG SQFT/OFFICE WORKER	211	5
AVG % OFFICE OCCUPANCY	88.5	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.60	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**5**
PAYROLL		
CONTRACT	.79	5
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	**1.34**	**5**
PAYROLL	.44	4
ELEVATOR	.13	4
HVAC	.39	4
ELECTRICAL	.09	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.12	4
OTHER MAINT/SUP	.40	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.16**	**5**
ELECTRICAL	2.10	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC	**.24**	**4**
TOTAL		
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	4
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	**1.16**	**5**
PAYROLL	.56	3
MGMT FEES	.80	4
PROF FEES	.09	2
GEN OFC EXP	.10	3
OTHER ADM EXP	.12	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.29**	**5**
REAL ESTATE TAX	1.00	5
BUILDING INS	.11	4
PERS PROP TAX	.04	3
OTHER TAX		
LEASING EXPENSES	**1.13**	**5**
ADV/PROMOTION	.03	4
COMMISSIONS	.09	2
PROF FEES	.25	4
TENANT ALTS	1.42	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**4**
CLEANING		
REPAIR/MAINT	.44	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	3
TOTAL CONTRACTS	**1.35**	**5**
CLEANING	.79	5
REPAIR/MAINT	.49	4
RDS/GROUNDS	.08	3
SECURITY	.18	3
ADMINISTRATIVE	.66	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	856,646 SQ. FT.				842,122 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.22	8.58		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.20	8.77						
NET PARKING INC	2	.72	.74						
MISCELLANEOUS	3	.05	.02						
TOTAL INCOME	3	11.93	9.70						
EXPENSE									
CLEANING	3	.74	.53			.75	.53		
REPAIR-MAINT	3	1.27	1.40			1.29	1.44		
UTILITIES	3	1.81	1.84			1.81	1.84		
RDS/GRNDS/SEC	3	.42	.43			.43	.43		
ADMINISTRATIVE	3	.64	.41			.65	.42		
TOTAL OPER EXP	3	4.88	5.24			4.96	5.24		
FIXED EXPENSES	3	.83	.47			.84	.47		
TOTAL OPER + FIX	3	5.71	5.70			5.80	5.70		
LEASING EXP	2	1.94	1.89						
TOTAL PAYROLL	3	.69	.77						
TOTAL CONTRACT	3	1.31	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9251	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	333	3
AVG % OFFICE OCCUPANCY	89.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.53	2
AVG NET PRKNG INC/STALL	865.97	2
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	3	**UTILITIES TOTAL**	1.81	2	SECURITY TOTAL	.33	3	**FIXED EXP TOTAL**	.83	3	**TOTAL PAYROLL**	.69	3
PAYROLL			ELECTRICAL	1.57	2	SEC PAYROLL			REAL ESTATE TAX	.63	3	CLEANING		
CONTRACT	.59	2	GAS			SEC CONTRACTS	.30	3	BUILDING INS	.19	3	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.27	3	PURCH CH WTR			**ADMIN TOTAL**	.64	3				ADMINISTRATIVE	.38	2
PAYROLL	.26	3	COAL			PAYROLL	.38	2	**LEASING EXPENSES**	1.94	2			
ELEVATOR	.27	3	WATER/SEWER	.06	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.31	3
HVAC	.51	2	**RDS/GNDS/SEC**	.42	3	PROF FEES	.02	3	COMMISSIONS			CLEANING	.59	2
ELECTRICAL	.07	2	**TOTAL**			GEN OFC EXP	.11	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.10	2	OTHER ADM EXP			TENANT ALTS	1.75	2	RDS/GROUNDS	.05	2
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.30	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.11	3
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER	.00	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	642,683 SQ. FT.				642,683 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					6.99	7.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	6.99	7.82						
NET PARKING INC									
MISCELLANEOUS	14	.11	.09						
TOTAL INCOME	15	7.10	7.82						
EXPENSE									
CLEANING	15	.47	.54			.47	.54		
REPAIR-MAINT	15	.55	.53			.55	.53		
UTILITIES	15	1.19	1.16			1.19	1.16		
RDS/GRNDS/SEC	15	.31	.26			.31	.26		
ADMINISTRATIVE	15	.55	.39			.55	.39		
TOTAL OPER EXP	15	3.07	3.29			3.07	3.29		
FIXED EXPENSES	15	.57	.76			.57	.76		
TOTAL OPER + FIX	15	3.64	4.05			3.64	4.05		
LEASING EXP	15	1.94	1.71						
TOTAL PAYROLL	15	.35	.35						
TOTAL CONTRACT	15	.65	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3777	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	74.1	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.67	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.47	15	**UTILITIES TOTAL**	1.19	15	SECURITY TOTAL	.12	14	**FIXED EXP TOTAL**	.57	15	**TOTAL PAYROLL**	.35	15
PAYROLL	.11	2	ELECTRICAL	1.12	15	SEC PAYROLL			REAL ESTATE TAX	.55	15	CLEANING	.11	2
CONTRACT	.36	14	GAS			SEC CONTRACTS	.12	14	BUILDING INS	.05	2	REPAIR/MAINT	.17	14
SUP/MAT/MISC	.06	15	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	15	PURCH CH WTR			**ADMIN TOTAL**	.55	15				ADMINISTRATIVE		
PAYROLL	.17	14	COAL			PAYROLL			**LEASING EXPENSES**	1.94	15			
ELEVATOR	.03	15	WATER/SEWER	.06	15	MGMT FEES	.25	15	ADV/PROMOTION	.05	15	**TOTAL CONTRACTS**	.65	15
HVAC	.09	15	**RDS/GNDS/SEC**	.31	15	PROF FEES	.10	14	COMMISSIONS			CLEANING	.36	14
ELECTRICAL	.03	15	**TOTAL**			GEN OFC EXP	.08	14	PROF FEES	.19	14	REPAIR/MAINT		
STRUCT/ROOF	.01	15	RDS/GNDS TOTAL	.20	15	OTHER ADM EXP			TENANT ALTS	1.70	15	RDS/GROUNDS	.10	15
PLUMBING	.01	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	14
FIRE/LIFE SFTY	.01	14	RDS/GNDS CONTR	.10	15				OTHER LEASING			ADMINISTRATIVE	.34	15
OTHER MAINT/SUP	.20	15	RDS/GNDS OTHER	.05	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boise, ID

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,082,705 SQ. FT.				1,078,128 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.80	11.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.83	11.75						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	12.89	11.75						
EXPENSE									
CLEANING	7	.53	.60	.51	.68	.53	.60	.52	.68
REPAIR-MAINT	7	.84	.83	.64	.95	.84	.83	.64	.96
UTILITIES	7	1.20	1.08	.90	1.27	1.20	1.08	.90	1.27
RDS/GRNDS/SEC	7	.16	.13	.10	.32	.16	.13	.10	.32
ADMINISTRATIVE	7	.60	.63	.45	.84	.61	.63	.45	.84
TOTAL OPER EXP	7	3.33	3.34	2.92	3.75	3.35	3.37	2.95	3.75
FIXED EXPENSES	7	1.37	1.35	1.07	1.59	1.38	1.36	1.07	1.60
TOTAL OPER+FIX	7	4.71	4.67	4.51	4.91	4.73	4.72	4.56	4.81
LEASING EXP	6	.33	.30						
TOTAL PAYROLL	7	.49	.46	.25	.73				
TOTAL CONTRACT	7	.58	.61	.51	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24566	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	242	7
AVG % OFFICE OCCUPANCY	91.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.49	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.53**	**7**
PAYROLL		
CONTRACT	.46	7
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	**.84**	**7**
PAYROLL	.32	7
ELEVATOR	.16	7
HVAC	.19	7
ELECTRICAL	.04	7
STRUCT/ROOF		
PLUMBING	.02	7
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.07	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.20**	**7**
ELECTRICAL	.98	7
GAS	.17	6
FUEL OIL	.01	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	**.16**	**7**
RDS/GNDS TOTAL	.11	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER		
ADMIN TOTAL	**.60**	**7**
PAYROLL	.25	5
MGMT FEES	.37	7
PROF FEES	.02	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.37**	**7**
REAL ESTATE TAX	1.24	7
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.33**	**6**
ADV/PROMOTION	.01	5
COMMISSIONS		
PROF FEES	.16	5
TENANT ALTS	.24	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.49**	**7**
CLEANING		
REPAIR/MAINT	.32	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	**.58**	**7**
CLEANING	.46	7
REPAIR/MAINT		
RDS/GROUNDS	.07	7
SECURITY	.16	2
ADMINISTRATIVE	.39	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	207,600 SQ. FT.				207,600 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.35	8.89		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.35	8.89						
NET PARKING INC									
MISCELLANEOUS	5	.34	.35						
TOTAL INCOME	6	10.70	9.20						
EXPENSE									
CLEANING	6	.55	.51			.55	.51		
REPAIR-MAINT	6	.49	.43			.49	.43		
UTILITIES	6	1.05	1.07			1.05	1.07		
RDS/GRNDS/SEC	6	.23	.24			.23	.24		
ADMINISTRATIVE	6	.61	.62			.61	.62		
TOTAL OPER EXP	6	2.93	2.93			2.93	2.93		
FIXED EXPENSES	6	1.22	.88			1.22	.88		
TOTAL OPER+FIX	6	4.14	3.81			4.14	3.81		
LEASING EXP	6	.72	.14						
TOTAL PAYROLL									
TOTAL CONTRACT	6	.61	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3027	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	379	3
AVG % OFFICE OCCUPANCY	90.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.00	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.55**	**6**
PAYROLL		
CONTRACT	.46	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**.49**	**6**
PAYROLL		
ELEVATOR	.03	6
HVAC	.19	6
ELECTRICAL	.03	6
STRUCT/ROOF	.03	6
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.05**	**6**
ELECTRICAL	.90	6
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	**.23**	**6**
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	6
SEC PAYROLL		
SEC CONTRACTS	.05	6
SEC OTHER		
ADMIN TOTAL	**.61**	**6**
PAYROLL		
MGMT FEES	.45	5
PROF FEES	.10	4
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.22**	**6**
REAL ESTATE TAX	1.12	6
BUILDING INS	.07	5
PERS PROP TAX	.09	3
OTHER TAX		
LEASING EXPENSES	**.72**	**6**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.15	6
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.61**	**6**
CLEANING	.46	6
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY	.05	6
ADMINISTRATIVE	.26	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	55 BLDS	13,769,170 SQ. FT.				13,144,867 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					22.65	18.88	15.15	27.49
RETAIL AREA	29	23.53	32.00	14.66	37.78				
OTHER AREA	8	8.47	4.76	4.15	12.74				
TOTAL RENT	42	22.61	19.51	16.49	28.02				
NET PARKING INC	16	.91	.90	.69	1.20				
MISCELLANEOUS	30	1.38	.12	.04	.55				
TOTAL INCOME	42	24.19	20.37	17.08	28.86				
EXPENSE									
CLEANING	55	1.31	1.19	1.00	1.44	1.35	1.30	1.07	1.49
REPAIR-MAINT	51	1.88	1.49	1.12	1.80	1.94	1.52	1.30	1.91
UTILITIES	55	1.98	1.62	1.12	2.35	2.03	1.75	1.14	2.44
RDS/GRNDS/SEC	44	.58	.56	.36	.89	.60	.58	.36	.98
ADMINISTRATIVE	53	1.06	1.19	.81	1.60	1.11	1.41	.87	1.80
TOTAL OPER EXP	51	6.94	5.87	5.18	7.23	7.27	6.74	5.69	7.64
FIXED EXPENSES	50	4.44	3.98	3.25	4.65	4.62	4.33	3.61	4.89
TOTAL OPER+FIX	46	11.30	10.14	8.61	11.57	11.74	11.04	9.59	12.54
LEASING EXP	35	2.78	1.01	.31	2.52				
TOTAL PAYROLL	52	1.84	1.09	.80	1.77				
TOTAL CONTRACT	54	1.46	1.42	.96	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13258	44
AVG SQFT/RETAIL TENANT	2613	32
AVG SQFT/OFFICE WORKER	238	37
AVG % OFFICE OCCUPANCY	92.0	47
AVG % RETAIL OCCUPANCY	84.2	34
AVG $ RATE YR-END RENT	25.62	29
AVG NET PRKNG INC/STALL	1777.04	14
RENTABLE/GROSS SQFT	.88	40

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.32**	**54**	**UTILITIES TOTAL**	**1.98**	**55**	SECURITY TOTAL	.49	40	**FIXED EXP TOTAL**	**4.38**	**49**	**TOTAL PAYROLL**	**1.84**	**52**
PAYROLL	.85	13	ELECTRICAL	1.43	55	SEC PAYROLL	.38	20	REAL ESTATE TAX	3.77	49	CLEANING	.85	13
CONTRACT	.97	54	GAS	.10	30	SEC CONTRACTS	.42	31	BUILDING INS	.23	47	REPAIR/MAINT	.98	43
SUP/MAT/MISC	.11	44	FUEL OIL	.11	31	SEC OTHER	.03	15	PERS PROP TAX	.03	5	RDS/GROUNDS	.05	2
TRASH REMOVAL	.12	53	PURCH STEAM	.76	9	**ADMIN TOTAL**	**1.10**	**52**	OTHER TAX	1.14	7	SECURITY	.38	20
REPR/MAINT TOTAL	**1.90**	**50**	PURCH CH WTR	.12	3	PAYROLL	.42	38	**LEASING EXPENSES**	**2.78**	**35**	ADMINISTRATIVE	.42	32
PAYROLL	.98	43	COAL			MGMT FEES	.58	43	ADV/PROMOTION	.05	23	**TOTAL CONTRACTS**	**1.46**	**54**
ELEVATOR	.27	50	WATER/SEWER	.12	50	PROF FEES	.09	32	COMMISSIONS	.08	19	CLEANING	.97	54
HVAC	.22	48	**RDS/GNDS/SEC**	**.58**	**43**	GEN OFC EXP	.11	37	PROF FEES	.54	25	REPAIR/MAINT	.24	14
ELECTRICAL	.06	45	**TOTAL**			OTHER ADM EXP	.09	35	TENANT ALTS	2.43	24	RDS/GROUNDS	.12	20
STRUCT/ROOF	.09	20	RDS/GNDS TOTAL	.13	29				BUY-OUTS	.56	4	SECURITY	.42	31
PLUMBING	.04	44	RDS/GNDS PAYRL	.05	2				OTHER LEASING	.67	11	ADMINISTRATIVE	.65	43
FIRE/LIFE SFTY	.03	27	RDS/GNDS CONTR	.12	20									
OTHER MAINT/SUP	.44	49	RDS/GNDS OTHER	.07	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	156,422 SQ. FT.				139,689 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.94	2.72	1.34	3.75	2.14	2.72	1.60	3.75
REPAIR-MAINT	2	1.88	1.86			2.25	2.25		
UTILITIES	6	2.26	3.36	2.08	3.45	2.50	3.36	2.50	3.45
RDS/GRNDS/SEC	2	.08	.08			.10	.10		
ADMINISTRATIVE	4	1.43	1.34	1.15	2.26	1.64	1.47	1.42	2.26
TOTAL OPER EXP	2	5.74	5.75			7.06	7.06		
FIXED EXPENSES	6	3.88	3.60	3.28	4.63	4.35	3.97	3.61	4.63
TOTAL OPER+FIX	2	8.97	8.98			11.03	11.03		
LEASING EXP	2	.43	.42						
TOTAL PAYROLL	6	3.97	7.10	1.05	9.40				
TOTAL CONTRACT	6	2.08	2.90	1.30	4.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7421	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	4
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.94**	**6**	**UTILITIES TOTAL**	**2.26**	**6**	SECURITY TOTAL			**FIXED EXP TOTAL**	**3.88**	**6**	**TOTAL PAYROLL**	**3.97**	**6**
PAYROLL			ELECTRICAL	1.83	6	SEC PAYROLL			REAL ESTATE TAX	3.42	6	CLEANING		
CONTRACT	1.59	6	GAS	.30	2	SEC CONTRACTS			BUILDING INS	.46	6	REPAIR/MAINT	.91	2
SUP/MAT/MISC			FUEL OIL	.42	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.32	6	PURCH STEAM			**ADMIN TOTAL**	**1.43**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.88**	**2**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**.43**	**2**	ADMINISTRATIVE		
PAYROLL	.91	2	COAL			MGMT FEES	.89	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.08**	**6**
ELEVATOR	.23	2	WATER/SEWER	.17	6	PROF FEES	.22	2	COMMISSIONS	.10	2	CLEANING	1.59	6
HVAC	.27	2	**RDS/GNDS/SEC**	**.08**	**2**	GEN OFC EXP	.04	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.10	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.09	2	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.15	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	1.11	2
FIRE/LIFE SFTY	.09	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.14	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	618,752 SQ. FT.				564,923 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.89	17.95	15.64	18.99
RETAIL AREA	4	33.20	39.78	26.35	47.94				
OTHER AREA									
TOTAL RENT	8	19.32	19.51	17.90	21.91				
NET PARKING INC									
MISCELLANEOUS	5	.15	.05	.02	.38				
TOTAL INCOME	8	19.42	19.53	17.90	22.29				
EXPENSE									
CLEANING	9	1.01	.91	.75	1.27	1.10	.98	.86	1.42
REPAIR-MAINT	9	1.25	1.36	.91	1.63	1.36	1.41	1.14	1.74
UTILITIES	9	1.30	1.11	.82	1.62	1.37	1.12	.95	1.78
RDS/GRNDS/SEC	8	.55	.47	.17	1.05	.61	.50	.19	1.13
ADMINISTRATIVE	9	1.32	1.34	1.01	1.62	1.45	1.48	1.17	1.86
TOTAL OPER EXP	9	5.37	5.70	4.81	5.82	5.88	6.32	5.26	6.78
FIXED EXPENSES	9	3.63	3.51	2.87	4.26	3.98	4.33	3.25	4.63
TOTAL OPER+FIX	9	9.00	9.25	7.92	10.17	9.86	10.93	8.53	11.10
LEASING EXP	8	3.15	1.10	.05	2.21				
TOTAL PAYROLL	9	.89	.88	.69	.91				
TOTAL CONTRACT	9	1.15	1.22	.71	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3797	8
AVG SQFT/RETAIL TENANT	2042	5
AVG SQFT/OFFICE WORKER	226	7
AVG % OFFICE OCCUPANCY	89.1	9
AVG % RETAIL OCCUPANCY	89.0	5
AVG $ RATE YR-END RENT	20.80	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**9**	**UTILITIES TOTAL**	**1.30**	**9**	SECURITY TOTAL	.58	7	**FIXED EXP TOTAL**	**3.63**	**9**	**TOTAL PAYROLL**	**.89**	**9**
PAYROLL	.48	2	ELECTRICAL	.98	9	SEC PAYROLL			REAL ESTATE TAX	3.33	9	CLEANING	.48	2
CONTRACT	.67	9	GAS	.19	4	SEC CONTRACTS	.64	6	BUILDING INS	.34	8	REPAIR/MAINT	.69	7
SUP/MAT/MISC	.09	8	FUEL OIL	.48	3	SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	9	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.25**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**1.32**	**9**				ADMINISTRATIVE	.53	3
PAYROLL	.69	7	COAL			PAYROLL	.53	3	**LEASING EXPENSES**	**3.15**	**8**			
ELEVATOR	.21	9	WATER/SEWER	.09	9	MGMT FEES	.90	3	ADV/PROMOTION	.05	7	**TOTAL CONTRACTS**	**1.15**	**9**
HVAC	.18	9	**RDS/GNDS/SEC**	**.55**	**8**	PROF FEES	.08	8	COMMISSIONS	.07	4	CLEANING	.67	9
ELECTRICAL	.08	9	**TOTAL**			GEN OFC EXP	.06	8	PROF FEES	.73	5	REPAIR/MAINT	.28	2
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.09	4	OTHER ADM EXP	.16	6	TENANT ALTS	3.96	5	RDS/GROUNDS	.04	2
PLUMBING	.06	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.64	6
FIRE/LIFE SFTY	.06	7	RDS/GNDS CONTR	.04	2				OTHER LEASING	.02	3	ADMINISTRATIVE	.97	9
OTHER MAINT/SUP	.17	8	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,952,230 SQ. FT.				2,768,010 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					20.66	16.49	15.80	27.41
RETAIL AREA	11	29.22	33.94	18.42	43.09				
OTHER AREA	3	5.80	4.81						
TOTAL RENT	15	20.87	17.51	16.57	26.96				
NET PARKING INC	6	1.28	1.19	.63	1.37				
MISCELLANEOUS	8	1.40	.14	.04	1.49				
TOTAL INCOME	15	22.08	19.99	16.79	27.70				
EXPENSE									
CLEANING	16	1.23	1.22	1.00	1.33	1.29	1.25	1.07	1.42
REPAIR-MAINT	16	1.56	1.36	1.15	1.61	1.64	1.50	1.30	1.67
UTILITIES	16	1.35	1.31	.67	1.95	1.40	1.36	.69	2.16
RDS/GRNDS/SEC	16	.64	.63	.41	.81	.68	.73	.44	.93
ADMINISTRATIVE	16	1.52	1.40	1.10	1.99	1.62	1.53	1.20	2.13
TOTAL OPER EXP	16	6.29	6.30	4.95	7.49	6.71	6.87	5.48	7.96
FIXED EXPENSES	16	3.81	3.94	3.12	4.30	4.06	4.03	3.30	4.51
TOTAL OPER+FIX	16	10.10	9.99	8.21	12.03	10.77	10.46	9.27	13.01
LEASING EXP	10	3.29	1.80	.75	5.48				
TOTAL PAYROLL	16	1.22	1.09	.66	1.46				
TOTAL CONTRACT	16	1.52	1.39	1.02	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7244	15
AVG SQFT/RETAIL TENANT	1713	11
AVG SQFT/OFFICE WORKER	243	13
AVG % OFFICE OCCUPANCY	90.3	16
AVG % RETAIL OCCUPANCY	79.3	12
AVG $ RATE YR-END RENT	22.11	13
AVG NET PRKNG INC/STALL	1499.35	5
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**16**	**UTILITIES TOTAL**	**1.35**	**16**	SECURITY TOTAL	.35	15	**FIXED EXP TOTAL**	**3.81**	**16**	**TOTAL PAYROLL**	**1.22**	**16**
PAYROLL	.26	2	ELECTRICAL	1.14	16	SEC PAYROLL	.35	10	REAL ESTATE TAX	3.36	16	CLEANING	.26	2
CONTRACT	.96	16	GAS	.06	8	SEC CONTRACTS	.38	12	BUILDING INS	.39	15	REPAIR/MAINT	.63	13
SUP/MAT/MISC	.08	14	FUEL OIL	.14	7	SEC OTHER	.03	7	PERS PROP TAX	.03	3	RDS/GROUNDS		
TRASH REMOVAL	.14	15	PURCH STEAM	.49	2				OTHER TAX	.56	2	SECURITY	.35	10
REPR/MAINT TOTAL	**1.56**	**16**	PURCH CH WTR			**ADMIN TOTAL**	**1.52**	**16**				ADMINISTRATIVE	.60	12
PAYROLL	.63	13	COAL			PAYROLL	.60	12	**LEASING EXPENSES**	**3.29**	**10**			
ELEVATOR	.25	16	WATER/SEWER	.08	14	MGMT FEES	.78	15	ADV/PROMOTION	.14	6	**TOTAL CONTRACTS**	**1.52**	**16**
HVAC	.23	16	**RDS/GNDS/SEC**	**.64**	**16**	PROF FEES	.14	10	COMMISSIONS	.14	6	CLEANING	.98	16
ELECTRICAL	.07	16	**TOTAL**			GEN OFC EXP	.18	12	PROF FEES	.56	8	REPAIR/MAINT	.32	6
STRUCT/ROOF	.46	4	RDS/GNDS TOTAL	.18	11	OTHER ADM EXP	.11	11	TENANT ALTS	4.10	6	RDS/GROUNDS	.19	9
PLUMBING	.05	15	RDS/GNDS PAYRL						BUY-OUTS	.22	3	SECURITY	.38	12
FIRE/LIFE SFTY	.03	9	RDS/GNDS CONTR	.19	9				OTHER LEASING	.44	4	ADMINISTRATIVE	.88	15
OTHER MAINT/SUP	.33	16	RDS/GNDS OTHER	.06	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,969,386 SQ. FT.				1,929,745 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					24.69	25.76	18.88	32.64
RETAIL AREA	4	12.82	12.77	7.71	24.91				
OTHER AREA									
TOTAL RENT	4	24.51	25.31	18.71	32.38				
NET PARKING INC	4	.94	.93	.78	1.06				
MISCELLANEOUS	2	.10	.09						
TOTAL INCOME	4	25.14	26.19	19.15	33.31				
EXPENSE									
CLEANING	5	1.23	1.14	1.03	1.40	1.25	1.15	1.05	1.43
REPAIR-MAINT	5	1.46	1.51	.86	1.85	1.49	1.53	.89	1.88
UTILITIES	5	1.51	1.30	1.19	2.02	1.53	1.31	1.22	2.05
RDS/GRNDS/SEC	5	.74	.95	.46	.99	.76	.97	.46	1.03
ADMINISTRATIVE	5	1.16	1.01	.74	1.71	1.18	1.03	.76	1.75
TOTAL OPER EXP	5	6.09	5.63	5.22	7.18	6.22	5.63	5.38	7.35
FIXED EXPENSES	5	4.25	4.26	3.37	5.54	4.34	4.43	3.45	5.01
TOTAL OPER + FIX	5	10.35	9.76	8.77	12.62	10.56	9.96	8.96	12.80
LEASING EXP	5	3.74	1.01	.18	8.73				
TOTAL PAYROLL	3	1.03	1.01						
TOTAL CONTRACT	5	1.64	1.99	1.43	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20081	4
AVG SQFT/RETAIL TENANT	2142	4
AVG SQFT/OFFICE WORKER	237	4
AVG % OFFICE OCCUPANCY	90.7	4
AVG % RETAIL OCCUPANCY	59.4	4
AVG $ RATE YR-END RENT	28.47	4
AVG NET PRKNG INC/STALL	1390.55	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**5**	**UTILITIES TOTAL**	**1.51**	**5**	SECURITY TOTAL	.52	5	**FIXED EXP TOTAL**	**3.73**	**4**	**TOTAL PAYROLL**	**1.03**	**3**
PAYROLL			ELECTRICAL	1.29	5	SEC PAYROLL			REAL ESTATE TAX	2.81	4	CLEANING		
CONTRACT	.97	5	GAS			SEC CONTRACTS	.46	5	BUILDING INS	.14	4	REPAIR/MAINT	.58	3
SUP/MAT/MISC	.13	5	FUEL OIL	.03	3	SEC OTHER	.06	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	5	PURCH STEAM			**ADMIN TOTAL**	**1.16**	**5**	OTHER TAX	1.32	2	SECURITY		
REPR/MAINT TOTAL	**1.46**	**5**	PURCH CH WTR			PAYROLL	.41	3				ADMINISTRATIVE	.41	3
PAYROLL	.58	3	COAL			MGMT FEES	.69	3	**LEASING EXPENSES**	**3.74**	**5**			
ELEVATOR	.30	5	WATER/SEWER	.07	4	PROF FEES	.05	3	ADV/PROMOTION	.06	5	**TOTAL CONTRACTS**	**1.64**	**5**
HVAC	.19	5	**RDS/GNDS/SEC**	**.74**	**5**	GEN OFC EXP	.09	5	COMMISSIONS			CLEANING	.97	5
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.11	4	PROF FEES	.62	4	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.22	5				TENANT ALTS	3.11	4	RDS/GROUNDS	.17	4
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.46	5
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.17	4				OTHER LEASING	1.66	2	ADMINISTRATIVE	.71	5
OTHER MAINT/SUP	.48	5	RDS/GNDS OTHER	.11	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	7,018,354 SQ. FT.				6,848,774 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					23.72	23.64	15.74	31.97
RETAIL AREA	3	15.19	12.87						
OTHER AREA	2	10.81	13.76						
TOTAL RENT	8	23.54	23.76	15.55	31.37				
NET PARKING INC	5	.81	.70	.48	1.19				
MISCELLANEOUS	8	1.65	.43	.13	3.04				
TOTAL INCOME	8	25.64	24.53	18.92	33.01				
EXPENSE									
CLEANING	8	1.37	1.31	1.17	1.45	1.39	1.34	1.19	1.48
REPAIR-MAINT	8	2.04	1.65	1.30	2.32	2.08	1.68	1.37	2.32
UTILITIES	8	2.37	2.35	2.21	2.66	2.42	2.39	2.32	2.66
RDS/GRNDS/SEC	7	.49	.48	.43	.54	.51	.49	.44	.57
ADMINISTRATIVE	8	.84	.74	.66	.93	.86	.78	.67	.93
TOTAL OPER EXP	8	7.48	6.88	6.07	7.30	7.67	7.09	6.29	7.50
FIXED EXPENSES	8	4.94	5.18	4.28	6.09	5.06	5.47	4.40	6.14
TOTAL OPER + FIX	8	12.42	11.68	10.89	12.77	12.73	12.38	11.17	13.11
LEASING EXP	7	2.38	.78	.54	2.20				
TOTAL PAYROLL	7	2.09	1.26	.87	1.49				
TOTAL CONTRACT	7	1.48	1.65	1.25	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26735	6
AVG SQFT/RETAIL TENANT	5623	5
AVG SQFT/OFFICE WORKER	235	6
AVG % OFFICE OCCUPANCY	93.9	6
AVG % RETAIL OCCUPANCY	92.8	5
AVG $ RATE YR-END RENT	27.87	4
AVG NET PRKNG INC/STALL	2215.79	5
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.39**	**7**	**UTILITIES TOTAL**	**2.37**	**8**	SECURITY TOTAL	.42	6	**FIXED EXP TOTAL**	**4.94**	**8**	**TOTAL PAYROLL**	**2.09**	**7**
PAYROLL			ELECTRICAL	1.62	8	SEC PAYROLL	.44	2	REAL ESTATE TAX	4.29	8	CLEANING		
CONTRACT	.99	7	GAS	.01	3	SEC CONTRACTS	.40	4	BUILDING INS	.17	8	REPAIR/MAINT	1.01	7
SUP/MAT/MISC	.11	5	FUEL OIL	.02	4	SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	7	PURCH STEAM	.80	6	**ADMIN TOTAL**	**.89**	**7**	OTHER TAX	1.16	3	SECURITY	.44	2
REPR/MAINT TOTAL	**2.10**	**7**	PURCH CH WTR	.14	2	PAYROLL	.32	7				ADMINISTRATIVE	.32	7
PAYROLL	1.01	7	COAL			MGMT FEES	.41	6	**LEASING EXPENSES**	**2.38**	**7**			
ELEVATOR	.28	7	WATER/SEWER	.15	6	PROF FEES	.09	6	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.48**	**7**
HVAC	.24	5	**RDS/GNDS/SEC**	**.50**	**6**	GEN OFC EXP	.10	7	COMMISSIONS	.06	4	CLEANING	.99	7
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP	.05	5	PROF FEES	.50	4	REPAIR/MAINT	.23	2
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.08	5				TENANT ALTS	1.92	7	RDS/GROUNDS	.08	5
PLUMBING	.04	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.08	5				OTHER LEASING			ADMINISTRATIVE	.48	6
OTHER MAINT/SUP	.54	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	33 BLDS	3,011,142 SQ. FT.				3,011,142 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	33					18.83	17.90	13.47	20.06	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	33	18.84	17.90	13.47	20.06					
NET PARKING INC										
MISCELLANEOUS	14	.26	.18		.45					
TOTAL INCOME	33	18.95	17.97	13.47	20.06					
EXPENSE										
CLEANING	30	1.09	1.05	.92	1.18	1.09	1.05	.92	1.18	
REPAIR-MAINT	33	1.06	1.12	.70	1.28	1.06	1.12	.70	1.28	
UTILITIES	30	1.87	1.83	1.47	2.26	1.87	1.83	1.47	2.26	
RDS/GRNDS/SEC	33	.58	.34	.30	.90	.58	.34	.30	.90	
ADMINISTRATIVE	33	.94	.96	.67	1.07	.94	.96	.67	1.07	
TOTAL OPER EXP	28	5.76	5.73	5.24	5.88	5.76	5.73	5.24	5.88	
FIXED EXPENSES	33	2.57	2.34	1.95	2.47	2.57	2.34	1.95	2.47	
TOTAL OPER + FIX	28	8.29	8.00	7.73	8.53	8.29	8.00	7.73	8.53	
LEASING EXP	24	1.66	.85	.28	2.06					
TOTAL PAYROLL	31	.72	.86	.42	1.08					
TOTAL CONTRACT	33	1.30	1.18	.92	1.48					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9581	33
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	29
AVG % OFFICE OCCUPANCY	89.7	33
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.40	28
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**30**	**UTILITIES TOTAL**	**1.87**	**30**	SECURITY TOTAL	.34	28	**FIXED EXP TOTAL**	**2.57**	**33**	**TOTAL PAYROLL**	**.72**	**31**
PAYROLL	.87	10	ELECTRICAL	1.70	30	SEC PAYROLL			REAL ESTATE TAX	2.40	33	CLEANING	.87	10
CONTRACT	.50	30	GAS	.21	10	SEC CONTRACTS	.26	25	BUILDING INS	.17	33	REPAIR/MAINT	.29	24
SUP/MAT/MISC	.05	26	FUEL OIL	.12	2	SEC OTHER	.37	6	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.13	29	PURCH STEAM			**ADMIN TOTAL**	**.93**	**33**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.07**	**33**	PURCH CH WTR			PAYROLL	.37	19				ADMINISTRATIVE	.37	19
PAYROLL	.29	24	COAL			MGMT FEES	.54	32	**LEASING EXPENSES**	**1.66**	**24**			
ELEVATOR	.07	30	WATER/SEWER	.08	28	PROF FEES	.05	29	ADV/PROMOTION	.16	20	**TOTAL CONTRACTS**	**1.30**	**33**
HVAC	.41	33	**RDS/GNDS/SEC TOTAL**	**.58**	**33**	GEN OFC EXP	.09	29	COMMISSIONS	.19	12	CLEANING	.50	30
ELECTRICAL	.11	32	RDS/GNDS TOTAL	.27	33	OTHER ADM EXP	.05	16	PROF FEES	.37	15	REPAIR/MAINT	.73	18
STRUCT/ROOF	.03	7	RDS/GNDS PAYRL						TENANT ALTS	1.34	18	RDS/GROUNDS	.17	25
PLUMBING	.04	28	RDS/GNDS CONTR	.17	25				BUY-OUTS			SECURITY	.26	25
FIRE/LIFE SFTY	.02	14	RDS/GNDS OTHER	.15	29				OTHER LEASING	.01	2	ADMINISTRATIVE	.58	32

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	295,029 SQ. FT.				295,029 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					14.07	14.60	10.41	18.18	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	9	14.07	14.60	10.41	18.18					
NET PARKING INC										
MISCELLANEOUS	5	.37	.28	.19	.76					
TOTAL INCOME	9	14.29	14.88	10.90	18.18					
EXPENSE										
CLEANING	8	.96	1.04	.77	1.19	.96	1.04	.77	1.19	
REPAIR-MAINT	9	.93	1.02	.47	1.25	.93	1.02	.47	1.25	
UTILITIES	8	1.95	2.09	1.31	2.39	1.95	2.09	1.31	2.39	
RDS/GRNDS/SEC	9	.54	.43	.33	.77	.54	.43	.33	.77	
ADMINISTRATIVE	9	.94	.96	.64	1.33	.94	.96	.64	1.33	
TOTAL OPER EXP	7	5.48	5.59	5.03	6.00	5.48	5.59	5.03	6.00	
FIXED EXPENSES	9	2.22	2.26	1.84	2.44	2.22	2.26	1.84	2.44	
TOTAL OPER + FIX	7	7.77	7.96	7.50	8.41	7.77	7.96	7.50	8.41	
LEASING EXP	7	.94	.40	.14	1.43					
TOTAL PAYROLL	8	.78	.82	.67	.96					
TOTAL CONTRACT	9	1.14	1.17	.79	1.37					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4490	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	8
AVG % OFFICE OCCUPANCY	79.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.84	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**8**	**UTILITIES TOTAL**	**1.95**	**8**	SECURITY TOTAL	.27	7	**FIXED EXP TOTAL**	**2.22**	**9**	**TOTAL PAYROLL**	**.78**	**8**
PAYROLL	.77	2	ELECTRICAL	1.82	8	SEC PAYROLL			REAL ESTATE TAX	2.06	9	CLEANING	.77	2
CONTRACT	.49	8	GAS			SEC CONTRACTS	.31	5	BUILDING INS	.16	9	REPAIR/MAINT	.30	6
SUP/MAT/MISC	.09	7	FUEL OIL	.12	2	SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	7	PURCH STEAM			**ADMIN TOTAL**	**.94**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.93**	**9**	PURCH CH WTR			PAYROLL	.43	5				ADMINISTHATIVE	.43	5
PAYROLL	.30	6	COAL			MGMT FEES	.52	9	**LEASING EXPENSES**	**.94**	**7**			
ELEVATOR	.08	8	WATER/SEWER	.08	8	PROF FEES	.07	7	ADV/PROMOTION	.09	7	**TOTAL CONTRACTS**	**1.14**	**9**
HVAC	.31	9	**RDS/GNDS/SEC TOTAL**	**.54**	**9**	GEN OFC EXP	.10	9	COMMISSIONS	.14	3	CLEANING	.49	8
ELECTRICAL	.06	9	RDS/GNDS TOTAL	.32	9	OTHER ADM EXP	.02	4	PROF FEES			REPAIR/MAINT	.54	6
STRUCT/ROOF	.05	2	RDS/GNDS PAYRL						TENANT ALTS	1.63	3	RDS/GROUNDS	.19	5
PLUMBING	.03	9	RDS/GNDS CONTR	.19	5				BUY-OUTS	—		SECURITY	.31	5
FIRE/LIFE SFTY	.02	5	RDS/GNDS OTHER	.24	8				OTHER LEASING			ADMINISTRATIVE	.57	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,015,257 SQ. FT.				1,015,257 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					16.74	17.91	14.88	19.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	16.74	17.91	14.88	19.06				
NET PARKING INC									
MISCELLANEOUS	5	.21	.09	.09	.33				
TOTAL INCOME	13	16.81	17.91	15.11	19.21				
EXPENSE									
CLEANING	12	.98	1.04	.92	1.18	.98	1.04	.92	1.18
REPAIR-MAINT	13	1.03	1.13	.76	1.25	1.03	1.13	.76	1.25
UTILITIES	12	1.71	1.68	1.37	2.02	1.71	1.68	1.37	2.02
RDS/GRNDS/SEC	13	.51	.32	.30	.73	.51	.32	.30	.73
ADMINISTRATIVE	13	.80	.85	.65	1.00	.80	.85	.65	1.00
TOTAL OPER EXP	11	5.20	5.61	5.24	5.75	5.20	5.61	5.24	5.75
FIXED EXPENSES	13	2.15	2.30	1.90	2.38	2.15	2.30	1.90	2.38
TOTAL OPER + FIX	11	7.50	7.92	7.73	8.09	7.50	7.92	7.73	8.09
LEASING EXP	10	1.87	.81	.41	3.17				
TOTAL PAYROLL	12	.88	.98	.61	1.26				
TOTAL CONTRACT	13	1.17	1.13	.87	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9045	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	283	11
AVG % OFFICE OCCUPANCY	82.9	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.13	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**12**
PAYROLL	.88	6
CONTRACT	.38	12
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.10	12
REPR/MAINT TOTAL	**1.03**	**13**
PAYROLL	.30	12
ELEVATOR	.06	12
HVAC	.40	13
ELECTRICAL	.04	13
STRUCT/ROOF	.02	2
PLUMBING	.03	13
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.21	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**12**
ELECTRICAL	1.51	12
GAS	.22	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	**.51**	**13**
RDS/GNDS TOTAL	.30	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	12
RDS/GNDS OTHER	.13	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	12
SEC PAYROLL		
SEC CONTRACTS	.23	12
SEC OTHER		
ADMIN TOTAL	**.80**	**13**
PAYROLL	.33	6
MGMT FEES	.51	13
PROF FEES	.05	12
GEN OFC EXP	.10	12
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.15**	**13**
REAL ESTATE TAX	1.98	13
BUILDING INS	.16	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.87**	**10**
ADV/PROMOTION	.20	10
COMMISSIONS	.27	4
PROF FEES	.25	8
TENANT ALTS	1.50	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**12**
CLEANING	.88	6
REPAIR/MAINT	.30	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	6
TOTAL CONTRACTS	**1.17**	**13**
CLEANING	.98	12
REPAIR/MAINT	.72	8
RDS/GROUNDS	.00	12
SECURITY	.23	12
ADMINISTRATIVE	.56	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,620,856 SQ. FT.				1,620,856 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					21.52	20.93	18.51	24.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	21.53	20.93	18.52	24.12				
NET PARKING INC									
MISCELLANEOUS	4	.25	.12	.08	.33				
TOTAL INCOME	9	21.66	20.93	18.61	24.14				
EXPENSE									
CLEANING	8	1.22	1.14	1.08	1.35	1.22	1.14	1.08	1.35
REPAIR-MAINT	9	1.12	1.20	.70	1.42	1.12	1.20	.70	1.42
UTILITIES	8	2.02	1.90	1.75	2.36	2.02	1.90	1.75	2.36
RDS/GRNDS/SEC	9	.67	.57	.29	1.30	.67	.57	.29	1.30
ADMINISTRATIVE	9	1.03	1.00	.60	1.43	1.03	1.00	.60	1.43
TOTAL OPER EXP	8	6.30	5.79	5.75	6.70	6.30	5.79	5.75	6.70
FIXED EXPENSES	9	2.94	2.66	2.27	3.43	2.94	2.66	2.27	3.43
TOTAL OPER + FIX	8	9.05	8.79	8.14	9.86	9.05	8.79	8.14	9.86
LEASING EXP	5	1.59	1.27	.16	3.77				
TOTAL PAYROLL	9	.62	.55	.42	1.06				
TOTAL CONTRACT	9	1.45	1.35	1.16	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16116	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	8
AVG % OFFICE OCCUPANCY	96.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.84	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**8**
PAYROLL	.88	2
CONTRACT	.78	8
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.15	8
REPR/MAINT TOTAL	**1.12**	**9**
PAYROLL	.26	4
ELEVATOR	.07	8
HVAC	.44	9
ELECTRICAL	.16	8
STRUCT/ROOF		
PLUMBING	.05	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**8**
ELECTRICAL	1.87	6
GAS	.20	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	**.67**	**9**
RDS/GNDS TOTAL	.26	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	8
RDS/GNDS OTHER	.15	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	9
SEC PAYROLL		
SEC CONTRACTS	.28	8
SEC OTHER	.42	3
ADMIN TOTAL	**1.02**	**9**
PAYROLL	.38	8
MGMT FEES	.57	8
PROF FEES	.04	8
GEN OFC EXP	.08	8
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.94**	**9**
REAL ESTATE TAX	2.77	9
BUILDING INS	.17	9
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	**1.59**	**5**
ADV/PROMOTION	.14	3
COMMISSIONS	.18	3
PROF FEES	.51	4
TENANT ALTS	1.09	4
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.62**	**9**
CLEANING	.88	2
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	8
TOTAL CONTRACTS	**1.45**	**9**
CLEANING	.78	8
REPAIR/MAINT	.78	4
RDS/GROUNDS	.16	8
SECURITY	.29	8
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,925,375 SQ. FT.				1,898,798 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.57	17.44	9.38	19.65
RETAIL AREA	3	37.69	44.31						
OTHER AREA	2	25.43	24.80						
TOTAL RENT	7	12.39	17.45	9.92	18.58				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	15.95	17.48	13.89	18.67				
EXPENSE									
CLEANING	7	1.18	1.21	.67	1.28	1.16	1.26	.67	1.28
REPAIR-MAINT	6	1.88	1.25	.40	3.19	1.89	1.25	.40	3.19
UTILITIES	7	2.70	2.01	1.61	2.88	2.72	2.01	1.64	2.88
RDS/GRNDS/SEC	7	.52	.36	.31	.71	.53	.36	.32	.71
ADMINISTRATIVE	7	.63	.61	.52	.86	.64	.61	.54	.86
TOTAL OPER EXP	6	7.06	6.35	3.55	9.28	7.09	6.37	3.56	9.28
FIXED EXPENSES	7	2.36	1.39	.90	3.12	2.39	1.39	.94	3.13
TOTAL OPER+FIX	6	9.61	8.10	4.95	12.40	9.65	8.13	4.95	12.40
LEASING EXP	2	.07	.05						
TOTAL PAYROLL	6	.83	.66	.27	1.13				
TOTAL CONTRACT	6	1.50	1.50	.79	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40308	7
AVG SQFT/RETAIL TENANT	1893	3
AVG SQFT/OFFICE WORKER	192	7
AVG % OFFICE OCCUPANCY	97.6	7
AVG % RETAIL OCCUPANCY	89.5	4
AVG $ RATE YR-END RENT	20.06	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**6**	**UTILITIES TOTAL**	**2.70**	**7**	SECURITY TOTAL	.62	6	**FIXED EXP TOTAL**	**2.36**	**7**	**TOTAL PAYROLL**	**.83**	**6**
PAYROLL			ELECTRICAL	2.38	7	SEC PAYROLL	.13	4	REAL ESTATE TAX	1.98	7	CLEANING		
CONTRACT	.88	6	GAS	.29	5	SEC CONTRACTS	.65	4	BUILDING INS	.25	7	REPAIR/MAINT	.84	4
SUP/MAT/MISC	.11	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM			**ADMIN TOTAL**	**.72**	**6**	OTHER TAX	.59	2	SECURITY	.13	4
REPR/MAINT TOTAL	**2.22**	**5**	PURCH CH WTR			PAYROLL	.25	3				ADMINISTRATIVE	.25	3
PAYROLL	.84	4	COAL			MGMT FEES	.48	4	**LEASING EXPENSES**	**.07**	**2**			
ELEVATOR	.16	5	WATER/SEWER	.08	4	PROF FEES			ADV/PROMOTION	.01	2	**TOTAL CONTRACTS**	**1.50**	**6**
HVAC	1.02	5	**RDS/GNDS/SEC TOTAL**	**.66**	**6**	GEN OFC EXP	.18	3	COMMISSIONS			CLEANING	.88	6
ELECTRICAL			RDS/GNDS TOTAL	.05	5	OTHER ADM EXP	.37	2	PROF FEES			REPAIR/MAINT	.10	2
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.06	4
PLUMBING			RDS/GNDS CONTR	.06	4				BUY-OUTS			SECURITY	.65	4
FIRE/LIFE SFTY			RDS/GNDS OTHER	.01	2				OTHER LEASING			ADMINISTRATIVE	.38	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,009,019 SQ. FT.				987,375 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.66	17.44	12.04	16.56
RETAIL AREA	2	28.56	46.19						
OTHER AREA									
TOTAL RENT	5	13.79	17.45	8.51	18.58				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	13.79	17.45	8.51	18.58				
EXPENSE									
CLEANING	5	1.05	1.21	.67	1.28	1.06	1.26	.67	1.28
REPAIR-MAINT	4	2.39	2.08	.61	3.63	2.40	2.08	.61	3.63
UTILITIES	5	2.23	2.01	1.61	2.88	2.25	2.01	1.64	2.88
RDS/GRNDS/SEC	5	.68	.42	.26	1.07	.69	.42	.28	1.07
ADMINISTRATIVE	5	.71	.61	.47	1.09	.73	.61	.49	1.09
TOTAL OPER EXP	4	7.33	7.43	4.56	9.29	7.36	7.43	4.57	9.33
FIXED EXPENSES	5	1.79	1.01	.59	3.19	1.83	1.02	.63	3.21
TOTAL OPER+FIX	4	9.39	9.19	5.26	12.49	9.43	9.19	5.28	12.54
LEASING EXP									
TOTAL PAYROLL	5	.87	.92	.18	1.45				
TOTAL CONTRACT	5	1.56	1.51	1.14	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31425	5
AVG SQFT/RETAIL TENANT	4136	2
AVG SQFT/OFFICE WORKER	181	5
AVG % OFFICE OCCUPANCY	95.5	5
AVG % RETAIL OCCUPANCY	88.2	3
AVG $ RATE YR-END RENT	17.87	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**5**	**UTILITIES TOTAL**	**2.23**	**5**	SECURITY TOTAL	.64	5	**FIXED EXP TOTAL**	**1.79**	**5**	**TOTAL PAYROLL**	**.87**	**5**
PAYROLL			ELECTRICAL	1.93	5	SEC PAYROLL	.12	3	REAL ESTATE TAX	1.31	5	CLEANING		
CONTRACT	.91	5	GAS	.27	4	SEC CONTRACTS	.65	4	BUILDING INS	.22	5	REPAIR/MAINT	.92	3
SUP/MAT/MISC	.11	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	5	PURCH STEAM			**ADMIN TOTAL**	**.71**	**5**	OTHER TAX	.59	2	SECURITY	.12	3
REPR/MAINT TOTAL	**2.39**	**4**	PURCH CH WTR			PAYROLL	.25	3				ADMINISTRATIVE	.25	3
PAYROLL	.92	3	COAL			MGMT FEES	.42	3	**LEASING EXPENSES**					
ELEVATOR	.17	4	WATER/SEWER	.11	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.56**	**5**
HVAC	1.11	4	**RDS/GNDS/SEC TOTAL**	**.68**	**5**	GEN OFC EXP	.18	3	COMMISSIONS			CLEANING	.91	5
ELECTRICAL			RDS/GNDS TOTAL	.04	4	OTHER ADM EXP	.37	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.06	3
PLUMBING			RDS/GNDS CONTR	.06	3				BUY-OUTS			SECURITY	.65	4
FIRE/LIFE SFTY			RDS/GNDS OTHER	.01	2				OTHER LEASING			ADMINISTRATIVE	.33	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Buffalo, NY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	259,822 SQ. FT.				238,539 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.44	13.34	12.11	15.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	14.64	14.22	12.11	16.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	14.64	14.22	12.11	16.62				
EXPENSE									
CLEANING	9	.59	.65	.37	.94	.59	.65	.37	.94
REPAIR-MAINT									
UTILITIES	6	1.60	1.77			1.60	1.77		
RDS/GRNDS/SEC	9	.30	.29	.25	.39	.33	.34	.26	.39
ADMINISTRATIVE	9	.63	.91	.25	1.12	.68	.91	.30	1.12
TOTAL OPER EXP									
FIXED EXPENSES	9	.60	.44	.33	.79	.66	.44	.33	.99
TOTAL OPER+FIX									
LEASING EXP	4	.05	.07						
TOTAL PAYROLL									
TOTAL CONTRACT	9	.88	.86	.64	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3622	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.0	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.29	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**9**
PAYROLL		
CONTRACT	.44	9
SUP/MAT/MISC		
TRASH REMOVAL	.14	9
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**6**
ELECTRICAL	1.39	6
GAS	.17	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	**.30**	**9**
RDS/GNDS TOTAL	.27	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.63**	**9**
PAYROLL		
MGMT FEES	.53	9
PROF FEES	.11	6
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.60**	**9**
REAL ESTATE TAX	.49	9
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.05**	**4**
ADV/PROMOTION	.05	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.88**	**9**
CLEANING	.44	9
REPAIR/MAINT		
RDS/GROUNDS	.27	9
SECURITY		
ADMINISTRATIVE	.61	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, WV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,100,555 SQ. FT.				1,095,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.74	13.15	10.70	15.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.76	13.23	12.83	15.07				
NET PARKING INC	5	.75	.76	.50	.90				
MISCELLANEOUS	5	.09	.08	.03	.16				
TOTAL INCOME	6	15.50	13.99	13.13	15.87				
EXPENSE									
CLEANING	6	.85	.77	.69	.97	.85	.77	.69	.97
REPAIR-MAINT	6	.99	.94	.41	1.25	1.00	.96	.41	1.25
UTILITIES	6	1.72	1.68	1.39	1.80	1.72	1.68	1.39	1.80
RDS/GRNDS/SEC	6	.38	.39	.32	.46	.38	.40	.32	.46
ADMINISTRATIVE	6	.85	.99	.36	1.28	.85	1.01	.36	1.28
TOTAL OPER EXP	6	4.78	4.75	4.11	5.31	4.81	4.83	4.11	5.31
FIXED EXPENSES	6	1.59	1.40	1.21	2.06	1.60	1.40	1.26	2.06
TOTAL OPER+FIX	6	6.38	6.47	5.60	6.73	6.41	6.47	5.81	6.73
LEASING EXP	4	.24	.25	.06	.46				
TOTAL PAYROLL	6	.83	.78	.57	1.02				
TOTAL CONTRACT	6	1.13	1.08	.93	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6153	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	4
AVG % OFFICE OCCUPANCY	97.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.10	5
AVG NET PRKNG INC/STALL	465.89	3
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**
PAYROLL		
CONTRACT	.74	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.06**	**5**
PAYROLL	.46	5
ELEVATOR	.19	5
HVAC	.10	5
ELECTRICAL	.05	4
STRUCT/ROOF	.08	2
PLUMBING	.08	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.15	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**6**
ELECTRICAL	1.53	6
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	**.38**	**6**
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	6
SEC PAYROLL		
SEC CONTRACTS	.33	6
SEC OTHER		
ADMIN TOTAL	**.85**	**6**
PAYROLL	.40	6
MGMT FEES	.74	2
PROF FEES	.07	3
GEN OFC EXP	.02	4
OTHER ADM EXP	.23	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.59**	**6**
REAL ESTATE TAX	1.13	6
BUILDING INS	.19	6
PERS PROP TAX	.09	4
OTHER TAX	.22	5
LEASING EXPENSES	**.24**	**4**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.09	3
TENANT ALTS	.16	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**6**
CLEANING		
REPAIR/MAINT	.46	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	6
TOTAL CONTRACTS	**1.13**	**6**
CLEANING	.74	6
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.33	6
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, WV

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,100,555 SQ. FT.				1,095,082 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.74	13.15	10.70	15.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.76	13.23	12.83	15.07				
NET PARKING INC	5	.75	.76	.50	.90				
MISCELLANEOUS	5	.09	.08	.03	.16				
TOTAL INCOME	6	15.50	13.99	13.13	15.87				
EXPENSE									
CLEANING	6	.85	.77	.69	.97	.85	.77	.69	.97
REPAIR-MAINT	6	.99	.94	.41	1.25	1.00	.96	.41	1.25
UTILITIES	6	1.72	1.68	1.39	1.80	1.72	1.68	1.39	1.80
RDS/GRNDS/SEC	6	.38	.39	.32	.46	.38	.40	.32	.46
ADMINISTRATIVE	6	.85	.99	.36	1.28	.85	1.01	.36	1.28
TOTAL OPER EXP	6	4.78	4.75	4.11	5.31	4.81	4.83	4.11	5.31
FIXED EXPENSES	6	1.59	1.40	1.21	2.06	1.60	1.40	1.26	2.06
TOTAL OPER + FIX	6	6.38	6.47	5.60	6.73	6.41	6.47	5.81	6.73
LEASING EXP	4	.24	.25	.06	.46				
TOTAL PAYROLL	6	.83	.78	.57	1.02				
TOTAL CONTRACT	6	1.13	1.08	.93	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6153	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	4
AVG % OFFICE OCCUPANCY	97.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.10	5
AVG NET PRKNG INC/STALL	465.89	3
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**
PAYROLL		
CONTRACT	.74	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.06**	**5**
PAYROLL	.46	5
ELEVATOR	.19	5
HVAC	.10	5
ELECTRICAL	.05	4
STRUCT/ROOF	.08	2
PLUMBING	.08	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.15	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.72**	**6**
ELECTRICAL	1.53	6
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	**.38**	**6**
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	6
SEC PAYROLL		
SEC CONTRACTS	.33	6
SEC OTHER		
ADMIN TOTAL	**.85**	**6**
PAYROLL	.40	6
MGMT FEES	.74	2
PROF FEES	.07	3
GEN OFC EXP	.02	4
OTHER ADM EXP	.23	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.59**	**6**
REAL ESTATE TAX	1.13	6
BUILDING INS	.19	6
PERS PROP TAX	.09	4
OTHER TAX	.22	5
LEASING EXPENSES	**.24**	**4**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.09	3
TENANT ALTS	.16	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**6**
CLEANING		
REPAIR/MAINT	.46	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	6
TOTAL CONTRACTS	**1.13**	**6**
CLEANING	.74	6
REPAIR/MAINT		
RDS/GROUNDS	.07	3
SECURITY	.33	6
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	3,162,349 SQ. FT.				3,008,547 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					13.84	10.59	8.67	13.03
RETAIL AREA	5	11.73	14.28	9.69	18.16				
OTHER AREA									
TOTAL RENT	12	13.69	10.59	8.67	12.93				
NET PARKING INC	2	.63	.67						
MISCELLANEOUS	3	.21	.15						
TOTAL INCOME	12	14.10	10.59	8.67	12.93				
EXPENSE									
CLEANING	13	.87	.84	.74	.95	.91	.84	.74	.99
REPAIR-MAINT	13	.85	.84	.76	.96	.88	.88	.76	.98
UTILITIES	13	1.46	1.71	1.31	1.85	1.48	1.71	1.31	1.85
RDS/GRNDS/SEC	11	.43	.26	.06	.46	.46	.26	.06	.49
ADMINISTRATIVE	13	.71	.41	.24	.60	.75	.41	.24	.62
TOTAL OPER EXP	13	4.29	4.02	3.53	4.79	4.51	4.15	3.53	4.91
FIXED EXPENSES	9	1.19	1.11	.79	1.31	1.26	1.15	.79	1.41
TOTAL OPER + FIX	9	5.53	5.40	4.53	6.32	5.85	5.78	4.53	6.61
LEASING EXP	9	.95	.54	.20	1.63				
TOTAL PAYROLL	11	.93	.49	.37	1.05				
TOTAL CONTRACT	11	.90	.85	.70	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11386	9
AVG SQFT/RETAIL TENANT	3039	4
AVG SQFT/OFFICE WORKER	245	8
AVG % OFFICE OCCUPANCY	94.7	10
AVG % RETAIL OCCUPANCY	95.3	5
AVG $ RATE YR-END RENT	16.76	7
AVG NET PRKNG INC/STALL	676.06	2
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**11**
PAYROLL		
CONTRACT	.77	9
SUP/MAT/MISC	.10	11
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	**.84**	**11**
PAYROLL	.31	11
ELEVATOR	.18	11
HVAC	.11	11
ELECTRICAL	.06	11
STRUCT/ROOF	.02	2
PLUMBING	.01	9
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.19	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**11**
ELECTRICAL	1.37	11
GAS	.07	2
FUEL OIL	.08	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC TOTAL	**.43**	**11**
RDS/GNDS TOTAL	.03	7
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	9
SEC PAYROLL	.33	5
SEC CONTRACTS	.14	8
SEC OTHER	.01	5
ADMIN TOTAL	**.75**	**11**
PAYROLL	.24	4
MGMT FEES	.39	11
PROF FEES	.04	7
GEN OFC EXP	.08	5
OTHER ADM EXP	.10	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.22**	**7**
REAL ESTATE TAX	1.14	7
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.95**	**9**
ADV/PROMOTION	.03	6
COMMISSIONS	.02	2
PROF FEES	.38	8
TENANT ALTS	.50	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**11**
CLEANING		
REPAIR/MAINT	.31	11
RDS/GROUNDS	.16	2
SECURITY	.33	5
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	**.90**	**11**
CLEANING	.77	9
REPAIR/MAINT	.33	4
RDS/GROUNDS	.03	4
SECURITY	.14	8
ADMINISTRATIVE	.42	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	274,863 SQ. FT.				274,863 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					10.13	10.20	8.67	11.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.13	10.20	8.67	11.28				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	10.13	10.20	8.67	11.28				
EXPENSE									
CLEANING	4	.96	.80	.69	1.14	.96	.80	.69	1.14
REPAIR-MAINT	4	.95	.83	.73	1.12	.95	.83	.73	1.12
UTILITIES	4	1.75	1.83	1.47	2.01	1.75	1.83	1.47	2.01
RDS/GRNDS/SEC	3	.04	.05			.04	.05		
ADMINISTRATIVE	4	.43	.42	.30	.52	.43	.42	.30	.52
TOTAL OPER EXP	4	4.12	3.74	3.45	4.59	4.12	3.74	3.45	4.59
FIXED EXPENSES	3	1.58	.80			1.58	.80		
TOTAL OPER + FIX	3	5.97	4.60			5.97	4.60		
LEASING EXP									
TOTAL PAYROLL	3	.37	.37						
TOTAL CONTRACT	3	.81	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2029	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	2
AVG % OFFICE OCCUPANCY	95.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.82	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3	**UTILITIES TOTAL**	1.64	3	SECURITY TOTAL	.04	2	**FIXED EXP TOTAL**	.79	2	**TOTAL PAYROLL**	.37	3
PAYROLL			ELECTRICAL	1.43	3	SEC PAYROLL			REAL ESTATE TAX	.73	2	CLEANING		
CONTRACT	.65	3	GAS			SEC CONTRACTS	.04	2	BUILDING INS	.06	2	REPAIR/MAINT	.37	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.35	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.79	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.37	3	COAL			MGMT FEES	.34	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.81	3
ELEVATOR	.09	3	WATER/SEWER	.15	3	PROF FEES			COMMISSIONS			CLEANING	.65	3
HVAC	.14	3	**RDS/GNDS/SEC**	.04	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.21	2
ELECTRICAL	.05	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.04	2
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.34	3
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.14	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	573,261 SQ. FT.				569,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					9.37	10.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.42	10.02						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.44	10.09						
EXPENSE									
CLEANING	3	.74	.70			.74	.70		
REPAIR-MAINT	3	1.02	.86			1.02	.86		
UTILITIES	3	1.62	1.77			1.62	1.77		
RDS/GRNDS/SEC	2	.51	.50			.51	.50		
ADMINISTRATIVE	3	.24	.22			.24	.23		
TOTAL OPER EXP	3	3.96	3.98			3.98	3.98		
FIXED EXPENSES	2	.55	.52			.56	.53		
TOTAL OPER + FIX	2	4.50	4.40			4.54	4.45		
LEASING EXP	2	.40	.43						
TOTAL PAYROLL	2	.82	.78						
TOTAL CONTRACT	2	.84	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	422	2
AVG % OFFICE OCCUPANCY	92.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	2	**UTILITIES TOTAL**	1.84	2	SECURITY TOTAL	.51	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.82	2
PAYROLL			ELECTRICAL	1.71	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.69	2	GAS			SEC CONTRACTS			BUILDING INS	.10	2	REPAIR/MAINT	.46	2
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM			**ADMIN TOTAL**	.31	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.09	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.40	2	ADMINISTRATIVE		
PAYROLL	.46	2	COAL			MGMT FEES	.31	2	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	.84	2
ELEVATOR	.18	2	WATER/SEWER	.05	2	PROF FEES			COMMISSIONS			CLEANING	.69	2
HVAC	.19	2	**RDS/GNDS/SEC**	.51	2	GEN OFC EXP			PROF FEES	.30	2	REPAIR/MAINT		
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.31	2
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.21	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	1,339,352 SQ. FT.				1,337,792 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					10.75	11.07	7.79	12.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	10.77	11.07	7.79	12.15				
NET PARKING INC									
MISCELLANEOUS	13	.15	.10	.01	.22				
TOTAL INCOME	16	10.92	11.26	7.93	12.28				
EXPENSE									
CLEANING	24	.67	.56	.52	.85	.68	.56	.52	.85
REPAIR-MAINT	24	.59	.64	.45	.72	.59	.64	.46	.72
UTILITIES	24	1.21	1.21	.98	1.32	1.21	1.21	.98	1.32
RDS/GRNDS/SEC	22	.32	.36	.23	.49	.32	.36	.23	.49
ADMINISTRATIVE	25	.49	.59	.35	.72	.49	.59	.35	.72
TOTAL OPER EXP	24	3.26	3.43	2.94	3.63	3.27	3.43	2.94	3.66
FIXED EXPENSES	22	.82	.91	.74	1.07	.82	.91	.74	1.07
TOTAL OPER + FIX	21	4.07	4.16	3.69	4.50	4.07	4.18	3.69	4.50
LEASING EXP	11	1.68	.28	.12	4.09				
TOTAL PAYROLL	20	.30	.28	.21	.33				
TOTAL CONTRACT	22	.89	.95	.59	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5887	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	312	20
AVG % OFFICE OCCUPANCY	87.8	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.84	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**21**	**UTILITIES TOTAL**	**1.17**	**21**	SECURITY TOTAL	.14	18	**FIXED EXP TOTAL**	**.82**	**22**	**TOTAL PAYROLL**	**.30**	**20**
PAYROLL			ELECTRICAL	1.13	21	SEC PAYROLL			REAL ESTATE TAX	.68	22	CLEANING		
CONTRACT	.59	21	GAS	.06	5	SEC CONTRACTS	.13	18	BUILDING INS	.10	25	REPAIR/MAINT	.26	15
SUP/MAT/MISC	.05	19	FUEL OIL			SEC OTHER	.03	11	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	10	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.60**	**21**	PURCH CH WTR			**ADMIN TOTAL**	**.50**	**22**				ADMINISTRATIVE	.17	8
PAYROLL	.26	15	COAL			PAYROLL	.17	8	**LEASING EXPENSES**	**1.68**	**11**			
ELEVATOR	.08	20	WATER/SEWER	.05	12	MGMT FEES	.50	13	ADV/PROMOTION	.06	11	**TOTAL CONTRACTS**	**.89**	**22**
HVAC	.07	21	**RDS/GNDS/SEC**	**.32**	**22**	PROF FEES	.06	15	COMMISSIONS	.03	2	CLEANING	.59	21
ELECTRICAL	.03	16	**TOTAL**			GEN OFC EXP	.03	19	PROF FEES	.23	10	REPAIR/MAINT	.09	12
STRUCT/ROOF	.06	12	RDS/GNDS TOTAL	.19	22	OTHER ADM EXP	.02	18	TENANT ALTS	4.49	3	RDS/GROUNDS	.15	22
PLUMBING	.01	17	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	18
FIRE/LIFE SFTY	.04	12	RDS/GNDS CONTR	.15	22				OTHER LEASING	.03	3	ADMINISTRATIVE	.40	22
OTHER MAINT/SUP	.14	21	RDS/GNDS OTHER	.06	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	301,659 SQ. FT.				301,659 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.75	11.27	8.66	12.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.75	11.27	8.66	12.09				
NET PARKING INC									
MISCELLANEOUS	4	.16	.10	.01	.27				
TOTAL INCOME	4	10.91	11.37	8.76	12.27				
EXPENSE									
CLEANING	3	.66	.69			.66	.69		
REPAIR-MAINT	3	.59	.64			.59	.64		
UTILITIES	3	1.13	1.20			1.13	1.20		
RDS/GRNDS/SEC	4	.39	.43	.31	.51	.39	.43	.31	.51
ADMINISTRATIVE	4	.79	.72	.63	.97	.79	.72	.63	.97
TOTAL OPER EXP	3	3.58	3.47			3.58	3.47		
FIXED EXPENSES	4	.99	1.05	.82	1.11	.99	1.05	.82	1.11
TOTAL OPER + FIX	3	4.65	4.60			4.65	4.60		
LEASING EXP	4	3.06	2.28	.17	6.22				
TOTAL PAYROLL	4	.30	.30	.27	.33				
TOTAL CONTRACT	4	.77	.76	.48	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5633	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	4
AVG % OFFICE OCCUPANCY	84.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.15	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**3**	**UTILITIES TOTAL**	**1.13**	**3**	SECURITY TOTAL	.05	4	**FIXED EXP TOTAL**	**.99**	**4**	**TOTAL PAYROLL**	**.30**	**4**
PAYROLL			ELECTRICAL	1.11	3	SEC PAYROLL			REAL ESTATE TAX	.84	4	CLEANING		
CONTRACT	.55	3	GAS			SEC CONTRACTS	.05	4	BUILDING INS	.15	4	REPAIR/MAINT	.19	3
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.59**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**4**				ADMINISTRATIVE	.17	3
PAYROLL	.19	3	COAL			PAYROLL	.17	3	**LEASING EXPENSES**	**3.06**	**4**			
ELEVATOR	.10	3	WATER/SEWER	.02	3	MGMT FEES	.44	4	ADV/PROMOTION	.10	4	**TOTAL CONTRACTS**	**.77**	**4**
HVAC	.08	3	**RDS/GNDS/SEC**	**.39**	**4**	PROF FEES	.16	4	COMMISSIONS			CLEANING	.55	3
ELECTRICAL	.01	3	**TOTAL**			GEN OFC EXP	.11	3	PROF FEES	.32	4	REPAIR/MAINT	.09	2
STRUCT/ROOF			RDS/GNDS TOTAL	.34	4	OTHER ADM EXP	.01	3	TENANT ALTS	5.31	2	RDS/GROUNDS	.21	4
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.05	4
FIRE/LIFE SFTY	.06	2	RDS/GNDS CONTR	.21	4				OTHER LEASING			ADMINISTRATIVE	.60	4
OTHER MAINT/SUP	.16	3	RDS/GNDS OTHER	.13	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charlotte, NC

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	497,064 SQ. FT.				495,504 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.41	11.58		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.43	11.61						
NET PARKING INC									
MISCELLANEOUS	3	.16	.19						
TOTAL INCOME	3	11.59	11.80						
EXPENSE									
CLEANING	3	.51	.52			.51	.52		
REPAIR-MAINT	3	.53	.46			.54	.47		
UTILITIES	3	1.21	1.36			1.21	1.36		
RDS/GRNDS/SEC	3	.25	.19			.25	.19		
ADMINISTRATIVE	3	.68	.64			.69	.64		
TOTAL OPER EXP	3	3.19	3.46			3.20	3.46		
FIXED EXPENSES	3	.99	1.04			.99	1.04		
TOTAL OPER+FIX	3	4.18	4.20			4.19	4.26		
LEASING EXP	3	.99	.14						
TOTAL PAYROLL	3	.23	.25						
TOTAL CONTRACT	3	.71	.62						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4974	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	82.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.35	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.51**	**3**
PAYROLL		
CONTRACT	.43	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**.53**	**3**
PAYROLL	.18	3
ELEVATOR	.11	3
HVAC	.07	3
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.21**	**3**
ELECTRICAL	1.16	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC	**.25**	**3**
TOTAL		
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	**.68**	**3**
PAYROLL		
MGMT FEES	.58	3
PROF FEES	.02	2
GEN OFC EXP		
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.99**	**3**
REAL ESTATE TAX	.92	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.99**	**3**
ADV/PROMOTION	.05	3
COMMISSIONS		
PROF FEES	.12	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.23**	**3**
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.71**	**3**
CLEANING	.43	3
REPAIR/MAINT		
RDS/GROUNDS	.17	3
SECURITY	.06	3
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chattanooga, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	367,536 SQ. FT.				358,615 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.30	7.06		
RETAIL AREA	2	13.08	11.83						
OTHER AREA									
TOTAL RENT	3	9.26	7.09						
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	9.56	7.11						
EXPENSE									
CLEANING	3	.59	.64			.60	.64		
REPAIR-MAINT	3	1.06	1.21			1.08	1.21		
UTILITIES	3	1.90	1.41			1.91	1.41		
RDS/GRNDS/SEC	3	.32	.37			.33	.37		
ADMINISTRATIVE	3	.77	.68			.79	.73		
TOTAL OPER EXP	3	4.64	3.90			4.75	3.90		
FIXED EXPENSES	3	1.47	.83			1.50	.88		
TOTAL OPER+FIX	3	6.11	4.73			6.26	4.73		
LEASING EXP	3	.52	.16						
TOTAL PAYROLL	3	.81	.61						
TOTAL CONTRACT	3	1.02	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4387	3
AVG SQFT/RETAIL TENANT	955	2
AVG SQFT/OFFICE WORKER	359	3
AVG % OFFICE OCCUPANCY	86.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.66	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.39	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**3**
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**.87**	**2**
PAYROLL	.43	2
ELEVATOR	.24	2
HVAC	.10	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**2**
ELECTRICAL	.99	2
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC	**.32**	**3**
TOTAL		
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	**.77**	**3**
PAYROLL	.77	2
MGMT FEES	.29	2
PROF FEES	.05	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.47**	**3**
REAL ESTATE TAX	1.01	3
BUILDING INS	.37	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.52**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.70	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.81**	**3**
CLEANING		
REPAIR/MAINT	.43	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.77	2
TOTAL CONTRACTS	**1.02**	**3**
CLEANING	.58	3
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY	.30	3
ADMINISTRATIVE	.34	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chattanooga, TN

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	367,536 SQ. FT.				358,615 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.30	7.06		
RETAIL AREA	2	13.08	11.83						
OTHER AREA									
TOTAL RENT	3	9.26	7.09						
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	9.56	7.11						
EXPENSE									
CLEANING	3	.59	.64			.60	.64		
REPAIR-MAINT	3	1.06	1.21			1.08	1.21		
UTILITIES	3	1.90	1.41			1.91	1.41		
RDS/GRNDS/SEC	3	.32	.37			.33	.37		
ADMINISTRATIVE	3	.77	.68			.79	.73		
TOTAL OPER EXP	3	4.64	3.90			4.75	3.90		
FIXED EXPENSES	3	1.47	.83			1.50	.88		
TOTAL OPER+FIX	3	6.11	4.73			6.26	4.73		
LEASING EXP	3	.52	.16						
TOTAL PAYROLL	3	.81	.61						
TOTAL CONTRACT	3	1.02	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4387	3
AVG SQFT/RETAIL TENANT	955	2
AVG SQFT/OFFICE WORKER	359	3
AVG % OFFICE OCCUPANCY	86.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.66	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.39	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.87	2
PAYROLL	.43	2
ELEVATOR	.24	2
HVAC	.10	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	2
ELECTRICAL	.99	2
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	.77	3
PAYROLL	.77	2
MGMT FEES	.29	2
PROF FEES	.05	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	3
REAL ESTATE TAX	1.01	3
BUILDING INS	.37	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.52	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	.70	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	3
CLEANING		
REPAIR/MAINT	.43	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.77	2
TOTAL CONTRACTS	1.02	3
CLEANING	.58	3
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY	.30	3
ADMINISTRATIVE	.34	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS	47,921,439 SQ. FT.				45,719,038 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	81					22.19	20.38	16.47	24.01
RETAIL AREA	48	21.10	21.51	11.79	30.00				
OTHER AREA	20	8.16	4.46	2.87	13.52				
TOTAL RENT	88	21.74	20.12	16.10	24.13				
NET PARKING INC	32	.39	.21	.13	.46				
MISCELLANEOUS	73	.43	.29	.07	.63				
TOTAL INCOME	88	22.27	20.25	16.57	24.63				
EXPENSE									
CLEANING	86	1.63	1.45	1.31	1.82	1.68	1.50	1.35	1.88
REPAIR-MAINT	96	1.51	1.32	.97	1.87	1.55	1.38	1.00	1.93
UTILITIES	98	1.55	1.43	1.05	1.95	1.57	1.45	1.06	1.95
RDS/GRNDS/SEC	95	.43	.36	.26	.55	.45	.38	.28	.57
ADMINISTRATIVE	93	1.05	1.16	.84	1.34	1.10	1.20	.91	1.41
TOTAL OPER EXP	82	6.05	5.98	5.12	6.94	6.35	6.21	5.39	7.50
FIXED EXPENSES	95	6.08	5.29	4.02	6.75	6.38	5.68	4.33	7.08
TOTAL OPER+FIX	78	12.23	11.55	10.12	13.42	12.83	12.03	10.69	13.90
LEASING EXP	76	1.56	.98	.25	1.91				
TOTAL PAYROLL	96	1.45	1.01	.71	2.13				
TOTAL CONTRACT	94	1.55	1.46	1.16	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11387	82
AVG SQFT/RETAIL TENANT	2956	63
AVG SQFT/OFFICE WORKER	266	69
AVG % OFFICE OCCUPANCY	90.0	85
AVG % RETAIL OCCUPANCY	90.3	68
AVG $ RATE YR-END RENT	28.94	77
AVG NET PRKNG INC/STALL	1961.91	20
RENTABLE/GROSS SQFT	.88	65

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.62	81
PAYROLL	.91	38
CONTRACT	1.18	74
SUP/MAT/MISC	.10	72
TRASH REMOVAL	.05	74
REPR/MAINT TOTAL	1.52	91
PAYROLL	.66	79
ELEVATOR	.30	85
HVAC	.23	86
ELECTRICAL	.09	79
STRUCT/ROOF	.12	38
PLUMBING	.03	76
FIRE/LIFE SFTY	.03	52
OTHER MAINT/SUP	.33	86

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	96
ELECTRICAL	1.34	96
GAS	.23	57
FUEL OIL	.04	8
PURCH STEAM	.54	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	87
RDS/GNDS/SEC TOTAL	.43	91
RDS/GNDS TOTAL	.08	54
RDS/GNDS PAYRL	.07	10
RDS/GNDS CONTR	.07	41
RDS/GNDS OTHER	.04	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	87
SEC PAYROLL	.39	38
SEC CONTRACTS	.25	71
SEC OTHER	.04	35
ADMIN TOTAL	1.08	89
PAYROLL	.34	77
MGMT FEES	.61	69
PROF FEES	.09	72
GEN OFC EXP	.10	67
OTHER ADM EXP	.18	69

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.13	92
REAL ESTATE TAX	5.94	92
BUILDING INS	.19	92
PERS PROP TAX		
OTHER TAX	.04	15
LEASING EXPENSES	1.56	78
ADV/PROMOTION	.07	62
COMMISSIONS	.05	37
PROF FEES	.30	62
TENANT ALTS	1.13	65
BUY-OUTS	1.39	7
OTHER LEASING	.14	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.45	96
CLEANING	.91	38
REPAIR/MAINT	.66	79
RDS/GROUNDS	.07	10
SECURITY	.39	38
ADMINISTRATIVE	.34	77
TOTAL CONTRACTS	1.55	94
CLEANING	1.18	74
REPAIR/MAINT	.46	49
RDS/GROUNDS	.07	41
SECURITY	.25	71
ADMINISTRATIVE	.61	80

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	417,707 SQ. FT.				385,590 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.56	15.31	11.50	16.14
RETAIL AREA	3	23.82	21.47						
OTHER AREA									
TOTAL RENT	4	14.61	16.08	11.12	16.78				
NET PARKING INC									
MISCELLANEOUS	4	.55	.49	.24	1.04				
TOTAL INCOME	4	15.40	16.42	12.16	17.42				
EXPENSE									
CLEANING	3	1.12	1.04			1.18	1.12		
REPAIR-MAINT	5	.96	.69	.51	1.43	1.02	.75	.53	1.53
UTILITIES	4	1.62	1.76	1.04	2.18	1.63	1.75	1.04	2.22
RDS/GRNDS/SEC	4	.91	1.08	.48	1.20	.99	1.12	.52	1.24
ADMINISTRATIVE	5	1.16	1.33	.65	1.39	1.26	1.33	.91	1.65
TOTAL OPER EXP	3	6.06	6.43			6.37	6.85		
FIXED EXPENSES	5	4.06	3.55	2.75	5.35	4.40	3.78	3.17	5.54
TOTAL OPER+FIX	3	10.77	10.67			11.31	10.67		
LEASING EXP	5	1.86	1.81	.82	2.60				
TOTAL PAYROLL	5	1.46	.82	.75	2.50				
TOTAL CONTRACT	4	1.70	1.73	.73	2.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4093	5
AVG SQFT/RETAIL TENANT	2471	3
AVG SQFT/OFFICE WORKER	345	4
AVG % OFFICE OCCUPANCY	87.0	5
AVG % RETAIL OCCUPANCY	73.0	4
AVG $ RATE YR-END RENT	17.79	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3**
PAYROLL		
CONTRACT	.95	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**.96**	**5**
PAYROLL	.74	2
ELEVATOR	.19	5
HVAC	.19	5
ELECTRICAL	.07	5
STRUCT/ROOF	.02	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**4**
ELECTRICAL	1.35	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC	**.94**	**4**
TOTAL		
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.10	3
SEC PAYROLL		
SEC CONTRACTS	.95	3
SEC OTHER	.04	3
ADMIN TOTAL	**1.16**	**5**
PAYROLL	.37	5
MGMT FEES	.65	4
PROF FEES	.19	4
GEN OFC EXP	.06	5
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.06**	**5**
REAL ESTATE TAX	3.82	5
BUILDING INS	.24	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.86**	**5**
ADV/PROMOTION	.02	5
COMMISSIONS	.28	3
PROF FEES	.14	3
TENANT ALTS	1.77	4
BUY-OUTS		
OTHER LEASING	.06	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.46**	**5**
CLEANING		
REPAIR/MAINT	.74	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	5
TOTAL CONTRACTS	**1.70**	**4**
CLEANING	.95	3
REPAIR/MAINT	.25	2
RDS/GROUNDS		
SECURITY	.95	3
ADMINISTRATIVE	.68	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	3,975,049 SQ. FT.				3,711,990 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					18.87	19.27	16.58	22.06
RETAIL AREA	11	27.89	22.49	20.24	32.51				
OTHER AREA	5	11.90	6.19	1.74	22.00				
TOTAL RENT	16	18.69	18.97	15.20	22.55				
NET PARKING INC	2	.22	.25						
MISCELLANEOUS	12	.65	.32	.09	1.14				
TOTAL INCOME	16	19.21	19.49	16.61	22.67				
EXPENSE									
CLEANING	20	1.63	1.42	1.08	1.66	1.70	1.48	1.24	1.75
REPAIR-MAINT	20	1.86	1.55	1.00	2.27	1.95	1.69	1.03	2.31
UTILITIES	20	1.74	1.62	1.27	1.95	1.76	1.63	1.27	1.95
RDS/GRNDS/SEC	19	.44	.43	.31	.59	.47	.43	.34	.62
ADMINISTRATIVE	19	1.19	1.32	.69	1.60	1.28	1.41	.71	1.73
TOTAL OPER EXP	20	6.75	6.00	5.27	7.71	7.23	6.74	5.59	8.08
FIXED EXPENSES	19	4.46	4.26	3.78	5.26	4.80	4.60	4.10	5.61
TOTAL OPER+FIX	19	11.38	10.59	9.10	12.29	12.23	11.81	9.78	13.45
LEASING EXP	15	.99	.81	.18	1.57				
TOTAL PAYROLL	19	1.60	1.37	.82	1.67				
TOTAL CONTRACT	19	1.79	1.74	1.31	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4975	17
AVG SQFT/RETAIL TENANT	2718	14
AVG SQFT/OFFICE WORKER	235	15
AVG % OFFICE OCCUPANCY	89.0	17
AVG % RETAIL OCCUPANCY	97.8	15
AVG $ RATE YR-END RENT	21.18	12
AVG NET PRKNG INC/STALL	1001.69	2
RENTABLE/GROSS SQFT	.88	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**19**
PAYROLL	.58	11
CONTRACT	1.18	19
SUP/MAT/MISC	.07	15
TRASH REMOVAL	.05	19
REPR/MAINT TOTAL	**1.87**	**19**
PAYROLL	.97	16
ELEVATOR	.25	17
HVAC	.22	18
ELECTRICAL	.10	15
STRUCT/ROOF	.42	7
PLUMBING	.03	14
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.34	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.74**	**20**
ELECTRICAL	1.38	20
GAS	.31	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC	**.45**	**18**
TOTAL		
RDS/GNDS TOTAL	.11	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	7
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	18
SEC PAYROLL	.27	7
SEC CONTRACTS	.33	15
SEC OTHER	.05	6
ADMIN TOTAL	**1.17**	**18**
PAYROLL	.44	13
MGMT FEES	.69	14
PROF FEES	.16	16
GEN OFC EXP	.13	17
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.47**	**18**
REAL ESTATE TAX	4.21	18
BUILDING INS	.21	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.99**	**15**
ADV/PROMOTION	.03	11
COMMISSIONS	.02	9
PROF FEES	.26	11
TENANT ALTS	1.09	11
BUY-OUTS		
OTHER LEASING	.06	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.60**	**19**
CLEANING	.58	11
REPAIR/MAINT	.97	16
RDS/GROUNDS		
SECURITY	.27	7
ADMINISTRATIVE	.44	13
TOTAL CONTRACTS	**1.79**	**19**
CLEANING	1.18	19
REPAIR/MAINT	.52	10
RDS/GROUNDS	.09	7
SECURITY	.03	15
ADMINISTRATIVE	.73	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	24 BLDS	11,324,825 SQ. FT.				10,815,167 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	19					20.99	19.92	16.98	24.07	
RETAIL AREA	12	32.12	22.52	5.90	28.43					
OTHER AREA	5	5.41	5.59	2.70	12.16					
TOTAL RENT	21	20.65	20.13	16.07	24.14					
NET PARKING INC	9	.92	.26	.09	.86					
MISCELLANEOUS	19	.60	.24	.04	.82					
TOTAL INCOME	21	21.60	20.18	16.41	26.62					
EXPENSE										
CLEANING	24	1.67	1.50	1.38	1.87	1.72	1.51	1.41	1.88	
REPAIR-MAINT	23	1.50	1.32	1.01	1.75	1.55	1.37	1.04	1.83	
UTILITIES	24	1.68	1.43	1.12	1.98	1.70	1.47	1.13	1.98	
RDS/GRNDS/SEC	22	.33	.31	.24	.37	.35	.33	.25	.41	
ADMINISTRATIVE	22	1.07	1.12	.96	1.34	1.12	1.16	.98	1.40	
TOTAL OPER EXP	23	6.21	6.05	5.34	6.62	6.50	6.22	5.59	7.19	
FIXED EXPENSES	24	5.47	5.63	4.11	6.62	5.73	5.71	4.21	6.86	
TOTAL OPER+FIX	23	11.67	11.30	10.16	12.87	12.23	12.03	10.95	13.00	
LEASING EXP	20	3.13	1.68	.71	3.80					
TOTAL PAYROLL	22	1.83	.98	.72	2.45					
TOTAL CONTRACT	22	1.48	1.46	1.08	1.90					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7803	22
AVG SQFT/RETAIL TENANT	2216	14
AVG SQFT/OFFICE WORKER	256	19
AVG % OFFICE OCCUPANCY	89.2	23
AVG % RETAIL OCCUPANCY	86.4	15
AVG $ RATE YR-END RENT	27.22	21
AVG NET PRKNG INC/STALL	2022.41	9
RENTABLE/GROSS SQFT	.87	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.69**	**22**
PAYROLL	1.06	10
CONTRACT	1.08	22
SUP/MAT/MISC	.10	20
TRASH REMOVAL	.06	18
REPR/MAINT TOTAL	**1.53**	**21**
PAYROLL	.56	19
ELEVATOR	.27	21
HVAC	.22	21
ELECTRICAL	.07	19
STRUCT/ROOF	.15	14
PLUMBING	.04	19
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.29	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**22**
ELECTRICAL	1.36	22
GAS	.31	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	**.34**	**20**
RDS/GNDS TOTAL	.08	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	10
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	18
SEC PAYROLL	.21	8
SEC CONTRACTS	.24	16
SEC OTHER	.03	8
ADMIN TOTAL	**1.09**	**20**
PAYROLL	.32	18
MGMT FEES	.61	18
PROF FEES	.11	14
GEN OFC EXP	.11	20
OTHER ADM EXP	.06	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.62**	**22**
REAL ESTATE TAX	5.43	22
BUILDING INS	.19	20
PERS PROP TAX		
OTHER TAX	.04	5
LEASING EXPENSES	**3.13**	**20**
ADV/PROMOTION	.09	15
COMMISSIONS	.07	13
PROF FEES	.59	17
TENANT ALTS	1.89	17
BUY-OUTS	3.23	5
OTHER LEASING	.63	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.83**	**22**
CLEANING	1.06	10
REPAIR/MAINT	.56	19
RDS/GROUNDS		
SECURITY	.21	8
ADMINISTRATIVE	.32	18
TOTAL CONTRACTS	**1.48**	**22**
CLEANING	1.08	22
REPAIR/MAINT	.33	10
RDS/GROUNDS	.09	10
SECURITY	.24	16
ADMINISTRATIVE	.70	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	25 BLDS	28,656,760 SQ. FT.				27,334,140 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	20					24.44	23.84	20.36	26.25	
RETAIL AREA	14	13.94	11.97	6.28	26.49					
OTHER AREA	9	8.24	4.07	2.76	38.69					
TOTAL RENT	21	23.96	22.87	19.75	26.42					
NET PARKING INC	9	.24	.16	.15	.35					
MISCELLANEOUS	19	.34	.28	.11	.54					
TOTAL INCOME	21	24.37	23.83	19.95	26.60					
EXPENSE										
CLEANING	25	1.55	1.41	1.27	1.79	1.59	1.46	1.29	1.84	
REPAIR-MAINT	25	1.45	1.24	1.07	1.84	1.48	1.28	1.09	1.90	
UTILITIES	25	1.42	1.24	.89	1.69	1.45	1.26	.90	1.71	
RDS/GRNDS/SEC	25	.40	.38	.25	.48	.42	.38	.25	.52	
ADMINISTRATIVE	23	1.09	1.13	.87	1.30	1.14	1.17	.89	1.35	
TOTAL OPER EXP	25	5.75	5.53	4.77	6.76	6.03	5.72	4.85	7.16	
FIXED EXPENSES	25	6.75	6.75	5.20	7.57	7.08	7.02	5.46	8.21	
TOTAL OPER+FIX	25	12.50	12.03	10.88	13.74	13.11	12.47	11.44	14.55	
LEASING EXP	16	.84	.88	.19	1.57					
TOTAL PAYROLL	24	1.16	.85	.64	1.45					
TOTAL CONTRACT	23	1.55	1.46	1.35	1.84					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19930	23
AVG SQFT/RETAIL TENANT	3548	20
AVG SQFT/OFFICE WORKER	265	20
AVG % OFFICE OCCUPANCY	90.8	25
AVG % RETAIL OCCUPANCY	89.6	22
AVG $ RATE YR-END RENT	31.24	21
AVG NET PRKNG INC/STALL	1952.13	9
RENTABLE/GROSS SQFT	.89	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.52**	**23**
PAYROLL	.76	6
CONTRACT	1.20	22
SUP/MAT/MISC	.10	21
TRASH REMOVAL	.05	23
REPR/MAINT TOTAL	**1.45**	**24**
PAYROLL	.62	20
ELEVATOR	.32	23
HVAC	.24	23
ELECTRICAL	.09	21
STRUCT/ROOF	.07	10
PLUMBING	.02	22
FIRE/LIFE SFTY	.02	17
OTHER MAINT/SUP	.34	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.42**	**25**
ELECTRICAL	1.31	25
GAS	.11	10
FUEL OIL	.04	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	**.40**	**24**
RDS/GNDS TOTAL	.07	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	9
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	23
SEC PAYROLL	.41	9
SEC CONTRACTS	.22	18
SEC OTHER	.03	10
ADMIN TOTAL	**1.10**	**22**
PAYROLL	.33	20
MGMT FEES	.61	17
PROF FEES	.07	17
GEN OFC EXP	.10	18
OTHER ADM EXP	.26	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.75**	**25**
REAL ESTATE TAX	6.56	25
BUILDING INS	.19	24
PERS PROP TAX		
OTHER TAX	.02	6
LEASING EXPENSES	**.84**	**16**
ADV/PROMOTION	.08	12
COMMISSIONS	.03	9
PROF FEES	.15	12
TENANT ALTS	.74	14
BUY-OUTS	.02	2
OTHER LEASING	.02	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.16**	**24**
CLEANING	.76	6
REPAIR/MAINT	.62	20
RDS/GROUNDS		
SECURITY	.41	9
ADMINISTRATIVE	.33	20
TOTAL CONTRACTS	**1.55**	**23**
CLEANING	1.20	22
REPAIR/MAINT	.52	10
RDS/GROUNDS	.06	9
SECURITY	.22	18
ADMINISTRATIVE	.59	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	75 BLDS	9,062,375 SQ. FT.				8,876,909 SQ. FT.			
OFFICE AREA	72					15.88	14.95	12.68	17.98
RETAIL AREA	8	8.80	12.75	4.55	16.73				
OTHER AREA	11	8.48	7.82	3.71	10.05				
TOTAL RENT	74	15.62	14.58	12.40	17.40				
NET PARKING INC	11	.08	.10	.05	.13				
MISCELLANEOUS	57	.57	.15	.06	.50				
TOTAL INCOME	74	16.14	15.66	12.49	18.42				
EXPENSE									
CLEANING	61	.88	.86	.78	.96	.89	.87	.78	.96
REPAIR-MAINT	68	1.00	.87	.71	1.15	1.01	.89	.73	1.15
UTILITIES	65	1.27	1.26	1.05	1.52	1.28	1.29	1.05	1.52
RDS/GRNDS/SEC	74	.50	.41	.26	.56	.51	.41	.28	.56
ADMINISTRATIVE	75	.83	.90	.61	1.10	.85	.92	.61	1.11
TOTAL OPER EXP	58	4.52	4.53	4.09	5.16	4.62	4.69	4.19	5.23
FIXED EXPENSES	74	2.94	2.84	2.01	3.60	3.00	2.88	2.03	3.69
TOTAL OPER+FIX	58	7.48	7.37	6.32	8.51	7.65	7.49	6.48	8.73
LEASING EXP	64	2.22	1.11	.25	2.83				
TOTAL PAYROLL	67	.63	.63	.35	.75				
TOTAL CONTRACT	75	1.21	1.06	.89	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8161	67
AVG SQFT/RETAIL TENANT	4030	8
AVG SQFT/OFFICE WORKER	295	62
AVG % OFFICE OCCUPANCY	87.8	67
AVG % RETAIL OCCUPANCY	98.0	8
AVG $ RATE YR-END RENT	20.44	61
AVG NET PRKNG INC/STALL	47.60	8
RENTABLE/GROSS SQFT	.92	65

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**61**
PAYROLL	.14	10
CONTRACT	.71	61
SUP/MAT/MISC	.07	52
TRASH REMOVAL	.08	60
REPR/MAINT TOTAL	**1.00**	**68**
PAYROLL	.40	52
ELEVATOR	.10	58
HVAC	.19	65
ELECTRICAL	.06	59
STRUCT/ROOF	.07	41
PLUMBING	.02	54
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.29	62

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.27**	**65**
ELECTRICAL	1.11	65
GAS	.11	27
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.51	4
COAL		
WATER/SEWER	.09	62
RDS/GNDS/SEC TOTAL	**.50**	**74**
RDS/GNDS TOTAL	.29	74
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.24	69
RDS/GNDS OTHER	.09	53

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	59
SEC PAYROLL	.28	8
SEC CONTRACTS	.20	47
SEC OTHER	.03	21
ADMIN TOTAL	**.83**	**75**
PAYROLL	.28	51
MGMT FEES	.59	60
PROF FEES	.10	42
GEN OFC EXP	.09	61
OTHER ADM EXP	.05	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.94**	**74**
REAL ESTATE TAX	2.81	74
BUILDING INS	.13	73
PERS PROP TAX	.07	11
OTHER TAX	.05	5
LEASING EXPENSES	**2.22**	**64**
ADV/PROMOTION	.16	38
COMMISSIONS	.11	23
PROF FEES	.37	48
TENANT ALTS	2.09	51
BUY-OUTS	.25	2
OTHER LEASING	.07	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**67**
CLEANING	.14	10
REPAIR/MAINT	.40	52
RDS/GROUNDS	.13	2
SECURITY	.28	8
ADMINISTRATIVE	.28	51
TOTAL CONTRACTS	**1.21**	**75**
CLEANING	.71	61
REPAIR/MAINT	.25	29
RDS/GROUNDS	.24	69
SECURITY	.20	47
ADMINISTRATIVE	.58	66

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	6 BLDS	225,452 SQ. FT.				225,452 SQ. FT.			
OFFICE AREA	5					12.44	12.85	11.17	13.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.46	12.74	12.17	13.47				
NET PARKING INC									
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	6	12.49	12.82	12.19	13.47				
EXPENSE									
CLEANING	6	.79	.78	.70	.91	.79	.78	.70	.91
REPAIR-MAINT	6	.69	.65	.43	.89	.69	.65	.43	.89
UTILITIES	5	1.38	1.21	1.09	1.79	1.38	1.21	1.09	1.79
RDS/GRNDS/SEC	6	.35	.24	.22	.34	.35	.24	.22	.34
ADMINISTRATIVE	6	.59	.58	.45	.68	.59	.58	.45	.68
TOTAL OPER EXP	5	3.66	3.46	3.08	4.35	3.66	3.46	3.08	4.35
FIXED EXPENSES	6	2.62	2.50	2.06	3.43	2.62	2.50	2.06	3.43
TOTAL OPER+FIX	5	6.23	6.20	5.37	7.26	6.23	6.20	5.37	7.26
LEASING EXP	5	.83	.30	.03	1.88				
TOTAL PAYROLL	4	.36	.31	.16	.51				
TOTAL CONTRACT	6	.87	.89	.86	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3730	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	4
AVG % OFFICE OCCUPANCY	81.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.10	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**6**
PAYROLL		
CONTRACT	.57	6
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	**.69**	**6**
PAYROLL	.34	3
ELEVATOR	.07	6
HVAC	.19	6
ELECTRICAL	.04	4
STRUCT/ROOF	.09	3
PLUMBING	.03	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**5**
ELECTRICAL	1.27	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	**.35**	**6**
RDS/GNDS TOTAL	.34	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.23	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.03	2
ADMIN TOTAL	**.59**	**6**
PAYROLL	.18	2
MGMT FEES	.45	5
PROF FEES	.18	3
GEN OFC EXP	.05	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.62**	**6**
REAL ESTATE TAX	2.50	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.83**	**5**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.13	2
TENANT ALTS	1.64	2
BUY-OUTS		
OTHER LEASING	.15	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.36**	**4**
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	**.87**	**6**
CLEANING	.57	6
REPAIR/MAINT		
RDS/GROUNDS	.21	6
SECURITY		
ADMINISTRATIVE	.47	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	843,400 SQ. FT.				817,325 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					14.99	14.58	12.18	19.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	14.01	14.31	10.18	17.86				
NET PARKING INC									
MISCELLANEOUS	10	.49	.06	.04	.38				
TOTAL INCOME	12	14.43	15.67	10.30	18.42				
EXPENSE									
CLEANING	12	.96	.85	.74	1.05	.96	.85	.74	1.05
REPAIR-MAINT	12	1.02	.91	.64	1.43	1.04	.93	.72	1.43
UTILITIES	11	1.54	1.52	1.08	1.85	1.54	1.52	1.08	1.85
RDS/GRNDS/SEC	11	.33	.39	.24	.43	.34	.39	.24	.43
ADMINISTRATIVE	12	.87	.97	.63	1.11	.89	.99	.63	1.12
TOTAL OPER EXP	11	4.73	4.53	4.25	5.64	4.90	4.77	4.25	6.11
FIXED EXPENSES	12	2.88	2.86	2.37	3.93	2.97	2.89	2.37	3.93
TOTAL OPER + FIX	11	7.55	6.99	6.23	9.07	7.81	8.16	6.62	9.74
LEASING EXP	10	1.29	.63	.23	1.04				
TOTAL PAYROLL	10	.53	.58	.33	.72				
TOTAL CONTRACT	12	1.11	1.03	.82	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3258	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	9
AVG % OFFICE OCCUPANCY	84.0	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.95	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**12**
PAYROLL		
CONTRACT	.76	12
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.10	11
REPR/MAINT TOTAL	**1.02**	**12**
PAYROLL	.30	9
ELEVATOR	.10	10
HVAC	.28	12
ELECTRICAL	.06	8
STRUCT/ROOF	.08	6
PLUMBING	.03	8
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.33	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**11**
ELECTRICAL	1.24	11
GAS	.10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.30	2
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC	**.33**	**11**
TOTAL		
RDS/GNDS TOTAL	.30	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	10
RDS/GNDS OTHER	.10	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	7
SEC PAYROLL		
SEC CONTRACTS	.05	6
SEC OTHER	.02	2
ADMIN TOTAL	**.86**	**12**
PAYROLL	.39	6
MGMT FEES	.58	11
PROF FEES	.10	5
GEN OFC EXP	.10	9
OTHER ADM EXP	.03	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.88**	**12**
REAL ESTATE TAX	2.79	12
BUILDING INS	.09	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.29**	**10**
ADV/PROMOTION	.06	7
COMMISSIONS	.24	5
PROF FEES	.19	7
TENANT ALTS	1.22	7
BUY-OUTS		
OTHER LEASING	.16	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.53**	**10**
CLEANING		
REPAIR/MAINT	.30	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	6
TOTAL CONTRACTS	**1.11**	**12**
CLEANING	.76	12
REPAIR/MAINT	.15	2
RDS/GROUNDS	.30	10
SECURITY	.05	6
ADMINISTRATIVE	.54	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	3,418,805 SQ. FT.				3,320,268 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					16.97	15.77	14.33	21.29
RETAIL AREA	2	5.42	6.90						
OTHER AREA	4	2.98	3.71	.90	7.10				
TOTAL RENT	18	16.58	15.66	14.01	21.48				
NET PARKING INC									
MISCELLANEOUS	15	1.12	.25	.10	1.11				
TOTAL INCOME	18	17.49	17.22	14.26	21.99				
EXPENSE									
CLEANING	18	.90	.86	.80	.96	.91	.89	.80	.96
REPAIR-MAINT	18	.97	.88	.81	1.15	.99	.90	.81	1.15
UTILITIES	17	1.23	1.26	.97	1.42	1.24	1.32	.97	1.42
RDS/GRNDS/SEC	18	.55	.53	.35	.63	.56	.53	.35	.67
ADMINISTRATIVE	18	1.03	1.08	.89	1.20	1.06	1.08	.90	1.23
TOTAL OPER EXP	17	4.70	4.81	4.22	5.19	4.84	4.92	4.38	5.36
FIXED EXPENSES	17	2.86	2.84	1.99	3.87	2.95	3.02	1.99	4.09
TOTAL OPER + FIX	17	7.56	8.01	6.90	8.39	7.79	8.18	6.95	8.71
LEASING EXP	13	2.41	1.78	.26	3.66				
TOTAL PAYROLL	18	.64	.65	.43	.83				
TOTAL CONTRACT	18	1.25	1.20	1.00	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9997	16
AVG SQFT/RETAIL TENANT	5622	2
AVG SQFT/OFFICE WORKER	275	15
AVG % OFFICE OCCUPANCY	89.2	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	19.12	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**18**
PAYROLL	.10	4
CONTRACT	.72	18
SUP/MAT/MISC	.08	16
TRASH REMOVAL	.08	18
REPR/MAINT TOTAL	**.97**	**18**
PAYROLL	.39	14
ELEVATOR	.11	18
HVAC	.21	18
ELECTRICAL	.06	16
STRUCT/ROOF	.09	15
PLUMBING	.02	15
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.19	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**17**
ELECTRICAL	1.14	17
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.08	2
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC	**.55**	**18**
TOTAL		
RDS/GNDS TOTAL	.34	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	17
RDS/GNDS OTHER	.12	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	17
SEC PAYROLL	.26	5
SEC CONTRACTS	.18	11
SEC OTHER	.02	9
ADMIN TOTAL	**1.03**	**18**
PAYROLL	.28	14
MGMT FEES	.64	17
PROF FEES	.10	12
GEN OFC EXP	.09	18
OTHER ADM EXP	.07	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.86**	**17**
REAL ESTATE TAX	2.70	17
BUILDING INS	.15	18
PERS PROP TAX		
OTHER TAX	.05	4
LEASING EXPENSES	**2.41**	**13**
ADV/PROMOTION	.10	11
COMMISSIONS	.26	3
PROF FEES	.41	10
TENANT ALTS	2.07	11
BUY-OUTS	.25	2
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**18**
CLEANING	.10	4
REPAIR/MAINT	.39	14
RDS/GROUNDS		
SECURITY	.26	5
ADMINISTRATIVE	.28	14
TOTAL CONTRACTS	**1.25**	**18**
CLEANING	.72	18
REPAIR/MAINT	.26	10
RDS/GROUNDS	.25	17
SECURITY	.18	11
ADMINISTRATIVE	.69	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	4,207,029 SQ. FT.				4,030,632 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.87	12.30	9.03	15.78
RETAIL AREA	5	18.63	20.38	11.39	21.79				
OTHER AREA									
TOTAL RENT	12	13.88	13.39	9.04	15.42				
NET PARKING INC	6	.33	.05		.28				
MISCELLANEOUS	8	.28	.09	.02	.27				
TOTAL INCOME	12	14.20	13.47	9.14	15.96				
EXPENSE									
CLEANING	14	.95	.80	.66	1.03	.98	.83	.66	1.03
REPAIR-MAINT	14	1.14	1.09	.77	1.21	1.17	1.10	.77	1.26
UTILITIES	14	1.24	1.27	.98	1.52	1.25	1.27	1.00	1.52
RDS/GRNDS/SEC	13	.56	.42	.37	.61	.59	.42	.37	.65
ADMINISTRATIVE	14	.74	.64	.34	.72	.78	.67	.34	.76
TOTAL OPER EXP	14	4.55	3.97	3.55	4.41	4.75	3.98	3.57	4.58
FIXED EXPENSES	14	1.61	1.17	.76	1.91	1.68	1.22	.76	2.09
TOTAL OPER+FIX	14	6.16	5.22	4.53	6.58	6.43	5.25	4.53	6.60
LEASING EXP	6	.73	1.14	.23	1.63				
TOTAL PAYROLL	12	1.19	.71	.44	.99				
TOTAL CONTRACT	12	1.19	1.13	.83	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18767	10
AVG SQFT/RETAIL TENANT	2455	7
AVG SQFT/OFFICE WORKER	240	13
AVG % OFFICE OCCUPANCY	94.3	13
AVG % RETAIL OCCUPANCY	89.6	7
AVG $ RATE YR-END RENT	17.34	8
AVG NET PRKNG INC/STALL	1089.42	2
RENTABLE/GROSS SQFT	.84	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**13**	**UTILITIES TOTAL**	**1.38**	**13**	SECURITY TOTAL	.37	13	**FIXED EXP TOTAL**	**1.54**	**13**	**TOTAL PAYROLL**	**1.19**	**12**
PAYROLL	.55	6	ELECTRICAL	1.27	13	SEC PAYROLL	.05	4	REAL ESTATE TAX	1.40	13	CLEANING	.55	6
CONTRACT	.60	10	GAS	.10	8	SEC CONTRACTS	.38	12	BUILDING INS	.14	13	REPAIR/MAINT	.52	12
SUP/MAT/MISC	.13	11	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	13	PURCH STEAM			**ADMIN TOTAL**	**.67**	**13**	OTHER TAX			SECURITY	.05	4
REPR/MAINT TOTAL	**1.14**	**13**	PURCH CH WTR			PAYROLL	.44	7				ADMINISTRATIVE	.44	7
PAYROLL	.52	12	COAL			MGMT FEES	.27	11	**LEASING EXPENSES**	**.73**	**6**			
ELEVATOR	.22	13	WATER/SEWER	.06	11	PROF FEES	.09	7	ADV/PROMOTION	.08	6	**TOTAL CONTRACTS**	**1.19**	**12**
HVAC	.16	12	**RDS/GNDS/SEC**	**.56**	**13**	GEN OFC EXP	.07	8	COMMISSIONS	.02	3	CLEANING	.60	10
ELECTRICAL	.07	13	**TOTAL**			OTHER ADM EXP	.04	9	PROF FEES	.10	4	REPAIR/MAINT	.53	4
STRUCT/ROOF	.04	5	RDS/GNDS TOTAL	.24	9				TENANT ALTS	.57	6	RDS/GROUNDS	.08	8
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.38	12
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.08	8				OTHER LEASING			ADMINISTRATIVE	.34	11
OTHER MAINT/SUP	.20	11	RDS/GNDS OTHER	.31	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	234,885 SQ. FT.				234,885 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.45	9.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.45	9.03						
NET PARKING INC	3	.03							
MISCELLANEOUS	2	.08	.06						
TOTAL INCOME	3	11.53	9.18						
EXPENSE									
CLEANING	3	.82	.74			.82	.74		
REPAIR-MAINT	3	.95	.96			.95	.96		
UTILITIES	3	1.08	1.36			1.08	1.36		
RDS/GRNDS/SEC	3	.52	.39			.52	.39		
ADMINISTRATIVE	3	.39	.34			.39	.34		
TOTAL OPER EXP	3	3.76	3.77			3.76	3.77		
FIXED EXPENSES	3	.86	.75			.86	.75		
TOTAL OPER+FIX	3	4.62	4.60			4.62	4.60		
LEASING EXP	2	1.58	1.59						
TOTAL PAYROLL	2	.42	.42						
TOTAL CONTRACT	3	1.20	.98						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6083	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	3
AVG % OFFICE OCCUPANCY	87.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**3**	**UTILITIES TOTAL**	**1.08**	**3**	SECURITY TOTAL	.44	3	**FIXED EXP TOTAL**	**.86**	**3**	**TOTAL PAYROLL**	**.42**	**2**
PAYROLL			ELECTRICAL	.99	3	SEC PAYROLL			REAL ESTATE TAX	.75	3	CLEANING		
CONTRACT	.63	3	GAS	.04	2	SEC CONTRACTS	.44	3	BUILDING INS	.11	3	REPAIR/MAINT	.42	2
SUP/MAT/MISC	.12	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM			**ADMIN TOTAL**	**.39**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.95**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.42	2	COAL			MGMT FEES	.34	3	**LEASING EXPENSES**	**1.58**	**2**			
ELEVATOR	.07	3	WATER/SEWER	.07	3	PROF FEES			ADV/PROMOTION	.08	2	**TOTAL CONTRACTS**	**1.20**	**3**
HVAC	.22	3	**RDS/GNDS/SEC**	**.52**	**3**	GEN OFC EXP	.07	2	COMMISSIONS	.03	2	CLEANING	.63	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.07	3	RDS/GNDS TOTAL	.13	2				TENANT ALTS	1.41	2	RDS/GROUNDS	.13	2
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.44	3
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.13	2				OTHER LEASING			ADMINISTRATIVE	.34	3
OTHER MAINT/SUP	.18	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,290,421 SQ. FT.				2,203,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.09	12.83	8.59	15.72
RETAIL AREA	4	19.79	20.90	15.72	21.79				
OTHER AREA									
TOTAL RENT	5	13.23	13.39	8.89	15.76				
NET PARKING INC									
MISCELLANEOUS	5	.32	.14	.02	.58				
TOTAL INCOME	5	13.70	14.13	8.71	16.34				
EXPENSE									
CLEANING	5	.88	1.00	.53	1.03	.89	1.00	.53	1.03
REPAIR-MAINT	5	.89	.75	.64	1.12	.91	.75	.64	1.16
UTILITIES	5	1.14	1.13	.98	1.27	1.15	1.15	1.00	1.27
RDS/GRNDS/SEC	5	.39	.42	.18	.49	.40	.42	.19	.51
ADMINISTRATIVE	5	.62	.66	.46	.72	.64	.71	.46	.74
TOTAL OPER EXP	5	3.92	4.10	2.94	4.41	4.02	4.12	3.01	4.58
FIXED EXPENSES	5	1.64	1.34	.80	2.27	1.68	1.45	.82	2.28
TOTAL OPER + FIX	5	5.56	5.63	3.74	6.58	5.70	6.08	3.83	6.60
LEASING EXP	3	.40	.23						
TOTAL PAYROLL	5	.92	.76	.53	1.33				
TOTAL CONTRACT	4	1.07	1.03	.67	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23033	4
AVG SQFT/RETAIL TENANT	4481	4
AVG SQFT/OFFICE WORKER	319	4
AVG % OFFICE OCCUPANCY	92.0	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	18.27	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**5**	**UTILITIES TOTAL**	**1.14**	**5**	SECURITY TOTAL	.33	5	**FIXED EXP TOTAL**	**1.64**	**5**	**TOTAL PAYROLL**	**.92**	**5**
PAYROLL	.33	4	ELECTRICAL	1.06	5	SEC PAYROLL	.05	2	REAL ESTATE TAX	1.49	5	CLEANING	.33	4
CONTRACT	.54	4	GAS	.07	2	SEC CONTRACTS	.35	4	BUILDING INS	.14	5	REPAIR/MAINT	.42	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	**.62**	**5**	OTHER TAX			SECURITY	.05	2
REPR/MAINT TOTAL	**.89**	**5**	PURCH CH WTR			PAYROLL	.30	3				ADMINISTRATIVE	.30	3
PAYROLL	.42	5	COAL			MGMT FEES	.26	5	**LEASING EXPENSES**	**.40**	**3**			
ELEVATOR	.18	5	WATER/SEWER	.06	3	PROF FEES	.09	5	ADV/PROMOTION	.09	3	**TOTAL CONTRACTS**	**1.07**	**4**
HVAC	.10	4	**RDS/GNDS/SEC**	**.39**	**5**	GEN OFC EXP	.07	5	COMMISSIONS			CLEANING	.54	4
ELECTRICAL	.03	5	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.08	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.06	4				TENANT ALTS	.26	3	RDS/GROUNDS	.05	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	4
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.05	3				OTHER LEASING			ADMINISTRATIVE	.34	5
OTHER MAINT/SUP	.16	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,158,204 SQ. FT.				1,154,204 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					13.52	13.71	12.16	15.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	13.47	13.71	12.16	15.19				
NET PARKING INC									
MISCELLANEOUS	17	.21	.13	.07	.28				
TOTAL INCOME	19	13.64	13.71	12.18	15.38				
EXPENSE									
CLEANING	15	.88	.83	.72	.88	.88	.83	.72	.88
REPAIR-MAINT	19	.74	.75	.56	.82	.74	.75	.56	.82
UTILITIES	12	1.43	1.32	1.19	1.50	1.43	1.32	1.19	1.50
RDS/GRNDS/SEC	19	.28	.29	.21	.45	.29	.29	.21	.45
ADMINISTRATIVE	19	.87	.88	.52	1.07	.87	.88	.54	1.07
TOTAL OPER EXP	11	4.18	4.11	4.01	4.39	4.18	4.11	4.01	4.39
FIXED EXPENSES	18	1.40	1.23	.80	1.87	1.41	1.23	.83	1.87
TOTAL OPER + FIX	10	5.54	5.78	4.45	6.28	5.54	5.78	4.45	6.28
LEASING EXP	19	1.22	.64	.30	2.03				
TOTAL PAYROLL	17	.66	.67	.41	.69				
TOTAL CONTRACT	19	.89	.87	.73	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3811	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	16
AVG % OFFICE OCCUPANCY	86.5	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.86	17
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**15**	**UTILITIES TOTAL**	**1.43**	**12**	SECURITY TOTAL	.06	19	**FIXED EXP TOTAL**	**1.40**	**18**	**TOTAL PAYROLL**	**.66**	**17**
PAYROLL	.11	6	ELECTRICAL	1.29	12	SEC PAYROLL			REAL ESTATE TAX	1.29	18	CLEANING	.11	6
CONTRACT	.67	15	GAS	.11	11	SEC CONTRACTS	.05	19	BUILDING INS	.11	18	REPAIR/MAINT	.33	14
SUP/MAT/MISC	.07	15	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	14	PURCH STEAM			**ADMIN TOTAL**	**.87**	**19**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.74**	**19**	PURCH CH WTR			PAYROLL	.30	16				ADMINISTRATIVE	.30	16
PAYROLL	.33	14	COAL			MGMT FEES	.48	19	**LEASING EXPENSES**	**1.22**	**19**			
ELEVATOR	.08	19	WATER/SEWER	.06	12	PROF FEES	.06	8	ADV/PROMOTION	.11	17	**TOTAL CONTRACTS**	**.89**	**19**
HVAC	.17	19	**RDS/GNDS/SEC**	**.28**	**19**	GEN OFC EXP	.12	17	COMMISSIONS	.03	6	CLEANING	.67	15
ELECTRICAL	.04	19	**TOTAL**			OTHER ADM EXP	.01	16	PROF FEES	.23	17	REPAIR/MAINT	.10	10
STRUCT/ROOF	.03	17	RDS/GNDS TOTAL	.22	19				TENANT ALTS	1.04	18	RDS/GROUNDS	.21	19
PLUMBING	.01	19	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.05	19
FIRE/LIFE SFTY	.04	8	RDS/GNDS CONTR	.21	19				OTHER LEASING	.02	11	ADMINISTRATIVE	.53	19
OTHER MAINT/SUP	.14	16	RDS/GNDS OTHER	.05	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	205,537 SQ. FT.				201,537 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.80	13.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.58	13.71						
NET PARKING INC									
MISCELLANEOUS	2	.75	.64						
TOTAL INCOME	3	12.05	13.71						
EXPENSE									
CLEANING	2	.75	.75			.75	.75		
REPAIR-MAINT	3	.69	.66			.69	.66		
UTILITIES	3	1.05	1.10			1.05	1.10		
RDS/GRNDS/SEC	3	.51	.54			.52	.54		
ADMINISTRATIVE	3	.66	.52			.67	.56		
TOTAL OPER EXP	2	3.92	3.91			3.92	3.91		
FIXED EXPENSES	3	1.19	.82			1.22	.89		
TOTAL OPER + FIX	2	5.24	5.22			5.24	5.22		
LEASING EXP	3	2.73	1.72						
TOTAL PAYROLL	2	.45	.41						
TOTAL CONTRACT	3	.92	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3993	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	79.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.30	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	2	**UTILITIES TOTAL**	1.05	3	SECURITY TOTAL	.10	3	**FIXED EXP TOTAL**	1.19	3	**TOTAL PAYROLL**	.45	2
PAYROLL			ELECTRICAL	.89	3	SEC PAYROLL			REAL ESTATE TAX	1.05	3	CLEANING		
CONTRACT	.56	2	GAS	.10	3	SEC CONTRACTS	.07	3	BUILDING INS	.14	3	REPAIR/MAINT	.29	2
SUP/MAT/MISC	.13	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.69	3	PURCH CH WTR			**ADMIN TOTAL**	.66	3				ADMINISTRATIVE		
PAYROLL	.29	2	COAL			PAYROLL			**LEASING EXPENSES**	2.73	3			
ELEVATOR	.06	3	WATER/SEWER	.06	3	MGMT FEES	.46	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.92	3
HVAC	.17	3	**RDS/GNDS/SEC**	.51	3	PROF FEES	.11	2	COMMISSIONS			CLEANING	.56	2
ELECTRICAL	.05	3	**TOTAL**			GEN OFC EXP	.02	2	PROF FEES	.71	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.41	3	OTHER ADM EXP	.01	3	TENANT ALTS	2.17	3	RDS/GROUNDS	.38	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	3
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.38	3				OTHER LEASING			ADMINISTRATIVE	.55	3
OTHER MAINT/SUP	.13	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	538,098 SQ. FT.				538,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.59	14.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.59	14.17						
NET PARKING INC									
MISCELLANEOUS	2	.13	.13						
TOTAL INCOME	3	14.69	14.27						
EXPENSE									
CLEANING	3	.92	.72			.92	.72		
REPAIR-MAINT	3	.76	.82			.76	.82		
UTILITIES	3	1.62	1.58			1.62	1.58		
RDS/GRNDS/SEC	3	.24	.22			.24	.22		
ADMINISTRATIVE	3	.77	.83			.77	.83		
TOTAL OPER EXP	3	4.31	4.19			4.31	4.19		
FIXED EXPENSES	2	1.91	1.90			1.91	1.90		
TOTAL OPER + FIX	2	6.02	6.00			6.02	6.00		
LEASING EXP	3	1.06	.64						
TOTAL PAYROLL	2	.68	.68						
TOTAL CONTRACT	3	.89	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12450	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	3
AVG % OFFICE OCCUPANCY	92.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	3	**UTILITIES TOTAL**	1.62	3	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	1.91	2	**TOTAL PAYROLL**	.68	2
PAYROLL	.14	2	ELECTRICAL	1.53	3	SEC PAYROLL			REAL ESTATE TAX	1.83	2	CLEANING	.14	2
CONTRACT	.67	3	GAS	.07	2	SEC CONTRACTS	.06	3	BUILDING INS	.08	2	REPAIR/MAINT	.34	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.76	3	PURCH CH WTR			**ADMIN TOTAL**	.77	3				ADMINISTRATIVE	.20	2
PAYROLL	.34	2	COAL			PAYROLL	.20	2	**LEASING EXPENSES**	1.06	3			
ELEVATOR	.06	3	WATER/SEWER	.06	3	MGMT FEES	.48	3	ADV/PROMOTION	.15	3	**TOTAL CONTRACTS**	.89	3
HVAC	.19	3	**RDS/GNDS/SEC**	.24	3	PROF FEES	.05	3	COMMISSIONS			CLEANING	.67	3
ELECTRICAL	.03	3	**TOTAL**			GEN OFC EXP	.11	2	PROF FEES	.21	2	REPAIR/MAINT		
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.17	3	OTHER ADM EXP	.01	3	TENANT ALTS	1.00	2	RDS/GROUNDS	.16	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.16	3				OTHER LEASING			ADMINISTRATIVE	.53	3
OTHER MAINT/SUP	.14	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 25 BLDS 10,412,168 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 9,720,624 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	24					12.42	12.68	8.17	15.67
RETAIL AREA	21	12.42	11.28	6.42	18.94				
OTHER AREA	16	5.00	5.13	3.27	12.00				
TOTAL RENT	24	12.17	13.03	7.77	15.85				
NET PARKING INC	11	1.33	1.42	.33	2.44				
MISCELLANEOUS	17	1.51	1.37	.60	1.94				
TOTAL INCOME	24	14.11	14.54	9.55	18.52				
EXPENSE									
CLEANING	24	1.09	1.10	1.02	1.16	1.12	1.12	1.04	1.19
REPAIR-MAINT	25	1.33	1.09	.66	1.38	1.38	1.14	.68	1.38
UTILITIES	24	1.74	1.70	1.14	2.45	1.77	1.75	1.16	2.47
RDS/GRNDS/SEC	24	.43	.44	.28	.54	.46	.48	.29	.60
ADMINISTRATIVE	25	.94	.91	.55	1.16	1.01	.96	.60	1.24
TOTAL OPER EXP	23	5.89	5.68	4.33	6.66	6.27	5.91	4.84	6.90
FIXED EXPENSES	25	1.82	1.71	.88	2.21	1.95	1.76	.92	2.44
TOTAL OPER + FIX	23	7.95	7.89	5.15	9.39	8.46	7.96	5.86	9.90
LEASING EXP	19	.79	.14	.07	.81				
TOTAL PAYROLL	22	.98	.82	.52	1.44				
TOTAL CONTRACT	22	1.27	1.45	.52	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12778	23
AVG SQFT/RETAIL TENANT	2869	18
AVG SQFT/OFFICE WORKER	309	21
AVG % OFFICE OCCUPANCY	92.1	24
AVG % RETAIL OCCUPANCY	86.2	18
AVG $ RATE YR-END RENT	17.49	20
AVG NET PRKNG INC/STALL	1450.26	8
RENTABLE/GROSS SQFT	.88	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	21	**UTILITIES TOTAL**	1.74	21	SECURITY TOTAL	.37	21	**FIXED EXP TOTAL**	1.82	22	**TOTAL PAYROLL**	.98	22
PAYROLL	.54	8	ELECTRICAL	1.35	21	SEC PAYROLL	.25	11	REAL ESTATE TAX	1.61	22	CLEANING	.54	8
CONTRACT	.77	21	GAS	.25	13	SEC CONTRACTS	.27	19	BUILDING INS	.15	22	REPAIR/MAINT	.44	20
SUP/MAT/MISC	.07	16	FUEL OIL			SEC OTHER	.06	10	PERS PROP TAX	.07	7	RDS/GROUNDS	.18	2
TRASH REMOVAL	.07	16	PURCH STEAM	.33	8	**ADMIN TOTAL**	**.94**	**22**	OTHER TAX	.07	10	SECURITY	.25	11
REPR/MAINT TOTAL	**1.33**	**22**	PURCH CH WTR			PAYROLL	.35	19				ADMINISTRATIVE	.35	19
PAYROLL	.44	20	COAL			MGMT FEES	.39	17	**LEASING EXPENSES**	**.79**	**19**			
ELEVATOR	.24	22	WATER/SEWER	.11	21	PROF FEES	.10	18	ADV/PROMOTION	.04	17	**TOTAL CONTRACTS**	**1.27**	**22**
HVAC	.15	22	**RDS/GNDS/SEC**	**.43**	**21**	GEN OFC EXP	.13	21	COMMISSIONS	.03	9	CLEANING	.77	21
ELECTRICAL	.03	22	**TOTAL**			OTHER ADM EXP	.08	16	PROF FEES	.22	15	REPAIR/MAINT	.81	6
STRUCT/ROOF	.17	11	RDS/GNDS TOTAL	.07	16				TENANT ALTS	1.26	10	RDS/GROUNDS	.05	13
PLUMBING	.02	18	RDS/GNDS PAYRL	.18	2				BUY-OUTS			SECURITY	.27	19
FIRE/LIFE SFTY	.24	9	RDS/GNDS CONTR	.05	13				OTHER LEASING	.02	5	ADMINISTRATIVE	.43	21
OTHER MAINT/SUP	.32	19	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 5 BLDS 865,657 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 788,451 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	5					12.21	12.60	9.85	14.70
RETAIL AREA	5	8.63	10.04	6.46	17.90				
OTHER AREA	4	5.62	5.36	4.05	44.17				
TOTAL RENT	5	11.76	12.50	9.29	14.62				
NET PARKING INC									
MISCELLANEOUS	4	1.92	1.68	1.30	2.43				
TOTAL INCOME	5	13.16	14.19	9.93	16.86				
EXPENSE									
CLEANING	5	1.14	1.10	.74	1.40	1.19	1.10	.79	1.45
REPAIR-MAINT	5	.93	.80	.51	1.19	.98	.85	.67	1.20
UTILITIES	5	1.47	1.16	.88	1.95	1.49	1.17	.90	1.95
RDS/GRNDS/SEC	5	.32	.30	.22	.42	.36	.33	.23	.47
ADMINISTRATIVE	5	.78	.60	.53	1.01	.86	.80	.58	1.02
TOTAL OPER EXP	5	4.65	3.78	3.19	5.85	5.11	5.11	3.51	5.91
FIXED EXPENSES	5	1.17	1.40	.73	1.63	1.29	1.46	.86	1.77
TOTAL OPER + FIX	5	5.83	5.12	4.44	6.99	6.40	5.99	5.28	7.05
LEASING EXP	4	1.38	.52	.22	2.36				
TOTAL PAYROLL	4	.96	.70	.42	1.32				
TOTAL CONTRACT	4	1.09	1.16	.52	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5817	4
AVG SQFT/RETAIL TENANT	985	3
AVG SQFT/OFFICE WORKER	303	4
AVG % OFFICE OCCUPANCY	82.6	4
AVG % RETAIL OCCUPANCY	43.9	3
AVG $ RATE YR-END RENT	13.96	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**4**	**UTILITIES TOTAL**	**1.50**	**4**	SECURITY TOTAL	.30	4	**FIXED EXP TOTAL**	**1.14**	**4**	**TOTAL PAYROLL**	**.96**	**4**
PAYROLL			ELECTRICAL	.94	4	SEC PAYROLL	.16	3	REAL ESTATE TAX	.94	4	CLEANING		
CONTRACT	.83	4	GAS			SEC CONTRACTS	.18	4	BUILDING INS	.20	4	REPAIR/MAINT	.33	4
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM	.52	3	**ADMIN TOTAL**	**.81**	**4**	OTHER TAX			SECURITY	.16	3
REPR/MAINT TOTAL	**.95**	**4**	PURCH CH WTR			PAYROLL	.31	3				ADMINISTRATIVE	.31	3
PAYROLL	.33	4	COAL			MGMT FEES	.45	4	**LEASING EXPENSES**	**1.38**	**4**			
ELEVATOR	.17	4	WATER/SEWER	.12	4	PROF FEES	.03	3	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	**1.09**	**4**
HVAC	.07	4	**RDS/GNDS/SEC**	**.33**	**4**	GEN OFC EXP	.03	4	COMMISSIONS			CLEANING	.83	4
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES	.41	4	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.03	4				TENANT ALTS	1.35	3	RDS/GROUNDS	.03	4
PLUMBING	.03	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.03	4				OTHER LEASING			ADMINISTRATIVE	.48	4
OTHER MAINT/SUP	.14	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	4,390,656 SQ. FT.				4,063,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.82	14.77	9.68	15.67
RETAIL AREA	8	14.64	14.69	5.51	34.76				
OTHER AREA	7	6.98	7.22	4.37	15.59				
TOTAL RENT	9	12.65	14.51	9.41	16.03				
NET PARKING INC	5	1.92	2.36	.90	2.90				
MISCELLANEOUS	8	1.53	1.37	1.04	1.71				
TOTAL INCOME	9	15.08	16.52	10.49	19.82				
EXPENSE									
CLEANING	8	1.11	1.08	1.04	1.13	1.15	1.13	1.06	1.19
REPAIR-MAINT	9	1.46	1.11	.64	1.62	1.51	1.15	.67	1.65
UTILITIES	9	1.89	2.10	1.12	2.41	1.92	2.10	1.14	2.44
RDS/GRNDS/SEC	9	.41	.47	.28	.52	.45	.50	.29	.56
ADMINISTRATIVE	9	1.05	1.04	.71	1.24	1.13	1.21	.74	1.31
TOTAL OPER EXP	8	6.30	6.03	4.85	6.76	6.65	6.35	5.08	7.13
FIXED EXPENSES	9	1.98	1.81	1.04	2.76	2.14	1.87	1.14	2.85
TOTAL OPER+FIX	8	8.47	8.77	6.39	9.39	8.95	9.25	6.66	9.90
LEASING EXP	9	1.28	.50	.04	1.91				
TOTAL PAYROLL	9	.93	.81	.61	1.41				
TOTAL CONTRACT	9	1.24	1.56	.54	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8451	9
AVG SQFT/RETAIL TENANT	3379	7
AVG SQFT/OFFICE WORKER	338	8
AVG % OFFICE OCCUPANCY	91.7	9
AVG % RETAIL OCCUPANCY	89.3	7
AVG $ RATE YR-END RENT	17.18	8
AVG NET PRKNG INC/STALL	1416.21	5
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**8**
PAYROLL		
CONTRACT	.90	8
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.46**	**9**
PAYROLL	.46	9
ELEVATOR	.24	9
HVAC	.14	9
ELECTRICAL	.03	9
STRUCT/ROOF	.26	7
PLUMBING	.03	9
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.45	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**9**
ELECTRICAL	1.52	9
GAS	.23	5
FUEL OIL		
PURCH STEAM	.28	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.41**	**9**
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	9
SEC PAYROLL	.20	3
SEC CONTRACTS	.29	6
SEC OTHER	.03	4
ADMIN TOTAL	**1.05**	**9**
PAYROLL	.29	8
MGMT FEES	.42	8
PROF FEES	.09	5
GEN OFC EXP	.20	8
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.98**	**9**
REAL ESTATE TAX	1.73	9
BUILDING INS	.17	9
PERS PROP TAX	.03	2
OTHER TAX	.11	6
LEASING EXPENSES	**1.28**	**9**
ADV/PROMOTION	.04	8
COMMISSIONS	.05	5
PROF FEES	.25	7
TENANT ALTS	1.25	7
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.93**	**9**
CLEANING		
REPAIR/MAINT	.46	9
RDS/GROUNDS	.18	2
SECURITY	.20	3
ADMINISTRATIVE	.29	8
TOTAL CONTRACTS	**1.24**	**9**
CLEANING	.90	8
REPAIR/MAINT	.39	3
RDS/GROUNDS	.06	5
SECURITY	.29	8
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	4,086,599 SQ. FT.				3,911,839 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.93	14.86	11.23	15.87
RETAIL AREA	3	10.90	7.46						
OTHER AREA									
TOTAL RENT	4	12.76	14.34	10.81	15.82				
NET PARKING INC	2	1.11	1.10						
MISCELLANEOUS	4	1.46	.82		2.48				
TOTAL INCOME	4	14.69	15.78	12.84	17.51				
EXPENSE									
CLEANING	4	1.04	1.04	1.01	1.09	1.07	1.07	1.04	1.12
REPAIR-MAINT	4	1.41	1.55	.75	2.65	1.46	1.57	.77	2.75
UTILITIES	3	1.92	1.81			1.95	1.81		
RDS/GRNDS/SEC	4	.44	.44	.31	.59	.46	.46	.31	.63
ADMINISTRATIVE	4	.93	1.01	.60	1.45	.97	1.04	.63	1.54
TOTAL OPER EXP	3	6.42	6.41			6.70	6.52		
FIXED EXPENSES	4	1.97	1.73	1.29	2.67	2.06	1.83	1.35	2.78
TOTAL OPER+FIX	3	8.98	8.40			9.36	8.66		
LEASING EXP	3	.10	.09						
TOTAL PAYROLL	4	.92	.80	.38	1.35				
TOTAL CONTRACT	4	1.43	1.68	.72	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43052	4
AVG SQFT/RETAIL TENANT	3517	3
AVG SQFT/OFFICE WORKER	343	4
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY	91.6	3
AVG $ RATE YR-END RENT	18.47	4
AVG NET PRKNG INC/STALL	1557.48	2
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**4**
PAYROLL	.58	2
CONTRACT	.61	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**1.41**	**4**
PAYROLL	.50	2
ELEVATOR	.28	4
HVAC	.19	4
ELECTRICAL	.02	4
STRUCT/ROOF	.03	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.35	4
OTHER MAINT/SUP	.29	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**3**
ELECTRICAL	1.56	3
GAS	.27	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	**.44**	**4**
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	4
SEC PAYROLL	.19	2
SEC CONTRACTS	.34	3
SEC OTHER	.09	3
ADMIN TOTAL	**.93**	**4**
PAYROLL	.40	3
MGMT FEES	.34	4
PROF FEES	.13	3
GEN OFC EXP	.10	4
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**4**
REAL ESTATE TAX	1.78	4
BUILDING INS	.13	4
PERS PROP TAX	.13	2
OTHER TAX		
LEASING EXPENSES	**.10**	**3**
ADV/PROMOTION	.04	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**4**
CLEANING	.58	2
REPAIR/MAINT	.50	2
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	**1.43**	**4**
CLEANING	.61	4
REPAIR/MAINT	1.18	2
RDS/GROUNDS	.06	3
SECURITY	.34	3
ADMINISTRATIVE	.44	1

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,087,416 SQ. FT.				1,038,532 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					12.24	12.19	8.98	13.59
RETAIL AREA	3	9.16	6.36						
OTHER AREA									
TOTAL RENT	14	11.81	11.82	8.46	13.59				
NET PARKING INC	4	.25	.30	.08	.48				
MISCELLANEOUS	12	.49	.40	.03	.94				
TOTAL INCOME	14	12.32	12.02	8.96	14.51				
EXPENSE									
CLEANING	14	.88	.90	.65	1.08	.90	.90	.65	1.08
REPAIR-MAINT	14	1.05	1.09	.55	1.32	1.08	1.15	.55	1.32
UTILITIES	14	2.30	2.21	1.79	2.78	2.31	2.21	1.79	2.78
RDS/GRNDS/SEC	14	.41	.32	.18	.75	.43	.33	.18	.80
ADMINISTRATIVE	13	.78	.88	.52	1.26	.81	.94	.53	1.27
TOTAL OPER EXP	14	5.48	5.36	4.31	7.00	5.74	5.67	4.31	7.56
FIXED EXPENSES	13	1.64	1.47	1.25	1.85	1.72	1.67	1.25	1.85
TOTAL OPER + FIX	13	6.97	6.84	5.38	8.95	7.34	6.84	5.43	9.86
LEASING EXP	10	1.96	.45	.32	1.38				
TOTAL PAYROLL	13	.89	.94	.40	1.72				
TOTAL CONTRACT	14	1.11	1.19	.85	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2975	12
AVG SQFT/RETAIL TENANT	2547	4
AVG SQFT/OFFICE WORKER	309	5
AVG % OFFICE OCCUPANCY	86.1	14
AVG % RETAIL OCCUPANCY	91.9	4
AVG $ RATE YR-END RENT	14.90	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**14**	**UTILITIES TOTAL**	**2.30**	**14**	SECURITY TOTAL	.39	10	**FIXED EXP TOTAL**	**1.64**	**13**	**TOTAL PAYROLL**	**.89**	**13**
PAYROLL	.32	2	ELECTRICAL	1.95	14	SEC PAYROLL			REAL ESTATE TAX	1.50	13	CLEANING	.32	2
CONTRACT	.70	13	GAS	.25	13	SEC CONTRACTS	.44	7	BUILDING INS	.15	10	REPAIR/MAINT	.55	11
SUP/MAT/MISC	.15	10	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	14	PURCH STEAM			**ADMIN TOTAL**	**.78**	**13**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.05**	**14**	PURCH CH WTR			PAYROLL	.42	7				ADMINISTRATIVE	.42	7
PAYROLL	.55	11	COAL			MGMT FEES	.44	12	**LEASING EXPENSES**	**1.96**	**10**			
ELEVATOR	.12	14	WATER/SEWER	.11	14	PROF FEES	.05	9	ADV/PROMOTION	.11	10	**TOTAL CONTRACTS**	**1.11**	**14**
HVAC	.19	13	**RDS/GNDS/SEC**	**.41**	**14**	GEN OFC EXP	.04	10	COMMISSIONS	.03	5	CLEANING	.70	13
ELECTRICAL	.03	8	**TOTAL**			OTHER ADM EXP	.03	9	PROF FEES	.46	9	REPAIR/MAINT	.21	5
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.15	12				TENANT ALTS	1.76	7	RDS/GROUNDS	.13	12
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.44	7
FIRE/LIFE SFTY	.01	7	RDS/GNDS CONTR	.13	12				OTHER LEASING	.02	2	ADMINISTRATIVE	.48	12
OTHER MAINT/SUP	.14	14	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	216,291 SQ. FT.				215,961 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.41	13.10	7.91	17.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.40	13.10	7.91	17.73				
NET PARKING INC									
MISCELLANEOUS	8	.48	.26	.02	.92				
TOTAL INCOME	8	12.88	13.12	8.51	18.52				
EXPENSE									
CLEANING	8	1.01	1.01	.84	1.34	1.01	1.01	.84	1.34
REPAIR-MAINT	8	1.04	.92	.50	1.33	1.04	.92	.50	1.33
UTILITIES	8	2.07	2.21	1.60	2.60	2.07	2.21	1.60	2.60
RDS/GRNDS/SEC	8	.47	.31	.21	.89	.47	.31	.21	.89
ADMINISTRATIVE	7	1.15	1.02	.71	1.80	1.15	1.02	.71	1.80
TOTAL OPER EXP	8	5.99	5.67	3.95	8.24	6.00	5.67	3.97	8.24
FIXED EXPENSES	8	1.46	1.74	1.17	1.85	1.46	1.74	1.17	1.85
TOTAL OPER + FIX	8	7.46	7.44	5.12	10.06	7.47	7.44	5.15	10.06
LEASING EXP	6	.51	.45	.36	.64				
TOTAL PAYROLL	7	1.34	1.66	.74	1.95				
TOTAL CONTRACT	8	1.28	1.21	.83	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1096	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	495	2
AVG % OFFICE OCCUPANCY	84.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.85	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**8**	**UTILITIES TOTAL**	**2.07**	**8**	SECURITY TOTAL	.36	5	**FIXED EXP TOTAL**	**1.46**	**8**	**TOTAL PAYROLL**	**1.34**	**7**
PAYROLL	.32	2	ELECTRICAL	1.67	8	SEC PAYROLL			REAL ESTATE TAX	1.35	8	CLEANING	.32	2
CONTRACT	.92	7	GAS	.33	7	SEC CONTRACTS	.46	4	BUILDING INS	.18	5	REPAIR/MAINT	.77	5
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	8	PURCH STEAM			**ADMIN TOTAL**	**1.15**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.04**	**8**	PURCH CH WTR			PAYROLL	1.19	3				ADMINISTRATIVE	1.19	3
PAYROLL	.77	5	COAL			MGMT FEES	.53	6	**LEASING EXPENSES**	**.51**	**6**			
ELEVATOR	.08	8	WATER/SEWER	.09	8	PROF FEES	.13	3	ADV/PROMOTION	.02	6	**TOTAL CONTRACTS**	**1.28**	**8**
HVAC	.10	7	**RDS/GNDS/SEC**	**.47**	**8**	GEN OFC EXP	.05	4	COMMISSIONS	.02	4	CLEANING	.92	7
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP	.07	3	PROF FEES	.40	5	REPAIR/MAINT	.22	2
STRUCT/ROOF			RDS/GNDS TOTAL	.25	8				TENANT ALTS	.23	4	RDS/GROUNDS	.22	8
PLUMBING	.03	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.46	4
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.22	8				OTHER LEASING			ADMINISTRATIVE	.59	6
OTHER MAINT/SUP	.31	8	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cleveland, OH

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	871,125 SQ. FT.				822,571 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					12.20	11.17	9.81	12.54	
RETAIL AREA	2	9.23	6.41							
OTHER AREA										
TOTAL RENT	6	11.66	10.72	8.93	11.88					
NET PARKING INC	4	.25	.30	.08	.48					
MISCELLANEOUS	4	.50	.63	.19	1.00					
TOTAL INCOME	6	12.18	11.37	9.40	12.19					
EXPENSE										
CLEANING	6	.85	.68	.64	.81	.87	.68	.65	.81	
REPAIR-MAINT	6	1.06	1.09	.92	1.27	1.09	1.15	.93	1.28	
UTILITIES	6	2.36	2.28	1.81	3.33	2.37	2.29	1.81	3.33	
RDS/GRNDS/SEC	6	.40	.42	.18	.63	.42	.43	.18	.68	
ADMINISTRATIVE	6	.70	.73	.53	.88	.74	.77	.54	1.03	
TOTAL OPER EXP	6	5.36	5.33	4.57	6.82	5.67	5.67	4.57	6.86	
FIXED EXPENSES	5	1.69	1.41	1.26	2.13	1.80	1.56	1.31	2.32	
TOTAL OPER + FIX	5	6.84	6.38	5.44	8.44	7.30	6.76	5.49	9.73	
LEASING EXP	4	2.34	1.94	.29	4.78					
TOTAL PAYROLL	6	.78	.74	.52	.94					
TOTAL CONTRACT	6	1.07	1.06	.85	1.28					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5284	5
AVG SQFT/RETAIL TENANT	2824	3
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	86.5	6
AVG % RETAIL OCCUPANCY	91.8	3
AVG $ RATE YR-END RENT	14.39	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**	**UTILITIES TOTAL**	**2.36**	**6**	SECURITY TOTAL	.40	5	**FIXED EXP TOTAL**	**1.69**	**5**	**TOTAL PAYROLL**	**.78**	**6**
PAYROLL			ELECTRICAL	2.02	6	SEC PAYROLL			REAL ESTATE TAX	1.55	5	CLEANING		
CONTRACT	.65	6	GAS	.23	6	SEC CONTRACTS	.43	3	BUILDING INS	.14	5	REPAIR/MAINT	.52	6
SUP/MAT/MISC	.17	5	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.06**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.70**	**6**				ADMINISTRATIVE	.30	4
PAYROLL	.52	6	COAL			PAYROLL	.30	4	**LEASING EXPENSES**	**2.34**	**4**			
ELEVATOR	.12	6	WATER/SEWER	.12	6	MGMT FEES	.43	6	ADV/PROMOTION	.14	4	**TOTAL CONTRACTS**	**1.07**	**6**
HVAC	.21	6	**RDS/GNDS/SEC**	**.40**	**6**	PROF FEES	.04	6	COMMISSIONS			CLEANING	.65	6
ELECTRICAL	.03	5	**TOTAL**			GEN OFC EXP	.04	6	PROF FEES	.47	4	REPAIR/MAINT	.21	3
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.10	4	OTHER ADM EXP	.03	6	TENANT ALTS	2.05	3	RDS/GROUNDS	.10	4
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.43	3
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.10	4				OTHER LEASING			ADMINISTRATIVE	.46	6
OTHER MAINT/SUP	.10	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	641,203 SQ. FT.				631,498 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	7					12.44	12.33	11.52	13.55	
RETAIL AREA	2	12.27	12.48							
OTHER AREA										
TOTAL RENT	7	12.37	12.33	11.39	13.62					
NET PARKING INC										
MISCELLANEOUS	7	.14			.08					
TOTAL INCOME	7	12.85	12.44	11.98	13.62					
EXPENSE										
CLEANING	7	.62	.73	.70	.75	.63	.74	.70	.77	
REPAIR-MAINT	7	.68	.64	.60	.68	.69	.64	.61	.69	
UTILITIES	7	1.39	1.44	1.34	1.56	1.40	1.44	1.34	1.56	
RDS/GRNDS/SEC	7	.24	.08	.07	.19	.25	.08	.07	.20	
ADMINISTRATIVE	7	.84	.88	.72	1.06	.85	.92	.73	1.07	
TOTAL OPER EXP	7	3.77	3.77	3.55	4.18	3.83	3.77	3.56	4.31	
FIXED EXPENSES	6	.94	1.02	.88	1.33	.95	1.05	.88	1.33	
TOTAL OPER + FIX	6	4.74	5.09	4.64	5.58	4.82	5.09	4.64	5.92	
LEASING EXP	2	1.99	1.35							
TOTAL PAYROLL	7	.33	.18	.16	.26					
TOTAL CONTRACT	7	.94	.74	.72	.83					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6227	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	7
AVG % OFFICE OCCUPANCY	81.8	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.72	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**7**	**UTILITIES TOTAL**	**1.39**	**7**	SECURITY TOTAL	.14	7	**FIXED EXP TOTAL**	**.94**	**6**	**TOTAL PAYROLL**	**.33**	**7**
PAYROLL			ELECTRICAL	1.31	7	SEC PAYROLL			REAL ESTATE TAX	.82	6	CLEANING		
CONTRACT	.58	7	GAS			SEC CONTRACTS	.15	5	BUILDING INS	.11	6	REPAIR/MAINT	.22	7
SUP/MAT/MISC	.02	5	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	**.68**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.84**	**7**				ADMINISTRATIVE		
PAYROLL	.22	7	COAL			PAYROLL			**LEASING EXPENSES**	**1.99**	**2**			
ELEVATOR	.16	7	WATER/SEWER	.08	7	MGMT FEES	.81	7	ADV/PROMOTION			**TOTAL CONTRACTS**	**.94**	**7**
HVAC	.10	7	**RDS/GNDS/SEC**	**.24**	**7**	PROF FEES	.02	2	COMMISSIONS			CLEANING	.58	7
ELECTRICAL	.01	5	**TOTAL**			GEN OFC EXP			PROF FEES	.33	2	REPAIR/MAINT		
STRUCT/ROOF	.09	4	RDS/GNDS TOTAL	.10	7	OTHER ADM EXP	.06	5	TENANT ALTS			RDS/GROUNDS	.10	6
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	5
FIRE/LIFE SFTY	.01	5	RDS/GNDS CONTR	.10	6				OTHER LEASING			ADMINISTRATIVE	.62	7
OTHER MAINT/SUP	.14	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	117,743 SQ. FT.				115,587 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.94	12.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.00	12.33						
NET PARKING INC									
MISCELLANEOUS	3	.59	.11						
TOTAL INCOME	3	12.59	12.44						
EXPENSE									
CLEANING	3	.73	.73			.74	.74		
REPAIR-MAINT	3	.60	.56			.62	.60		
UTILITIES	3	1.45	1.44			1.45	1.44		
RDS/GRNDS/SEC	3	.12	.06			.12	.06		
ADMINISTRATIVE	3	.84	.73			.85	.73		
TOTAL OPER EXP	3	3.74	3.77			3.81	3.77		
FIXED EXPENSES	2	1.13	1.15			1.15	1.20		
TOTAL OPER+FIX	2	5.08	5.13			5.21	5.30		
LEASING EXP									
TOTAL PAYROLL	3	.23	.25						
TOTAL CONTRACT	3	.78	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3027	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	393	3
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.47	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	3
PAYROLL		
CONTRACT	.69	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.60	3
PAYROLL	.23	3
ELEVATOR	.09	3
HVAC	.11	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	3
ELECTRICAL	1.37	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	3
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER	.02	2
ADMIN TOTAL	.84	3
PAYROLL		
MGMT FEES	.73	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.13	2
REAL ESTATE TAX	1.03	2
BUILDING INS	.08	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	3
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.78	3
CLEANING	.69	3
REPAIR/MAINT		
RDS/GROUNDS	.09	2
SECURITY	.05	2
ADMINISTRATIVE	.77	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	221,120 SQ. FT.				216,370 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.59	14.08		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.47	14.08						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.47	14.09						
EXPENSE									
CLEANING	3	.75	.76			.76	.76		
REPAIR-MAINT	3	.71	.64			.72	.64		
UTILITIES	3	1.84	1.57			1.86	1.57		
RDS/GRNDS/SEC	3	.10	.08			.10	.08		
ADMINISTRATIVE	3	1.00	.92			1.02	.93		
TOTAL OPER EXP	3	4.39	4.18			4.49	4.18		
FIXED EXPENSES	3	1.12	1.12			1.14	1.18		
TOTAL OPER+FIX	3	5.51	5.51			5.63	5.51		
LEASING EXP									
TOTAL PAYROLL	3	.15	.15						
TOTAL CONTRACT	3	.73	.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6081	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	98.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.01	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3
PAYROLL		
CONTRACT	.66	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.71	3
PAYROLL	.15	3
ELEVATOR	.13	3
HVAC	.15	3
ELECTRICAL	.02	3
STRUCT/ROOF	.10	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	3
ELECTRICAL	1.71	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.09	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER	.04	2
ADMIN TOTAL	1.00	3
PAYROLL		
MGMT FEES	.91	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.12	3
REAL ESTATE TAX	1.07	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.15	3
CLEANING		
REPAIR/MAINT	.15	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.73	3
CLEANING	.66	3
REPAIR/MAINT		
RDS/GROUNDS	.05	3
SECURITY	.02	2
ADMINISTRATIVE	.91	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	4,367,969 SQ. FT.				4,133,080 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					14.37	13.80	13.20	15.95
RETAIL AREA	6	14.52	14.97	8.43	16.70				
OTHER AREA	4	13.91	9.89	3.73	19.24				
TOTAL RENT	12	14.22	13.67	13.31	15.80				
NET PARKING INC	4	.26	.36						
MISCELLANEOUS	10	.73	.27	.04	1.66				
TOTAL INCOME	12	14.99	14.77	13.43	16.57				
EXPENSE									
CLEANING	13	1.08	1.01	.73	1.10	1.10	1.03	.73	1.15
REPAIR-MAINT	13	1.65	1.47	1.12	1.84	1.70	1.54	1.14	1.92
UTILITIES	13	1.61	1.62	1.15	2.01	1.62	1.62	1.15	2.01
RDS/GRNDS/SEC	13	.57	.53	.38	.64	.60	.56	.39	.66
ADMINISTRATIVE	13	.78	.77	.59	.95	.82	.86	.62	.97
TOTAL OPER EXP	13	5.69	5.53	4.58	6.20	6.02	5.68	4.69	6.64
FIXED EXPENSES	13	1.18	.98	.93	1.43	1.25	1.03	.94	1.52
TOTAL OPER + FIX	13	6.88	6.59	5.51	7.64	7.27	6.75	5.55	8.10
LEASING EXP	11	.93	.30	.02	1.33				
TOTAL PAYROLL	13	1.89	1.16	.52	2.00				
TOTAL CONTRACT	13	.83	.93	.68	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13648	13
AVG SQFT/RETAIL TENANT	2475	8
AVG SQFT/OFFICE WORKER	210	12
AVG % OFFICE OCCUPANCY	90.1	13
AVG % RETAIL OCCUPANCY	93.1	8
AVG $ RATE YR-END RENT	13.10	6
AVG NET PRKNG INC/STALL	1116.32	3
RENTABLE/GROSS SQFT	.86	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**13**	**UTILITIES TOTAL**	**1.60**	**13**	SECURITY TOTAL	.47	13	**FIXED EXP TOTAL**	**1.18**	**13**	**TOTAL PAYROLL**	**1.89**	**13**
PAYROLL	.95	6	ELECTRICAL	1.43	13	SEC PAYROLL	.35	2	REAL ESTATE TAX	1.06	13	CLEANING	.95	6
CONTRACT	.32	13	GAS	.22	7	SEC CONTRACTS	.33	13	BUILDING INS	.14	11	REPAIR/MAINT	.84	11
SUP/MAT/MISC	.06	12	FUEL OIL	.02	3	SEC OTHER	.05	6	PERS PROP TAX			RDS/GROUNDS	.15	3
TRASH REMOVAL	.05	13	PURCH STEAM						OTHER TAX			SECURITY	.35	2
REPR/MAINT TOTAL	**1.65**	**13**	PURCH CH WTR			**ADMIN TOTAL**	**.78**	**13**				ADMINISTRATIVE	.26	13
PAYROLL	.84	11	COAL			PAYROLL	.26	13	**LEASING EXPENSES**	**.93**	**11**			
ELEVATOR	.28	13	WATER/SEWER	.08	13	MGMT FEES	.39	10	ADV/PROMOTION	.03	7	**TOTAL CONTRACTS**	**.83**	**13**
HVAC	.18	12	**RDS/GNDS/SEC**	**.57**	**13**	PROF FEES	.10	10	COMMISSIONS			CLEANING	.32	13
ELECTRICAL	.08	12	**TOTAL**			GEN OFC EXP	.13	11	PROF FEES	.34	7	REPAIR/MAINT	.49	3
STRUCT/ROOF	.10	7	RDS/GNDS TOTAL	.11	11	OTHER ADM EXP	.09	11	TENANT ALTS	2.47	3	RDS/GROUNDS	.03	9
PLUMBING	.02	9	RDS/GNDS PAYRL	.15	3				BUY-OUTS	.17	3	SECURITY	.33	13
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.03	9				OTHER LEASING	.20	5	ADMINISTRATIVE	.44	11
OTHER MAINT/SUP	.31	12	RDS/GNDS OTHER	.02	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,466,064 SQ. FT.				2,374,324 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.89	14.45	11.34	18.22
RETAIL AREA	3	11.71	9.54						
OTHER AREA	3	9.11	4.67						
TOTAL RENT	6	14.55	14.05	11.67	18.22				
NET PARKING INC									
MISCELLANEOUS	5	.80	.27	.05	2.11				
TOTAL INCOME	6	15.30	14.63	11.94	18.27				
EXPENSE									
CLEANING	6	.86	.86	.70	1.02	.87	.87	.72	1.04
REPAIR-MAINT	6	1.57	1.61	.97	1.84	1.61	1.65	1.00	1.98
UTILITIES	6	1.45	1.40	1.00	1.94	1.46	1.42	1.00	1.94
RDS/GRNDS/SEC	6	.49	.46	.39	.59	.51	.47	.41	.64
ADMINISTRATIVE	6	.77	.66	.56	.94	.80	.68	.61	.97
TOTAL OPER EXP	6	5.14	5.23	3.83	6.16	5.34	5.56	3.95	6.51
FIXED EXPENSES	6	1.01	.98	.94	1.36	1.04	1.03	1.01	1.36
TOTAL OPER + FIX	6	6.15	6.19	5.39	7.16	6.39	6.58	5.55	7.54
LEASING EXP	6	1.17	.32	.28	1.33				
TOTAL PAYROLL	6	1.46	1.44	1.03	1.98				
TOTAL CONTRACT	6	.76	.85	.49	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11625	6
AVG SQFT/RETAIL TENANT	1905	5
AVG SQFT/OFFICE WORKER	254	6
AVG % OFFICE OCCUPANCY	89.6	6
AVG % RETAIL OCCUPANCY	88.9	5
AVG $ RATE YR-END RENT	13.68	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**6**	**UTILITIES TOTAL**	**1.44**	**6**	SECURITY TOTAL	.44	6	**FIXED EXP TOTAL**	**1.01**	**6**	**TOTAL PAYROLL**	**1.46**	**6**
PAYROLL	.62	4	ELECTRICAL	1.26	6	SEC PAYROLL			REAL ESTATE TAX	.88	6	CLEANING	.62	4
CONTRACT	.33	6	GAS	.21	3	SEC CONTRACTS	.42	6	BUILDING INS	.17	5	REPAIR/MAINT	.75	6
SUP/MAT/MISC	.05	5	FUEL OIL	.03	2	SEC OTHER	.03	4	PERS PROP TAX			RDS/GROUNDS	.09	2
TRASH REMOVAL	.04	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.57**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.77**	**6**				ADMINISTRATIVE	.23	6
PAYROLL	.75	6	COAL			PAYROLL	.23	6	**LEASING EXPENSES**	**1.17**	**6**			
ELEVATOR	.29	6	WATER/SEWER	.08	6	MGMT FEES	.34	5	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**.76**	**6**
HVAC	.15	6	**RDS/GNDS/SEC**	**.49**	**6**	PROF FEES	.10	6	COMMISSIONS			CLEANING	.33	6
ELECTRICAL	.04	5	**TOTAL**			GEN OFC EXP	.07	6	PROF FEES	.41	4	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.06	5	OTHER ADM EXP	.09	6	TENANT ALTS	2.44	2	RDS/GROUNDS	.02	4
PLUMBING	.01	2	RDS/GNDS PAYRL	.09	2				BUY-OUTS	.17	3	SECURITY	.42	6
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.02	4				OTHER LEASING	.22	2	ADMINISTRATIVE	.40	6
OTHER MAINT/SUP	.32	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	974,162 SQ. FT.				974,162 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					12.90	10.81	9.02	16.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	12.90	10.81	9.02	16.52				
NET PARKING INC									
MISCELLANEOUS	7	.04	.05	.02	.06				
TOTAL INCOME	14	13.03	12.35	9.03	16.54				
EXPENSE									
CLEANING	11	.92	.94	.86	1.06	.92	.94	.86	1.06
REPAIR-MAINT	11	.96	.91	.82	1.09	.96	.91	.82	1.09
UTILITIES	12	1.43	1.39	1.20	1.81	1.43	1.39	1.20	1.81
RDS/GRNDS/SEC	14	.30	.31	.25	.35	.30	.31	.25	.35
ADMINISTRATIVE	14	.61	.48	.33	.72	.61	.48	.33	.72
TOTAL OPER EXP	9	4.22	4.36	3.90	4.96	4.22	4.36	3.90	4.96
FIXED EXPENSES	14	1.63	1.36	.89	1.87	1.63	1.30	.89	1.87
TOTAL OPER + FIX	9	5.91	5.93	5.43	6.46	5.91	5.93	5.43	6.46
LEASING EXP	8	1.41	.51	.14	.84				
TOTAL PAYROLL	10	.46	.41	.32	.63				
TOTAL CONTRACT	14	1.06	1.09	.93	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13821	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	13
AVG % OFFICE OCCUPANCY	87.0	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.62	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	11	**UTILITIES TOTAL**	1.43	12	SECURITY TOTAL	.04	8	**FIXED EXP TOTAL**	1.63	14	**TOTAL PAYROLL**	.46	10
PAYROLL			ELECTRICAL	1.25	12	SEC PAYROLL			REAL ESTATE TAX	1.49	14	CLEANING		
CONTRACT	.78	11	GAS	.17	10	SEC CONTRACTS	.04	8	BUILDING INS	.13	13	REPAIR/MAINT	.34	7
SUP/MAT/MISC	.10	8	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	10	PURCH STEAM			**ADMIN TOTAL**	.61	14	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.96	11	PURCH CH WTR			PAYROLL	.22	3				ADMINISTRATIVE	.22	3
PAYROLL	.34	7	COAL			MGMT FEES	.43	13	**LEASING EXPENSES**	1.41	8			
ELEVATOR	.06	11	WATER/SEWER	.05	12	PROF FEES	.07	6	ADV/PROMOTION	.09	3	**TOTAL CONTRACTS**	1.06	14
HVAC	.25	11	**RDS/GNDS/SEC**	.30	14	GEN OFC EXP	.03	5	COMMISSIONS	.01	3	CLEANING	.78	11
ELECTRICAL	.13	8	**TOTAL**			OTHER ADM EXP	.13	7	PROF FEES	.21	5	REPAIR/MAINT	.29	2
STRUCT/ROOF	.11	6	RDS/GNDS TOTAL	.27	14				TENANT ALTS	.89	8	RDS/GROUNDS	.23	14
PLUMBING	.04	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	8
FIRE/LIFE SFTY	.05	7	RDS/GNDS CONTR	.23	14				OTHER LEASING	.65	2	ADMINISTRATIVE	.47	13
OTHER MAINT/SUP	.20	11	RDS/GNDS OTHER	.05	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	181,331 SQ. FT.				181,331 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.60	10.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.60	10.03						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.61	10.04						
EXPENSE									
CLEANING	3	.96	.92			.96	.92		
REPAIR-MAINT	3	1.14	1.06			1.14	1.06		
UTILITIES	2	1.71	1.72			1.71	1.72		
RDS/GRNDS/SEC	3	.31	.31			.31	.31		
ADMINISTRATIVE	3	.30	.40			.30	.40		
TOTAL OPER EXP	2	4.59	4.66			4.59	4.66		
FIXED EXPENSES	3	1.24	1.25			1.24	1.25		
TOTAL OPER + FIX	2	5.99	6.08			5.99	6.08		
LEASING EXP									
TOTAL PAYROLL	3	.36	.40						
TOTAL CONTRACT	3	1.17	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14675	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	166	3
AVG % OFFICE OCCUPANCY	97.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.06	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	3	**UTILITIES TOTAL**	1.71	2	SECURITY TOTAL			**FIXED EXP TOTAL**	1.24	3	**TOTAL PAYROLL**	.36	3
PAYROLL			ELECTRICAL	1.55	2	SEC PAYROLL			REAL ESTATE TAX	1.10	3	CLEANING		
CONTRACT	.91	3	GAS			SEC CONTRACTS			BUILDING INS	.14	3	REPAIR/MAINT	.36	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	.30	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.14	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.36	3	COAL			MGMT FEES	.30	3	**LEASING EXPENSES**					
ELEVATOR	.08	3	WATER/SEWER	.04	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.17	3
HVAC	.39	3	**RDS/GNDS/SEC**	.31	3	GEN OFC EXP			COMMISSIONS			CLEANING	.91	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.31	3				TENANT ALTS			RDS/GROUNDS	.27	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.27	3				OTHER LEASING			ADMINISTRATIVE	.30	3
OTHER MAINT/SUP	.31	3	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbus, OH

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	718,295 SQ. FT.				718,295 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.98	15.20	10.81	16.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.98	15.20	10.81	16.97				
NET PARKING INC									
MISCELLANEOUS	5	.04	.05	.02	.07				
TOTAL INCOME	6	14.02	15.25	10.81	17.05				
EXPENSE									
CLEANING	6	.90	.89	.76	.99	.90	.89	.76	.99
REPAIR-MAINT	6	.91	.89	.75	1.05	.91	.89	.75	1.05
UTILITIES	5	1.39	1.28	1.14	1.68	1.39	1.28	1.14	1.68
RDS/GRNDS/SEC	6	.30	.30	.24	.33	.30	.30	.24	.33
ADMINISTRATIVE	6	.72	.61	.53	.87	.72	.61	.53	.87
TOTAL OPER EXP	5	4.10	3.91	3.82	4.51	4.10	3.91	3.82	4.51
FIXED EXPENSES	6	1.83	1.87	1.48	2.05	1.83	1.87	1.48	2.05
TOTAL OPER + FIX	5	5.90	5.94	5.19	6.53	5.90	5.94	5.19	6.53
LEASING EXP	4	1.55	.38	.14	3.37				
TOTAL PAYROLL	3	.53	.41						
TOTAL CONTRACT	6	1.03	1.03	.85	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17215	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	5
AVG % OFFICE OCCUPANCY	83.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.09	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6	**UTILITIES TOTAL**	1.39	5	SECURITY TOTAL	.03	6	**FIXED EXP TOTAL**	1.83	6	**TOTAL PAYROLL**	.53	3
PAYROLL			ELECTRICAL	1.21	5	SEC PAYROLL			REAL ESTATE TAX	1.70	6	CLEANING		
CONTRACT	.75	6	GAS	.15	4	SEC CONTRACTS	.03	6	BUILDING INS	.13	6	REPAIR/MAINT	.31	3
SUP/MAT/MISC	.09	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.91	6	PURCH CH WTR			**ADMIN TOTAL**	.72	6				ADMINISTRATIVE	.22	3
PAYROLL	.31	3	COAL			PAYROLL	.22	3	**LEASING EXPENSES**	1.55	4			
ELEVATOR	.06	6	WATER/SEWER	.06	5	MGMT FEES	.47	6	ADV/PROMOTION	.09	3	**TOTAL CONTRACTS**	1.03	6
HVAC	.21	6				PROF FEES	.08	4	COMMISSIONS	.01	3	CLEANING	.75	6
ELECTRICAL	.13	6	**RDS/GNDS/SEC**	.30	6	GEN OFC EXP	.03	5	PROF FEES	.23	4	REPAIR/MAINT		
STRUCT/ROOF	.11	5	**TOTAL**			OTHER ADM EXP	.15	3	TENANT ALTS	.94	4	RDS/GROUNDS	.22	6
PLUMBING	.04	6	RDS/GNDS TOTAL	.26	6				BUY-OUTS			SECURITY	.03	6
FIRE/LIFE SFTY	.05	6	RDS/GNDS PAYRL						OTHER LEASING	.65	2	ADMINISTRATIVE	.52	6
OTHER MAINT/SUP	.17	6	RDS/GNDS CONTR	.22	6									
			RDS/GNDS OTHER	.05	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Corpus Christi, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	220,321 SQ. FT.				213,455 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.90	6.74		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.71	6.74						
NET PARKING INC									
MISCELLANEOUS	2	.05	.05						
TOTAL INCOME	3	6.76	6.78						
EXPENSE									
CLEANING	3	.45	.42			.47	.43		
REPAIR-MAINT	3	.72	.64			.74	.64		
UTILITIES	3	1.42	1.45			1.42	1.45		
RDS/GRNDS/SEC	3	.20	.15			.20	.15		
ADMINISTRATIVE	3	.86	.83			.89	.94		
TOTAL OPER EXP	3	3.65	3.71			3.76	3.71		
FIXED EXPENSES	3	.85	.91			.88	.94		
TOTAL OPER + FIX	3	4.50	4.65			4.64	4.65		
LEASING EXP	3	1.01	1.27						
TOTAL PAYROLL	3	.53	.42						
TOTAL CONTRACT	3	.51	.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1445	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	3
AVG % OFFICE OCCUPANCY	61.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.47	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.45	3	**UTILITIES TOTAL**	1.42	3	SECURITY TOTAL	.02	3	**FIXED EXP TOTAL**	.85	3	**TOTAL PAYROLL**	.53	3
PAYROLL			ELECTRICAL	1.35	3	SEC PAYROLL			REAL ESTATE TAX	.69	3	CLEANING		
CONTRACT	.36	3	GAS			SEC CONTRACTS	.02	3	BUILDING INS	.16	3	REPAIR/MAINT	.24	3
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.72	3	PURCH CH WTR			**ADMIN TOTAL**	.96	3				ADMINISTRATIVE	.37	2
PAYROLL	.24	3	COAL			PAYROLL	.37	2	**LEASING EXPENSES**	1.01	3			
ELEVATOR	.06	3	WATER/SEWER	.05	3	MGMT FEES	.41	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	.51	3
HVAC	.13	3				PROF FEES	.03	3	COMMISSIONS			CLEANING	.36	3
ELECTRICAL	.04	3	**RDS/GNDS/SEC**	.20	3	GEN OFC EXP	.11	3	PROF FEES	.29	3	REPAIR/MAINT		
STRUCT/ROOF	.02	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.51	3	RDS/GROUNDS	.11	3
PLUMBING	.02	3	RDS/GNDS TOTAL	.18	3				BUY-OUTS			SECURITY	.02	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.44	3
OTHER MAINT/SUP	.22	3	RDS/GNDS CONTR	.11	3									
			RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
	28 BLDS	15,609,346 SQ. FT.				15,263,104 SQ. FT.			
OFFICE AREA	23					16.70	10.48	7.47	18.09
RETAIL AREA	11	13.09	11.97	8.01	15.29				
OTHER AREA									
TOTAL RENT	25	16.08	10.57	7.47	16.75				
NET PARKING INC	15	.59	.51	.14	.80				
MISCELLANEOUS	18	.17	.07	.02	.23				
TOTAL INCOME	25	16.63	10.93	7.69	18.19				
EXPENSE									
CLEANING	28	.76	.71	.61	.78	.77	.72	.62	.81
REPAIR-MAINT	28	.98	.86	.78	1.28	1.00	.86	.79	1.30
UTILITIES	28	1.37	1.42	1.25	1.64	1.38	1.42	1.26	1.68
RDS/GRNDS/SEC	26	.45	.35	.25	.45	.46	.35	.27	.46
ADMINISTRATIVE	28	.84	.86	.68	1.11	.86	.87	.69	1.19
TOTAL OPER EXP	28	4.39	4.51	3.77	4.94	4.49	4.63	3.91	5.01
FIXED EXPENSES	28	1.94	1.38	.80	2.02	1.98	1.57	.84	2.08
TOTAL OPER+FIX	28	6.33	6.06	5.04	6.56	6.47	6.06	5.10	6.88
LEASING EXP	18	2.38	.60	.10	3.78				
TOTAL PAYROLL	27	.88	.71	.50	1.15				
TOTAL CONTRACT	28	1.05	.90	.68	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17350	27
AVG SQFT/RETAIL TENANT	2701	14
AVG SQFT/OFFICE WORKER	354	24
AVG % OFFICE OCCUPANCY	83.7	27
AVG % RETAIL OCCUPANCY	81.8	14
AVG $ RATE YR-END RENT	18.52	23
AVG NET PRKNG INC/STALL	480.75	12
RENTABLE/GROSS SQFT	.89	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**28**
PAYROLL	.31	8
CONTRACT	.58	28
SUP/MAT/MISC	.04	21
TRASH REMOVAL	.04	28
REPR/MAINT TOTAL	**.98**	**28**
PAYROLL	.35	22
ELEVATOR	.25	28
HVAC	.11	28
ELECTRICAL	.06	26
STRUCT/ROOF	.07	18
PLUMBING	.02	26
FIRE/LIFE SFTY	.01	23
OTHER MAINT/SUP	.19	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.37**	**28**
ELECTRICAL	1.30	28
GAS	.09	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	25
RDS/GNDS/SEC	**.45**	**26**
TOTAL		
RDS/GNDS TOTAL	.09	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	25
RDS/GNDS OTHER	.02	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	24
SEC PAYROLL	.38	7
SEC CONTRACTS	.22	19
SEC OTHER	.02	11
ADMIN TOTAL	**.84**	**28**
PAYROLL	.29	25
MGMT FEES	.40	26
PROF FEES	.12	18
GEN OFC EXP	.09	23
OTHER ADM EXP	.04	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.94**	**28**
REAL ESTATE TAX	1.81	28
BUILDING INS	.12	26
PERS PROP TAX		
OTHER TAX	.01	8
LEASING EXPENSES	**2.38**	**18**
ADV/PROMOTION	.05	16
COMMISSIONS	.07	8
PROF FEES	.40	11
TENANT ALTS	2.00	15
BUY-OUTS		
OTHER LEASING	.21	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**27**
CLEANING	.31	8
REPAIR/MAINT	.35	22
RDS/GROUNDS		
SECURITY	.38	7
ADMINISTRATIVE	.29	25
TOTAL CONTRACTS	**1.05**	**28**
CLEANING	.58	28
REPAIR/MAINT	.32	13
RDS/GROUNDS	.07	25
SECURITY	.22	19
ADMINISTRATIVE	.47	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
	8 BLDS	1,392,850 SQ. FT.				1,346,063 SQ. FT.			
OFFICE AREA	7					10.17	8.11	6.09	10.57
RETAIL AREA	5	9.82	8.30	7.21	12.64				
OTHER AREA									
TOTAL RENT	7	10.26	8.51	6.15	10.50				
NET PARKING INC	4	.52	.57	.29	.65				
MISCELLANEOUS	6	.25	.15	.05	.44				
TOTAL INCOME	7	10.67	8.68	6.54	11.33				
EXPENSE									
CLEANING	8	.65	.67	.59	.71	.67	.67	.59	.74
REPAIR-MAINT	8	.99	1.09	.73	1.36	1.02	1.12	.73	1.45
UTILITIES	8	1.51	1.39	1.25	1.62	1.53	1.39	1.26	1.70
RDS/GRNDS/SEC	7	.35	.36	.21	.41	.36	.37	.23	.42
ADMINISTRATIVE	8	.98	.94	.85	1.10	1.01	.96	.87	1.25
TOTAL OPER EXP	8	4.45	4.60	4.13	4.87	4.60	4.78	4.23	4.99
FIXED EXPENSES	8	1.23	1.03	.66	1.56	1.27	1.07	.67	1.70
TOTAL OPER+FIX	8	5.68	5.52	5.12	6.32	5.88	5.84	5.19	6.56
LEASING EXP	7	1.18	.58	.43	1.24				
TOTAL PAYROLL	7	.91	.74	.66	1.23				
TOTAL CONTRACT	8	.94	.88	.47	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7596	8
AVG SQFT/RETAIL TENANT	2643	6
AVG SQFT/OFFICE WORKER	307	8
AVG % OFFICE OCCUPANCY	79.0	8
AVG % RETAIL OCCUPANCY	70.4	6
AVG $ RATE YR-END RENT	11.89	7
AVG NET PRKNG INC/STALL	931.34	3
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**8**
PAYROLL	.36	3
CONTRACT	.42	8
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.07	8
REPR/MAINT TOTAL	**.99**	**8**
PAYROLL	.39	4
ELEVATOR	.15	8
HVAC	.17	8
ELECTRICAL	.03	8
STRUCT/ROOF	.09	6
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.36	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**8**
ELECTRICAL	1.40	8
GAS	.11	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC	**.35**	**7**
TOTAL		
RDS/GNDS TOTAL	.12	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	7
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	7
SEC PAYROLL		
SEC CONTRACTS	.22	6
SEC OTHER	.01	2
ADMIN TOTAL	**.98**	**8**
PAYROLL	.51	7
MGMT FEES	.42	7
PROF FEES	.08	6
GEN OFC EXP	.13	5
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.23**	**8**
REAL ESTATE TAX	1.12	8
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.18**	**7**
ADV/PROMOTION	.05	6
COMMISSIONS	.12	2
PROF FEES	.53	3
TENANT ALTS	1.12	6
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.91**	**7**
CLEANING	.36	3
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	7
TOTAL CONTRACTS	**.94**	**8**
CLEANING	.42	8
REPAIR/MAINT	.46	4
RDS/GROUNDS	.09	7
SECURITY	.22	6
ADMINISTRATIVE	.43	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,566,899 SQ. FT.				1,548,044 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.62	8.56		
RETAIL AREA	2	13.25	11.96						
OTHER AREA									
TOTAL RENT	3	9.17	9.95						
NET PARKING INC	3	.54	.12						
MISCELLANEOUS	3	.11	.04						
TOTAL INCOME	3	9.33	10.22						
EXPENSE									
CLEANING	4	.63	.64	.55	.71	.64	.65	.56	.71
REPAIR-MAINT	4	.98	.98	.69	1.26	.99	.99	.70	1.27
UTILITIES	4	1.60	1.52	1.31	1.93	1.60	1.52	1.31	1.93
RDS/GRNDS/SEC	3	.33	.34			.33	.34		
ADMINISTRATIVE	4	.87	.85	.74	.99	.88	.86	.74	1.01
TOTAL OPER EXP	4	4.34	4.21	3.66	5.01	4.39	4.26	3.71	5.06
FIXED EXPENSES	4	.86	.80	.54	1.18	.87	.82	.55	1.19
TOTAL OPER+FIX	4	5.21	5.00	4.67	5.73	5.27	5.00	4.72	5.80
LEASING EXP	3	2.95	2.82						
TOTAL PAYROLL	4	.79	.67	.57	.99				
TOTAL CONTRACT	4	.85	.77	.67	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16086	4
AVG SQFT/RETAIL TENANT	3332	3
AVG SQFT/OFFICE WORKER	273	4
AVG % OFFICE OCCUPANCY	86.2	4
AVG % RETAIL OCCUPANCY	92.4	3
AVG $ RATE YR-END RENT	13.65	3
AVG NET PRKNG INC/STALL	654.89	2
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**4**	**UTILITIES TOTAL**	**1.60**	**4**	SECURITY TOTAL	.26	3	**FIXED EXP TOTAL**	**.96**	**4**	**TOTAL PAYROLL**	**.79**	**4**
PAYROLL	.09	2	ELECTRICAL	1.48	4	SEC PAYROLL			REAL ESTATE TAX	.78	4	CLEANING	.09	2
CONTRACT	.53	4	GAS	.07	2	SEC CONTRACTS	.20	2	BUILDING INS	.09	3	REPAIR/MAINT	.36	2
SUP/MAT/MISC	.02	2	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**.87**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.98**	**4**	PURCH CH WTR			PAYROLL	.46	4				ADMINISTRATIVE	.46	4
PAYROLL	.36	2	COAL			MGMT FEES	.30	3	**LEASING EXPENSES**	**2.95**	**3**			
ELEVATOR	.22	4	WATER/SEWER	.08	4	PROF FEES	.12	3	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	**.85**	**4**
HVAC	.13	4	**RDS/GNDS/SEC**	**.33**	**3**	GEN OFC EXP	.10	3	COMMISSIONS	.18	2	CLEANING	.53	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.03	2	PROF FEES	.91	2	REPAIR/MAINT	.36	2
STRUCT/ROOF			RDS/GNDS TOTAL	.07	3				TENANT ALTS	3.05	2	RDS/GROUNDS	.10	2
PLUMBING	.04	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	2
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.10	2				OTHER LEASING	.07	2	ADMINISTRATIVE	.32	4
OTHER MAINT/SUP	.32	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	12,369,415 SQ. FT.				12,088,814 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.33	19.42	15.50	21.27
RETAIL AREA	4	14.18	15.55	10.82	17.31				
OTHER AREA									
TOTAL RENT	8	17.66	17.90	13.17	21.18				
NET PARKING INC	6	.60	.61	.36	.83				
MISCELLANEOUS	8	.17	.07	.01	.16				
TOTAL INCOME	8	18.27	18.63	14.00	21.56				
EXPENSE									
CLEANING	9	.79	.82	.66	.99	.81	.82	.66	1.03
REPAIR-MAINT	9	.98	.86	.79	1.17	1.01	.86	.81	1.21
UTILITIES	9	1.32	1.37	1.11	1.51	1.33	1.37	1.11	1.51
RDS/GRNDS/SEC	9	.48	.45	.29	.60	.49	.46	.30	.62
ADMINISTRATIVE	9	.82	.70	.62	1.02	.84	.75	.65	1.04
TOTAL OPER EXP	9	4.40	4.45	3.78	4.94	4.50	4.56	3.96	5.12
FIXED EXPENSES	9	2.17	2.37	1.82	2.44	2.22	2.43	1.88	2.48
TOTAL OPER+FIX	9	6.57	6.60	5.80	7.10	6.72	6.87	6.06	7.26
LEASING EXP	6	2.49	.58	.09	5.46				
TOTAL PAYROLL	9	.90	.63	.50	1.17				
TOTAL CONTRACT	9	1.09	1.17	.79	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24145	8
AVG SQFT/RETAIL TENANT	2568	5
AVG SQFT/OFFICE WORKER	387	6
AVG % OFFICE OCCUPANCY	83.7	8
AVG % RETAIL OCCUPANCY	82.9	5
AVG $ RATE YR-END RENT	20.01	8
AVG NET PRKNG INC/STALL	452.38	6
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**9**	**UTILITIES TOTAL**	**1.32**	**9**	SECURITY TOTAL	.39	9	**FIXED EXP TOTAL**	**2.17**	**9**	**TOTAL PAYROLL**	**.90**	**9**
PAYROLL	.35	3	ELECTRICAL	1.26	9	SEC PAYROLL	.38	5	REAL ESTATE TAX	2.04	9	CLEANING	.35	3
CONTRACT	.61	9	GAS			SEC CONTRACTS	.22	6	BUILDING INS	.12	9	REPAIR/MAINT	.35	9
SUP/MAT/MISC	.04	8	FUEL OIL			SEC OTHER	.02	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	9	PURCH STEAM			**ADMIN TOTAL**	**.82**	**9**	OTHER TAX	.01	5	SECURITY	.38	5
REPR/MAINT TOTAL	**.98**	**9**	PURCH CH WTR			PAYROLL	.24	8				ADMINISTRATIVE	.24	8
PAYROLL	.35	9	COAL			MGMT FEES	.41	9	**LEASING EXPENSES**	**2.49**	**6**			
ELEVATOR	.26	9	WATER/SEWER	.06	8	PROF FEES	.13	7	ADV/PROMOTION	.05	6	**TOTAL CONTRACTS**	**1.09**	**9**
HVAC	.10	9	**RDS/GNDS/SEC**	**.48**	**9**	GEN OFC EXP	.08	9	COMMISSIONS	.04	3	CLEANING	.61	9
ELECTRICAL	.07	8	**TOTAL**			OTHER ADM EXP	.03	7	PROF FEES	.32	4	REPAIR/MAINT	.31	7
STRUCT/ROOF	.07	7	RDS/GNDS TOTAL	.09	9				TENANT ALTS	1.99	6	RDS/GROUNDS	.06	9
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	6
FIRE/LIFE SFTY	.01	7	RDS/GNDS CONTR	.06	9				OTHER LEASING	.24	5	ADMINISTRATIVE	.49	9
OTHER MAINT/SUP	.15	8	RDS/GNDS OTHER	.02	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
TOTAL BUILDING RENTABLE AREA	194 BLDS		27,278,130 SQ. FT.		
OFFICE AREA	187				
RETAIL AREA	20	9.69	9.47	7.22	12.08
OTHER AREA	4	34.47	24.85		
TOTAL RENT	188	10.57	9.18	7.19	11.56
NET PARKING INC	61	.29	.13	.06	.29
MISCELLANEOUS	155	.55	.14	.03	.32
TOTAL INCOME	188	11.18	9.43	7.47	12.24
EXPENSE					
CLEANING	177	.67	.66	.55	.73
REPAIR-MAINT	191	.84	.78	.60	.97
UTILITIES	189	1.52	1.45	1.25	1.69
RDS/GRNDS/SEC	194	.44	.40	.31	.54
ADMINISTRATIVE	193	.89	.84	.64	1.09
TOTAL OPER EXP	175	4.38	4.32	3.94	4.74
FIXED EXPENSES	190	1.39	1.19	.98	1.43
TOTAL OPER + FIX	172	5.79	5.56	5.05	6.19
LEASING EXP	168	1.54	.86	.32	1.64
TOTAL PAYROLL	181	.68	.63	.48	.81
TOTAL CONTRACT	187	.98	1.01	.78	1.19

	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
TOTAL OFFICE RENTABLE AREA	27,083,809 SQ. FT.				
		10.48	9.10	7.25	11.46

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5981	148
AVG SQFT/RETAIL TENANT	2067	23
AVG SQFT/OFFICE WORKER	295	128
AVG % OFFICE OCCUPANCY	84.3	153
AVG % RETAIL OCCUPANCY	89.2	23
AVG $ RATE YR-END RENT	13.11	146
AVG NET PRKNG INC/STALL	86.96	32
RENTABLE/GROSS SQFT	.95	155

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	173
PAYROLL	.17	22
CONTRACT	.56	172
SUP/MAT/MISC	.05	120
TRASH REMOVAL	.04	169
REPR/MAINT TOTAL	.83	185
PAYROLL	.29	152
ELEVATOR	.15	156
HVAC	.14	183
ELECTRICAL	.05	179
STRUCT/ROOF	.05	143
PLUMBING	.02	171
FIRE/LIFE SFTY	.02	89
OTHER MAINT/SUP	.19	174

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	182
ELECTRICAL	1.40	182
GAS	.08	41
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.19	33
COAL		
WATER/SEWER	.08	149
RDS/GNDS/SEC TOTAL	.44	184
RDS/GNDS TOTAL	.20	184
RDS/GNDS PAYRL	.06	14
RDS/GNDS CONTR	.15	180
RDS/GNDS OTHER	.07	123

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	180
SEC PAYROLL	.25	16
SEC CONTRACTS	.20	162
SEC OTHER	.02	64
ADMIN TOTAL	.90	183
PAYROLL	.35	162
MGMT FEES	.33	180
PROF FEES	.09	134
GEN OFC EXP	.10	160
OTHER ADM EXP	.07	134

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	180
REAL ESTATE TAX	1.27	180
BUILDING INS	.11	170
PERS PROP TAX	.01	43
OTHER TAX	.08	27
LEASING EXPENSES	1.54	168
ADV/PROMOTION	.07	152
COMMISSIONS	.07	48
PROF FEES	.39	148
TENANT ALTS	1.23	140
BUY-OUTS	.31	14
OTHER LEASING	.20	36

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	181
CLEANING	.17	22
REPAIR/MAINT	.29	152
RDS/GROUNDS	.06	14
SECURITY	.25	16
ADMINISTRATIVE	.35	162
TOTAL CONTRACTS	.98	187
CLEANING	.56	172
REPAIR/MAINT	.29	49
RDS/GROUNDS	.15	180
SECURITY	.20	162
ADMINISTRATIVE	.42	182

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
TOTAL BUILDING RENTABLE AREA	10 BLDS		406,892 SQ. FT.		
OFFICE AREA	10				
RETAIL AREA					
OTHER AREA					
TOTAL RENT	10	7.92	8.16	4.87	9.43
NET PARKING INC					
MISCELLANEOUS	6	.09	.03	.02	.07
TOTAL INCOME	10	7.97	8.39	4.87	9.43
EXPENSE					
CLEANING	9	.56	.51	.44	.66
REPAIR-MAINT	10	.96	.82	.45	1.53
UTILITIES	10	1.42	1.38	.93	1.84
RDS/GRNDS/SEC	10	.35	.37	.26	.48
ADMINISTRATIVE	10	.92	.81	.63	1.04
TOTAL OPER EXP	9	4.27	4.21	3.22	5.23
FIXED EXPENSES	8	1.33	1.32	1.01	1.46
TOTAL OPER + FIX	7	6.14	5.45	5.32	7.09
LEASING EXP	10	.63	.53	.11	1.21
TOTAL PAYROLL	10	.61	.51	.37	.67
TOTAL CONTRACT	10	.93	.88	.72	1.00

	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
TOTAL OFFICE RENTABLE AREA	406,892 SQ. FT.				
		7.92	8.16	4.87	9.43

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3437	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	347	6
AVG % OFFICE OCCUPANCY	78.7	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.03	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	9
PAYROLL		
CONTRACT	.49	9
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.02	9
PAYROLL	.36	7
ELEVATOR	.09	8
HVAC	.29	9
ELECTRICAL	.03	9
STRUCT/ROOF	.02	4
PLUMBING	.02	9
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.28	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	8
ELECTRICAL	1.28	8
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.35	10
RDS/GNDS TOTAL	.18	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	10
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	7
SEC PAYROLL		
SEC CONTRACTS	.22	7
SEC OTHER	.02	2
ADMIN TOTAL	.92	10
PAYROLL	.35	10
MGMT FEES	.33	10
PROF FEES	.17	7
GEN OFC EXP	.12	10
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	8
REAL ESTATE TAX	1.20	8
BUILDING INS	.13	9
PERS PROP TAX	.38	2
OTHER TAX		
LEASING EXPENSES	.63	10
ADV/PROMOTION	.07	10
COMMISSIONS	.05	5
PROF FEES	.27	8
TENANT ALTS	.55	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	10
CLEANING		
REPAIR/MAINT	.36	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	10
TOTAL CONTRACTS	.53	10
CLEANING	.49	9
REPAIR/MAINT	.06	5
RDS/GROUNDS	.15	10
SECURITY	.22	7
ADMINISTRATIVE	.44	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,415,697 SQ. FT.				1,415,697 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					8.03	8.15	6.18	9.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	8.10	8.15	6.18	9.44				
NET PARKING INC	2	.07	.07						
MISCELLANEOUS	13	.68	.18	.12	.47				
TOTAL INCOME	17	8.64	8.57	6.64	9.89				
EXPENSE									
CLEANING	17	.60	.60	.55	.65	.60	.60	.55	.65
REPAIR-MAINT	17	.82	.73	.56	.99	.82	.73	.56	.99
UTILITIES	17	1.51	1.48	1.36	1.63	1.51	1.48	1.36	1.63
RDS/GRNDS/SEC	17	.42	.41	.26	.54	.42	.41	.26	.54
ADMINISTRATIVE	16	.86	.73	.53	.96	.86	.73	.53	.96
TOTAL OPER EXP	17	4.39	4.05	3.50	4.70	4.39	4.05	3.50	4.70
FIXED EXPENSES	16	.96	.96	.74	1.20	.96	.96	.74	1.20
TOTAL OPER+FIX	16	5.41	5.11	4.53	5.61	5.41	5.11	4.53	5.61
LEASING EXP	15	1.95	1.12	.43	3.20				
TOTAL PAYROLL	15	.65	.44	.34	.70				
TOTAL CONTRACT	15	1.00	.92	.81	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3085	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	11
AVG % OFFICE OCCUPANCY	78.2	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.40	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	15	**UTILITIES TOTAL**	1.51	14	SECURITY TOTAL	.14	15	**FIXED EXP TOTAL**	.99	14	**TOTAL PAYROLL**	.65	15
PAYROLL			ELECTRICAL	1.44	14	SEC PAYROLL			REAL ESTATE TAX	.88	14	CLEANING		
CONTRACT	.54	15	GAS			SEC CONTRACTS	.12	14	BUILDING INS	.11	14	REPAIR/MAINT	.31	12
SUP/MAT/MISC	.06	8	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	15	PURCH STEAM			**ADMIN TOTAL**	.88	14	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.86	15	PURCH CH WTR	.08	3	PAYROLL	.31	13	**LEASING EXPENSES**	1.95	15	ADMINISTRATIVE	.31	13
PAYROLL	.31	12	COAL			MGMT FEES	.38	14	ADV/PROMOTION	.10	15	**TOTAL CONTRACTS**	1.00	15
ELEVATOR	.09	15	WATER/SEWER	.07	11	PROF FEES	.10	10	COMMISSIONS			CLEANING	.54	15
HVAC	.23	15	**RDS/GNDS/SEC**	.43	15	GEN OFC EXP	.12	11	PROF FEES	.51	13	REPAIR/MAINT	.17	6
ELECTRICAL	.05	14	**TOTAL**			OTHER ADM EXP	.06	10	TENANT ALTS	1.61	12	RDS/GROUNDS	.22	14
STRUCT/ROOF	.09	8	RDS/GNDS TOTAL	.29	15				BUY-OUTS			SECURITY	.12	14
PLUMBING	.03	11	RDS/GNDS PAYRL						OTHER LEASING	.18	5	ADMINISTRATIVE	.43	14
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.22	14									
OTHER MAINT/SUP	.19	14	RDS/GNDS OTHER	.13	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS	9,388,684 SQ. FT.				9,348,480 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	48					9.69	9.41	7.55	10.85
RETAIL AREA	2	9.84	9.98						
OTHER AREA									
TOTAL RENT	48	9.67	9.41	7.56	10.85				
NET PARKING INC	22	.28	.10	.05	.21				
MISCELLANEOUS	42	.76	.09	.02	.21				
TOTAL INCOME	48	10.44	9.76	7.85	11.34				
EXPENSE									
CLEANING	50	.64	.66	.54	.73	.64	.66	.54	.73
REPAIR-MAINT	52	.76	.73	.61	.88	.77	.73	.61	.89
UTILITIES	52	1.41	1.40	1.20	1.67	1.41	1.40	1.20	1.67
RDS/GRNDS/SEC	52	.45	.45	.32	.57	.45	.45	.32	.57
ADMINISTRATIVE	52	.96	.91	.69	1.09	.96	.92	.70	1.09
TOTAL OPER EXP	50	4.21	4.18	3.81	4.67	4.23	4.18	3.81	4.67
FIXED EXPENSES	5	1.17	1.18	1.05	1.35	1.17	1.18	1.05	1.37
TOTAL OPER+FIX	50	5.37	5.39	4.86	5.91	5.40	5.39	4.86	5.92
LEASING EXP	44	1.37	.77	.24	1.93				
TOTAL PAYROLL	52	.65	.62	.52	.77				
TOTAL CONTRACT	52	1.05	1.04	.90	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5657	46
AVG SQFT/RETAIL TENANT	3148	5
AVG SQFT/OFFICE WORKER	268	35
AVG % OFFICE OCCUPANCY	83.4	46
AVG % RETAIL OCCUPANCY	98.4	5
AVG $ RATE YR-END RENT	12.06	42
AVG NET PRKNG INC/STALL	77.26	14
RENTABLE/GROSS SQFT	.97	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	50	**UTILITIES TOTAL**	1.41	52	SECURITY TOTAL	.26	51	**FIXED EXP TOTAL**	1.17	51	**TOTAL PAYROLL**	.65	52
PAYROLL	.12	8	ELECTRICAL	1.32	52	SEC PAYROLL	.31	2	REAL ESTATE TAX	1.07	51	CLEANING	.12	8
CONTRACT	.57	49	GAS	.05	4	SEC CONTRACTS	.26	46	BUILDING INS	.10	47	REPAIR/MAINT	.26	41
SUP/MAT/MISC	.04	33	FUEL OIL			SEC OTHER	.03	21	PERS PROP TAX			RDS/GROUNDS	.06	8
TRASH REMOVAL	.03	47	PURCH STEAM			**ADMIN TOTAL**	.96	52	OTHER TAX	.05	10	SECURITY	.31	2
REPR/MAINT TOTAL	.76	52	PURCH CH WTR	.07	6	PAYROLL	.41	51	**LEASING EXPENSES**	1.37	44	ADMINISTRATIVE	.41	51
PAYROLL	.26	41	COAL			MGMT FEES	.36	51	ADV/PROMOTION	.07	41	**TOTAL CONTRACTS**	1.05	52
ELEVATOR	.10	52	WATER/SEWER	.08	46	PROF FEES	.08	40	COMMISSIONS	.06	15	CLEANING	.57	49
HVAC	.14	52	**RDS/GNDS/SEC**	.45	52	GEN OFC EXP	.11	50	PROF FEES	.37	39	REPAIR/MAINT	.22	17
ELECTRICAL	.06	51	**TOTAL**			OTHER ADM EXP	.05	39	TENANT ALTS	1.04	36	RDS/GROUNDS	.16	50
STRUCT/ROOF	.05	39	RDS/GNDS TOTAL	.20	52				BUY-OUTS	.15	6	SECURITY	.26	46
PLUMBING	.01	49	RDS/GNDS PAYRL	.06	8				OTHER LEASING	.08	12	ADMINISTRATIVE	.41	51
FIRE/LIFE SFTY	.04	30	RDS/GNDS CONTR	.16	50									
OTHER MAINT/SUP	.18	52	RDS/GNDS OTHER	.05	36									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dallas, TX

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	8,203,364 SQ. FT.				8,146,916 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					13.34	14.36	11.49	15.54
RETAIL AREA	3	8.42	8.25						
OTHER AREA									
TOTAL RENT	19	13.35	14.26	11.46	15.44				
NET PARKING INC	11	.46	.32	.18	.59				
MISCELLANEOUS	16	.33	.25	.17	.48				
TOTAL INCOME	19	13.90	14.58	11.97	16.52				
EXPENSE									
CLEANING	19	.73	.72	.68	.76	.73	.72	.68	.77
REPAIR-MAINT	19	.86	.86	.76	1.00	.87	.87	.76	1.00
UTILITIES	19	1.40	1.34	1.18	1.52	1.41	1.34	1.19	1.53
RDS/GRNDS/SEC	19	.44	.38	.36	.54	.45	.38	.37	.55
ADMINISTRATIVE	19	.89	.77	.67	1.15	.90	.77	.68	1.18
TOTAL OPER EXP	19	4.33	4.38	4.04	4.58	4.36	4.38	4.06	4.58
FIXED EXPENSES	19	1.67	1.66	1.51	1.84	1.68	1.66	1.53	1.87
TOTAL OPER+FIX	19	6.00	6.07	5.53	6.26	6.04	6.07	5.53	6.34
LEASING EXP	14	1.26	1.26	.46	1.52				
TOTAL PAYROLL	18	.70	.66	.50	.81				
TOTAL CONTRACT	19	.94	.95	.65	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9156	13
AVG SQFT/RETAIL TENANT	1876	3
AVG SQFT/OFFICE WORKER	303	10
AVG % OFFICE OCCUPANCY	87.1	13
AVG % RETAIL OCCUPANCY	86.5	3
AVG $ RATE YR-END RENT	14.70	16
AVG NET PRKNG INC/STALL	101.27	9
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	19	**UTILITIES TOTAL**	1.41	19	SECURITY TOTAL	.26	18	**FIXED EXP TOTAL**	1.64	18	**TOTAL PAYROLL**	.70	18
PAYROLL	.20	8	ELECTRICAL	1.26	19	SEC PAYROLL	.26	5	REAL ESTATE TAX	1.51	18	CLEANING	.20	8
CONTRACT	.56	19	GAS	.02	2	SEC CONTRACTS	.17	18	BUILDING INS	.13	18	REPAIR/MAINT	.28	15
SUP/MAT/MISC	.05	16	FUEL OIL			SEC OTHER	.01	6	PERS PROP TAX			RDS/GROUNDS	.07	3
TRASH REMOVAL	.04	19	PURCH STEAM			**ADMIN TOTAL**	**.90**	18	OTHER TAX	.01	2	SECURITY	.26	5
REPR/MAINT TOTAL	**.85**	18	PURCH CH WTR	.46	3	PAYROLL	.27	18				ADMINISTRATIVE	.27	18
PAYROLL	.28	15	COAL			MGMT FEES	.44	16	**LEASING EXPENSES**	1.26	14			
ELEVATOR	.22	18	WATER/SEWER	.07	18	PROF FEES	.12	11	ADV/PROMOTION	.06	14	**TOTAL CONTRACTS**	**.94**	19
HVAC	.10	18	**RDS/GNDS/SEC**	**.47**	18	GEN OFC EXP	.11	17	COMMISSIONS	.07	6	CLEANING	.56	19
ELECTRICAL	.04	18	**TOTAL**			OTHER ADM EXP	.09	12	PROF FEES	.43	13	REPAIR/MAINT	.35	6
STRUCT/ROOF	.04	11	RDS/GNDS TOTAL	.21	18				TENANT ALTS	.69	13	RDS/GROUNDS	.10	17
PLUMBING	.01	15	RDS/GNDS PAYRL	.07	3				BUY-OUTS			SECURITY	.17	18
FIRE/LIFE SFTY	.01	12	RDS/GNDS CONTR	.10	17				OTHER LEASING	.38	5	ADMINISTRATIVE	.46	18
OTHER MAINT/SUP	.23	17	RDS/GNDS OTHER	.12	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	810,008 SQ. FT.				747,600 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.27	9.76	8.47	15.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	15.05	9.35	7.57	15.52				
NET PARKING INC	2	1.38	1.38						
MISCELLANEOUS	6	.87	.47	.16	1.56				
TOTAL INCOME	8	15.63	9.36	8.79	16.77				
EXPENSE									
CLEANING	8	1.01	.78	.52	1.18	1.04	.78	.60	1.18
REPAIR-MAINT	8	1.23	1.07	.66	1.27	1.28	1.07	.74	1.32
UTILITIES	8	1.76	1.51	1.18	1.88	1.80	1.63	1.23	1.94
RDS/GRNDS/SEC	4	.68	.23	.20	.82	.75	.25	.23	.89
ADMINISTRATIVE	8	.67	.82	.51	1.17	.72	.84	.54	1.29
TOTAL OPER EXP	8	6.07	4.48	3.61	5.80	6.58	4.89	3.79	6.21
FIXED EXPENSES	7	.60	.88	.48	.97	.65	.88	.55	.97
TOTAL OPER+FIX	7	5.48	5.43	4.28	5.86	5.91	5.76	4.85	5.86
LEASING EXP	4	.29	.29	.14	.46				
TOTAL PAYROLL	7	1.99	.82	.45	1.01				
TOTAL CONTRACT	8	.71	.65	.54	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10324	6
AVG SQFT/RETAIL TENANT	2782	3
AVG SQFT/OFFICE WORKER	311	5
AVG % OFFICE OCCUPANCY	84.6	7
AVG % RETAIL OCCUPANCY	85.2	3
AVG $ RATE YR-END RENT	17.57	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	8	**UTILITIES TOTAL**	**1.76**	8	SECURITY TOTAL	.34	4	**FIXED EXP TOTAL**	**.60**	7	**TOTAL PAYROLL**	**1.99**	7
PAYROLL	.68	6	ELECTRICAL	1.41	8	SEC PAYROLL			REAL ESTATE TAX	.44	7	CLEANING	.68	6
CONTRACT	.40	8	GAS	.18	3	SEC CONTRACTS	.64	4	BUILDING INS	.19	6	REPAIR/MAINT	.50	7
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM	.27	4	**ADMIN TOTAL**	**.87**	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.23**	8	PURCH CH WTR			PAYROLL	.28	4				ADMINISTRATIVE	.28	4
PAYROLL	.50	7	COAL			MGMT FEES	.29	7	**LEASING EXPENSES**	**.29**	4			
ELEVATOR	.22	7	WATER/SEWER	.14	8	PROF FEES	.09	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**.71**	8
HVAC	.18	8	**RDS/GNDS/SEC**	**.68**	4	GEN OFC EXP	.09	6	COMMISSIONS			CLEANING	.40	8
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.17	4	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.04	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.54	4
FIRE/LIFE SFTY	.06	6	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.28	8
OTHER MAINT/SUP	.35	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	73,736 SQ. FT.				73,736 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.82	14.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.82	14.10						
NET PARKING INC									
MISCELLANEOUS	3	.96	.40						
TOTAL INCOME	3	14.78	16.22						
EXPENSE									
CLEANING	3	1.05	.84			1.05	.84		
REPAIR-MAINT	3	.95	.99			.95	.99		
UTILITIES	3	1.21	1.10			1.21	1.10		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.07	1.10			1.07	1.10		
TOTAL OPER EXP	3	4.28	4.07			4.28	4.07		
FIXED EXPENSES	3	1.22	.96			1.22	.96		
TOTAL OPER+FIX	3	5.51	5.80			5.51	5.80		
LEASING EXP									
TOTAL PAYROLL	3	.59	.47						
TOTAL CONTRACT	3	.85	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**3**	**UTILITIES TOTAL**	**1.21**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.22**	**3**	**TOTAL PAYROLL**	**.59**	**3**
PAYROLL	.03	3	ELECTRICAL	.73	3	SEC PAYROLL			REAL ESTATE TAX	.97	3	CLEANING	.03	3
CONTRACT	.85	3	GAS	.22	2	SEC CONTRACTS			BUILDING INS	.25	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.13	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.95**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**1.07**	**3**				ADMINISTRATIVE		
PAYROLL	.41	3	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.10	2	WATER/SEWER	.22	3	MGMT FEES	.72	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.85**	**3**
HVAC	.13	3	**RDS/GNDS/SEC**			PROF FEES	.14	3	COMMISSIONS			CLEANING	.85	3
ELECTRICAL	.09	3	**TOTAL**			GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.87	3
OTHER MAINT/SUP	.31	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERACE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	721,412 SQ. FT.				721,412 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					10.64	11.52	7.82	12.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	10.65	11.52	7.82	12.15				
NET PARKING INC									
MISCELLANEOUS	12	.04	.03	.01	.31				
TOTAL INCOME	22	10.68	11.52	7.83	12.72				
EXPENSE									
CLEANING	21	.79	.84	.57	1.00	.79	.84	.57	1.00
REPAIR-MAINT	22	.96	.81	.57	1.56	.96	.81	.57	1.56
UTILITIES	22	1.61	1.57	1.28	2.01	1.61	1.57	1.28	2.01
RDS/GRNDS/SEC	19	.21	.21	.19	.27	.21	.21	.19	.27
ADMINISTRATIVE	22	.58	.66	.48	.77	.58	.66	.48	.77
TOTAL OPER EXP	21	4.23	4.31	3.30	5.30	4.23	4.31	3.30	5.30
FIXED EXPENSES	22	.91	.85	.83	.96	.91	.85	.83	.96
TOTAL OPER+FIX	21	5.14	5.44	4.19	6.31	5.14	5.44	4.19	6.31
LEASING EXP	19	.79	.53	.31	1.32				
TOTAL PAYROLL	22	.39	.23	.19	.69				
TOTAL CONTRACT	22	.76	.60	.62	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3229	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	10
AVG % OFFICE OCCUPANCY	88.0	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.67	22
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**21**	**UTILITIES TOTAL**	**1.61**	**22**	SECURITY TOTAL	.02	4	**FIXED EXP TOTAL**	**.91**	**22**	**TOTAL PAYROLL**	**.39**	**22**
PAYROLL			ELECTRICAL	1.45	22	SEC PAYROLL			REAL ESTATE TAX	.79	22	CLEANING		
CONTRACT	.67	21	GAS	.12	14	SEC CONTRACTS	.02	3	BUILDING INS	.11	22	REPAIR/MAINT	.42	17
SUP/MAT/MISC	.09	16	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	21	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**22**	PURCH CH WTR			**ADMIN TOTAL**	**.58**	**22**				ADMINISTRATIVE	.24	8
PAYROLL	.42	17	COAL			PAYROLL	.24	8	**LEASING EXPENSES**	**.79**	**19**			
ELEVATOR	.08	12	WATER/SEWER	.10	22	MGMT FEES	.39	21	ADV/PROMOTION	.08	7	**TOTAL CONTRACTS**	**.76**	**22**
HVAC	.31	22	**RDS/GNDS/SEC**	**.21**	**19**	PROF FEES	.03	15	COMMISSIONS	.43	12	CLEANING	.67	21
ELECTRICAL	.02	21	**TOTAL**			GEN OFC EXP	.11	7	PROF FEES	.36	14	REPAIR/MAINT		
STRUCT/ROOF	.03	16	RDS/GNDS TOTAL	.20	19	OTHER ADM EXP	.10	4	TENANT ALTS	.87	5	RDS/GROUNDS	.17	19
PLUMBING	.01	22	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.02	3
FIRE/LIFE SFTY	.06	20	RDS/GNDS CONTR	.17	19				OTHER LEASING			ADMINISTRATIVE	.40	22
OTHER MAINT/SUP	.23	20	RDS/GNDS OTHER	.06	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Dayton, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	242,883 SQ. FT.				242,883 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.82	11.93	7.77	13.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.82	11.93	7.77	13.58				
NET PARKING INC									
MISCELLANEOUS	2	.19	.31						
TOTAL INCOME	7	10.85	11.93	7.80	13.87				
EXPENSE									
CLEANING	7	.81	.88	.71	.99	.81	.88	.71	.99
REPAIR-MAINT	7	1.04	.99	.74	1.63	1.04	.99	.74	1.63
UTILITIES	7	1.75	1.61	1.45	2.09	1.75	1.61	1.45	2.09
RDS/GRNDS/SEC	6	.21	.21	.21	.35	.21	.21	.21	.35
ADMINISTRATIVE	7	.62	.72	.54	.77	.62	.72	.54	.77
TOTAL OPER EXP	7	4.43	5.06	4.11	5.30	4.43	5.06	4.11	5.30
FIXED EXPENSES	7	.81	.84	.55	.89	.81	.84	.55	.89
TOTAL OPER+FIX	7	5.24	5.80	4.81	6.31	5.24	5.80	4.81	6.31
LEASING EXP	6	1.47	1.32	.53	2.32				
TOTAL PAYROLL	7	.33	.25	.21	.50				
TOTAL CONTRACT	7	.89	.77	.69	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6384	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	203	5
AVG % OFFICE OCCUPANCY	89.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.03	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**7**	**UTILITIES TOTAL**	**1.75**	**7**	SECURITY TOTAL	.02	2	**FIXED EXP TOTAL**	**.81**	**7**	**TOTAL PAYROLL**	**.33**	**7**
PAYROLL			ELECTRICAL	1.55	7	SEC PAYROLL			REAL ESTATE TAX	.66	7	CLEANING		
CONTRACT	.73	7	GAS	.21	4	SEC CONTRACTS			BUILDING INS	.16	7	REPAIR/MAINT	.35	4
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			**ADMIN TOTAL**	**.62**	**7**				ADMINISTRATIVE	.24	5
PAYROLL		4	COAL			PAYROLL	.24	5	**LEASING EXPENSES**	**1.47**	**6**			
ELEVATOR		6	WATER/SEWER	.10	7	MGMT FEES	.37	6	ADV/PROMOTION	.09	4	**TOTAL CONTRACTS**	**.89**	**7**
HVAC		7	**RDS/GNDS/SEC**	**.21**	**6**	PROF FEES	.02	4	COMMISSIONS	.40	3	CLEANING	.73	7
ELECTRICAL		6	**TOTAL**			GEN OFC EXP	.14	4	PROF FEES	1.09	3	REPAIR/MAINT		
STRUCT/ROOF		5	RDS/GNDS TOTAL	.21	6	OTHER ADM EXP			TENANT ALTS	1.21	3	RDS/GROUNDS	.17	6
PLUMBING		7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY		5	RDS/GNDS CONTR	.17	6				OTHER LEASING			ADMINISTRATIVE	.37	7
OTHER MAINT/SUP	.07	6	RDS/GNDS OTHER	.08	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	295,764 SQ. FT.				295,764 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.55	11.24	8.41	11.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.57	11.24	8.44	11.95				
NET PARKING INC									
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	5	10.62	11.24	8.58	11.95				
EXPENSE									
CLEANING	4	.79	.84	.67	.92	.79	.84	.67	.92
REPAIR-MAINT	5	.59	.57	.49	.72	.59	.57	.49	.72
UTILITIES	5	1.27	1.28	1.04	1.49	1.27	1.28	1.04	1.49
RDS/GRNDS/SEC	5	.23	.23	.19	.27	.23	.23	.19	.27
ADMINISTRATIVE	5	.60	.64	.41	.78	.60	.64	.41	.78
TOTAL OPER EXP	4	3.55	3.46	3.09	3.98	3.55	3.46	3.09	3.98
FIXED EXPENSES	5	1.04	.96	.87	1.29	1.04	.96	.87	1.29
TOTAL OPER+FIX	4	4.66	4.43	4.02	5.27	4.66	4.43	4.02	5.27
LEASING EXP	5	.36	.41	.19	.55				
TOTAL PAYROLL	5	.30	.18	.18	.50				
TOTAL CONTRACT	5	.73	.96	.45	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2797	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	300	3
AVG % OFFICE OCCUPANCY	85.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**4**	**UTILITIES TOTAL**	**1.27**	**5**	SECURITY TOTAL	.02	2	**FIXED EXP TOTAL**	**1.04**	**5**	**TOTAL PAYROLL**	**.30**	**5**
PAYROLL			ELECTRICAL	1.12	5	SEC PAYROLL			REAL ESTATE TAX	.92	5	CLEANING		
CONTRACT	.68	4	GAS	.12	2	SEC CONTRACTS	.02	2	BUILDING INS	.12	5	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.59**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.60**	**5**				ADMINISTRATIVE	.24	3
PAYROLL	.26	3	COAL			PAYROLL	.24	3	**LEASING EXPENSES**	**.36**	**5**			
ELEVATOR	.07	4	WATER/SEWER	.10	5	MGMT FEES	.41	5	ADV/PROMOTION	.07	3	**TOTAL CONTRACTS**	**.73**	**5**
HVAC	.20	5	**RDS/GNDS/SEC**	**.23**	**5**	PROF FEES	.02	3	COMMISSIONS			CLEANING	.68	4
ELECTRICAL	.02	5	**TOTAL**			GEN OFC EXP	.09	3	PROF FEES	.13	3	REPAIR/MAINT		
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.22	5	OTHER ADM EXP			TENANT ALTS	.44	2	RDS/GROUNDS	.20	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.02	2
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.20	5				OTHER LEASING			ADMINISTRATIVE	.41	5
OTHER MAINT/SUP	.08	4	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	10,509,984 SQ. FT.				10,412,599 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					11.62	9.62	7.14	12.05
RETAIL AREA	9	11.32	11.50	8.94	17.01				
OTHER AREA	2	5.85	5.56						
TOTAL RENT	27	11.65	9.90	7.24	12.20				
NET PARKING INC	16	.55	.53	.38	.81				
MISCELLANEOUS	23	.11	.08	.02	.14				
TOTAL INCOME	27	12.12	10.06	8.02	12.65				
EXPENSE									
CLEANING	27	.68	.68	.61	.74	.69	.69	.61	.74
REPAIR-MAINT	27	1.00	1.02	.87	1.12	1.01	1.02	.87	1.15
UTILITIES	27	1.27	1.32	1.12	1.43	1.27	1.34	1.13	1.44
RDS/GRNDS/SEC	26	.34	.38	.30	.41	.34	.38	.31	.42
ADMINISTRATIVE	27	1.04	.87	.57	1.08	1.05	.88	.57	1.08
TOTAL OPER EXP	27	4.30	4.21	3.98	4.72	4.34	4.29	3.99	4.80
FIXED EXPENSES	27	1.08	1.07	.96	1.20	1.10	1.08	.96	1.20
TOTAL OPER+FIX	27	5.38	5.39	4.93	5.94	5.43	5.47	4.99	5.99
LEASING EXP	25	1.47	.92	.24	2.44				
TOTAL PAYROLL	24	.87	.78	.54	1.00				
TOTAL CONTRACT	25	1.03	1.07	.76	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7399	19
AVG SQFT/RETAIL TENANT	1729	8
AVG SQFT/OFFICE WORKER	263	19
AVG % OFFICE OCCUPANCY	81.2	21
AVG % RETAIL OCCUPANCY	75.8	9
AVG $ RATE YR-END RENT	10.46	22
AVG NET PRKNG INC/STALL	539.19	14
RENTABLE/GROSS SQFT	.89	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**25**
PAYROLL	.07	7
CONTRACT	.58	25
SUP/MAT/MISC	.04	21
TRASH REMOVAL	.02	22
REPR/MAINT TOTAL	**1.00**	**25**
PAYROLL	.37	20
ELEVATOR	.21	25
HVAC	.16	25
ELECTRICAL	.04	25
STRUCT/ROOF	.03	13
PLUMBING	.02	25
FIRE/LIFE SFTY	.06	13
OTHER MAINT/SUP	.21	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.32**	**25**
ELECTRICAL	1.12	25
GAS	.10	5
FUEL OIL	.03	3
PURCH STEAM	.22	14
PURCH CH WTR	.13	5
COAL		
WATER/SEWER	.04	21
RDS/GNDS/SEC TOTAL	**.33**	**25**
RDS/GNDS TOTAL	.05	23
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	15
RDS/GNDS OTHER	.03	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	25
SEC PAYROLL	.25	14
SEC CONTRACTS	.17	16
SEC OTHER	.03	13
ADMIN TOTAL	**1.00**	**25**
PAYROLL	.39	19
MGMT FEES	.38	24
PROF FEES	.19	17
GEN OFC EXP	.09	17
OTHER ADM EXP	.10	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.09**	**26**
REAL ESTATE TAX	.91	26
BUILDING INS	.14	26
PERS PROP TAX	.01	20
OTHER TAX	.04	14
LEASING EXPENSES	**1.47**	**25**
ADV/PROMOTION	.14	18
COMMISSIONS	.09	12
PROF FEES	.36	19
TENANT ALTS	1.02	21
BUY-OUTS	.61	4
OTHER LEASING	.05	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.87**	**24**
CLEANING	.07	7
REPAIR/MAINT	.37	20
RDS/GROUNDS		
SECURITY	.25	14
ADMINISTRATIVE	.39	19
TOTAL CONTRACTS	**1.03**	**25**
CLEANING	.58	25
REPAIR/MAINT	.48	11
RDS/GROUNDS	.04	15
SECURITY	.17	16
ADMINISTRATIVE	.49	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,610,908 SQ. FT.				1,593,969 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.74	7.69	7.07	11.30
RETAIL AREA	3	13.23	10.99						
OTHER AREA									
TOTAL RENT	9	8.82	7.69	7.14	11.30				
NET PARKING INC	6	.72	.70	.50	.87				
MISCELLANEOUS	7	.12	.06	.04	.12				
TOTAL INCOME	9	9.46	8.42	7.63	12.02				
EXPENSE									
CLEANING	9	.68	.66	.64	.74	.69	.69	.64	.74
REPAIR-MAINT	9	1.08	.95	.80	1.29	1.09	.95	.80	1.33
UTILITIES	9	1.34	1.32	1.06	1.49	1.34	1.34	1.06	1.49
RDS/GRNDS/SEC	9	.38	.38	.38	.41	.39	.39	.38	.41
ADMINISTRATIVE	9	.87	.78	.53	1.08	.88	.78	.53	1.08
TOTAL OPER EXP	9	4.36	4.09	3.72	4.80	4.40	4.09	3.77	4.95
FIXED EXPENSES	9	1.08	1.01	.89	1.22	1.09	1.03	.89	1.22
TOTAL OPER+FIX	9	5.43	5.15	4.64	6.09	5.49	5.15	4.64	6.18
LEASING EXP	8	2.53	2.26	.63	3.30				
TOTAL PAYROLL	7	.61	.54	.42	.70				
TOTAL CONTRACT	8	1.25	1.27	.88	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4110	8
AVG SQFT/RETAIL TENANT	2823	3
AVG SQFT/OFFICE WORKER	322	8
AVG % OFFICE OCCUPANCY	75.7	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	9.94	9
AVG NET PRKNG INC/STALL	443.68	6
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**8**
PAYROLL		
CONTRACT	.59	8
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	**1.08**	**8**
PAYROLL	.34	5
ELEVATOR	.16	8
HVAC	.32	8
ELECTRICAL	.05	8
STRUCT/ROOF		
PLUMBING	.01	8
FIRE/LIFE SFTY	.08	6
OTHER MAINT/SUP	.27	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.33**	**8**
ELECTRICAL	1.10	8
GAS	.16	3
FUEL OIL		
PURCH STEAM	.25	4
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	**.38**	**8**
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.00	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	8
SEC PAYROLL	.37	3
SEC CONTRACTS	.22	7
SEC OTHER	.01	2
ADMIN TOTAL	**.90**	**8**
PAYROLL	.27	4
MGMT FEES	.42	8
PROF FEES	.05	4
GEN OFC EXP	.13	6
OTHER ADM EXP	.28	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.08**	**8**
REAL ESTATE TAX	.89	8
BUILDING INS	.16	8
PERS PROP TAX	.02	5
OTHER TAX	.04	3
LEASING EXPENSES	**2.53**	**8**
ADV/PROMOTION	.10	7
COMMISSIONS	.12	6
PROF FEES	.73	8
TENANT ALTS	1.45	8
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**7**
CLEANING		
REPAIR/MAINT	.34	5
RDS/GROUNDS		
SECURITY	.37	3
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	**1.25**	**8**
CLEANING	.59	8
REPAIR/MAINT	.57	6
RDS/GROUNDS	.05	4
SECURITY	.22	7
ADMINISTRATIVE	.44	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 11 BLDS, 4,920,927 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 4,887,171 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	11					10.24	9.78	7.58	12.05
RETAIL AREA	4	14.35	12.19	9.67	24.43				
OTHER AREA									
TOTAL RENT	11	10.33	9.94	7.64	12.20				
NET PARKING INC	5	.53	.57	.34	.73				
MISCELLANEOUS	10	.11	.10	.01	.15				
TOTAL INCOME	11	10.72	10.06	8.22	12.65				
EXPENSE									
CLEANING	11	.66	.68	.60	.74	.66	.68	.60	.74
REPAIR-MAINT	11	1.04	1.08	.87	1.13	1.05	1.08	.87	1.15
UTILITIES	11	1.34	1.35	1.21	1.43	1.34	1.35	1.21	1.44
RDS/GRNDS/SEC	11	.35	.31	.27	.42	.35	.31	.28	.42
ADMINISTRATIVE	11	.90	.88	.65	.98	.90	.88	.67	1.00
TOTAL OPER EXP	11	4.28	4.29	4.03	4.76	4.31	4.32	4.09	4.80
FIXED EXPENSES	11	1.06	1.15	.91	1.20	1.07	1.15	.93	1.20
TOTAL OPER + FIX	11	5.34	5.53	5.17	5.79	5.37	5.53	5.24	5.81
LEASING EXP	10	.92	.61	.21	1.44				
TOTAL PAYROLL	11	.93	.85	.75	1.13				
TOTAL CONTRACT	11	.94	.94	.71	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5409	5
AVG SQFT/RETAIL TENANT	1622	2
AVG SQFT/OFFICE WORKER	227	6
AVG % OFFICE OCCUPANCY	78.4	6
AVG % RETAIL OCCUPANCY	89.8	3
AVG $ RATE YR-END RENT	10.43	8
AVG NET PRKNG INC/STALL	784.50	4
RENTABLE/GROSS SQFT	.86	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	11
PAYROLL	.08	5
CONTRACT	.57	11
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	1.04	11
PAYROLL	.41	11
ELEVATOR	.23	11
HVAC	.11	11
ELECTRICAL	.04	11
STRUCT/ROOF	.04	6
PLUMBING	.02	11
FIRE/LIFE SFTY	.07	5
OTHER MAINT/SUP	.19	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	11
ELECTRICAL	1.10	11
GAS		
FUEL OIL		
PURCH STEAM	.23	7
PURCH CH WTR	.16	4
COAL		
WATER/SEWER	.02	8
RDS/GNDS/SEC TOTAL	.34	11
RDS/GNDS TOTAL	.06	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.04	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	11
SEC PAYROLL	.23	8
SEC CONTRACTS	.19	5
SEC OTHER	.03	6
ADMIN TOTAL	.90	11
PAYROLL	.32	10
MGMT FEES	.34	11
PROF FEES	.17	8
GEN OFC EXP	.09	8
OTHER ADM EXP	.06	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	11
REAL ESTATE TAX	.87	11
BUILDING INS	.14	11
PERS PROP TAX	.02	10
OTHER TAX	.04	9
LEASING EXPENSES	.92	10
ADV./PROMOTION	.12	7
COMMISSIONS	.11	4
PROF FEES	.20	6
TENANT ALTS	.71	8
BUY-OUTS	.25	2
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.93	11
CLEANING	.08	5
REPAIR/MAINT	.41	11
RDS/GROUNDS		
SECURITY	.23	8
ADMINISTRATIVE	.32	10
TOTAL CONTRACTS	.94	11
CLEANING	.57	11
REPAIR/MAINT	.34	3
RDS/GROUNDS	.03	7
SECURITY	.19	5
ADMINISTRATIVE	.45	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 5 BLDS, 3,802,145 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 3,755,455 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	5					14.96	16.38	8.94	19.64
RETAIL AREA	2	6.67	6.89						
OTHER AREA									
TOTAL RENT	5	14.87	16.38	8.95	19.46				
NET PARKING INC	4	.52	.49	.39	.68				
MISCELLANEOUS	4	.11	.09	.03	.20				
TOTAL INCOME	5	15.38	16.84	9.24	20.22				
EXPENSE									
CLEANING	5	.71	.70	.62	.77	.72	.70	.62	.78
REPAIR-MAINT	5	.91	.93	.78	.99	.92	.94	.78	1.01
UTILITIES	5	1.14	1.21	.91	1.45	1.14	1.21	.91	1.48
RDS/GRNDS/SEC	4	.30	.33	.21	.39	.31	.34	.21	.40
ADMINISTRATIVE	5	1.33	1.15	.71	2.01	1.35	1.15	.74	2.01
TOTAL OPER EXP	5	4.30	4.21	4.08	4.65	4.33	4.29	4.14	4.70
FIXED EXPENSES	5	1.13	1.05	.87	1.35	1.14	1.09	.87	1.37
TOTAL OPER + FIX	5	5.43	5.39	5.14	5.76	5.50	5.47	5.22	5.82
LEASING EXP	5	1.74	2.18	.22	3.69				
TOTAL PAYROLL	4	.91	.87	.76	1.06				
TOTAL CONTRACT	4	1.05	1.10	.83	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20827	4
AVG SQFT/RETAIL TENANT	1321	3
AVG SQFT/OFFICE WORKER	288	3
AVG % OFFICE OCCUPANCY	87.1	4
AVG % RETAIL OCCUPANCY	55.7	3
AVG $ RATE YR-END RENT	11.07	3
AVG NET PRKNG INC/STALL	475.26	3
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	4
PAYROLL		
CONTRACT	.59	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.87	4
PAYROLL	.29	3
ELEVATOR	.20	4
HVAC	.17	4
ELECTRICAL	.05	4
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	4
ELECTRICAL	1.16	4
GAS		
FUEL OIL		
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL	.26	2
SEC CONTRACTS	.11	3
SEC OTHER	.04	4
ADMIN TOTAL	1.28	4
PAYROLL	.54	4
MGMT FEES	.47	3
PROF FEES	.26	4
GEN OFC EXP	.07	3
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.13	5
REAL ESTATE TAX	.98	5
BUILDING INS	.13	5
PERS PROP TAX	.01	4
OTHER TAX		
LEASING EXPENSES	1.74	5
ADV/PROMOTION	.22	3
COMMISSIONS		
PROF FEES	.33	4
TENANT ALTS	1.16	5
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	4
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE	.54	4
TOTAL CONTRACTS	1.05	4
CLEANING	.59	4
REPAIR/MAINT		
RDS/GROUNDS	.05	4
SECURITY	.11	3
ADMINISTRATIVE	.60	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 57 BLDS 5,607,447 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 5,478,726 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	55					12.62	9.77	7.48	12.52
RETAIL AREA	8	16.14	16.86	5.76	41.90				
OTHER AREA									
TOTAL RENT	55	12.57	9.77	7.48	11.90				
NET PARKING INC	10	.44	.30	.09	.54				
MISCELLANEOUS	35	.72	.13	.03	.36				
TOTAL INCOME	55	13.28	9.78	7.54	12.10				
EXPENSE									
CLEANING	55	.69	.66	.60	.76	.70	.68	.61	.76
REPAIR-MAINT	56	.85	.88	.59	1.12	.87	.91	.59	1.18
UTILITIES	56	1.39	1.44	1.26	1.62	1.41	1.47	1.26	1.64
RDS/GRNDS/SEC	57	.36	.38	.30	.49	.37	.39	.30	.51
ADMINISTRATIVE	57	.68	.59	.48	.69	.69	.60	.48	.70
TOTAL OPER EXP	55	3.97	4.03	3.49	4.41	4.06	4.07	3.63	4.53
FIXED EXPENSES	56	1.63	1.44	1.25	1.78	1.67	1.46	1.26	1.82
TOTAL OPER + FIX	54	5.62	5.52	5.01	6.07	5.76	5.64	5.01	6.10
LEASING EXP	42	2.47	1.26	.72	2.76				
TOTAL PAYROLL	33	.53	.45	.35	.59				
TOTAL CONTRACT	54	.96	.85	.71	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6346	55
AVG SQFT/RETAIL TENANT	3425	7
AVG SQFT/OFFICE WORKER	300	45
AVG % OFFICE OCCUPANCY	86.6	55
AVG % RETAIL OCCUPANCY	70.7	8
AVG $ RATE YR-END RENT	12.25	51
AVG NET PRKNG INC/STALL	161.14	9
RENTABLE/GROSS SQFT	.94	46

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**44**	**UTILITIES TOTAL**	**1.39**	**53**	SECURITY TOTAL	.17	40	**FIXED EXP TOTAL**	**1.64**	**53**	**TOTAL PAYROLL**	**.53**	**33**
PAYROLL	.10	8	ELECTRICAL	1.27	53	SEC PAYROLL	.14	2	REAL ESTATE TAX	1.47	53	CLEANING	.10	8
CONTRACT	.57	44	GAS	.10	33	SEC CONTRACTS	.15	37	BUILDING INS	.14	53	REPAIR/MAINT	.35	30
SUP/MAT/MISC	.06	41	FUEL OIL			SEC OTHER	.01	17	PERS PROP TAX	.03	23	RDS/GROUNDS		
TRASH REMOVAL	.04	39	PURCH STEAM						OTHER TAX	.16	6	SECURITY	.14	2
			PURCH CH WTR			**ADMIN TOTAL**	**.68**	**54**				ADMINISTRATIVE	.19	22
REPR/MAINT TOTAL	**.87**	**53**	COAL			PAYROLL	.19	22	**LEASING EXPENSES**	**2.47**	**42**			
PAYROLL	.35	30	WATER/SEWER	.07	53	MGMT FEES	.43	54	ADV/PROMOTION	.06	28	**TOTAL CONTRACTS**	**.96**	**54**
ELEVATOR	.10	46				PROF FEES	.09	31	COMMISSIONS	.13	16	CLEANING	.57	44
HVAC	.15	53	**RDS/GNDS/SEC**	**.37**	**54**	GEN OFC EXP	.05	29	PROF FEES	.60	35	REPAIR/MAINT	.29	19
ELECTRICAL	.04	53	**TOTAL**			OTHER ADM EXP	.04	22	TENANT ALTS	2.13	32	RDS/GROUNDS	.16	51
STRUCT/ROOF	.02	35	RDS/GNDS TOTAL	.21	54				BUY-OUTS	.25	2	SECURITY	.15	37
PLUMBING	.01	52	RDS/GNDS PAYRL						OTHER LEASING	.09	6	ADMINISTRATIVE	.49	54
FIRE/LIFE SFTY	.05	38	RDS/GNDS CONTR	.16	51									
OTHER MAINT/SUP	.23	52	RDS/GNDS OTHER	.07	38									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 17 BLDS 446,715 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 444,654 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	16					8.35	8.80	7.07	9.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	8.34	8.80	7.07	9.75				
NET PARKING INC									
MISCELLANEOUS	5	.14	.12	.09	.21				
TOTAL INCOME	16	8.40	8.83	7.26	9.75				
EXPENSE									
CLEANING	16	.69	.66	.61	.78	.70	.67	.61	.78
REPAIR-MAINT	17	1.02	1.05	.86	1.36	1.03	1.05	.86	1.36
UTILITIES	17	1.48	1.61	1.35	1.68	1.49	1.61	1.36	1.68
RDS/GRNDS/SEC	17	.48	.40	.30	.63	.49	.43	.30	.63
ADMINISTRATIVE	17	.54	.52	.43	.64	.54	.52	.43	.64
TOTAL OPER EXP	16	4.24	4.24	3.99	4.81	4.26	4.24	3.99	4.81
FIXED EXPENSES	16	1.48	1.47	1.29	1.74	1.49	1.47	1.29	1.77
TOTAL OPER + FIX	15	5.76	5.79	5.34	6.38	5.79	5.84	5.41	6.38
LEASING EXP	13	2.30	1.17	.27	2.53				
TOTAL PAYROLL	6	.61	.50	.47	.69				
TOTAL CONTRACT	17	.80	.71	.33	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3036	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	391	11
AVG % OFFICE OCCUPANCY	82.3	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.83	15
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**11**	**UTILITIES TOTAL**	**1.48**	**17**	SECURITY TOTAL	.07	11	**FIXED EXP TOTAL**	**1.48**	**16**	**TOTAL PAYROLL**	**.61**	**6**
PAYROLL	.39	3	ELECTRICAL	1.27	17	SEC PAYROLL			REAL ESTATE TAX	1.28	16	CLEANING	.39	3
CONTRACT	.50	11	GAS	.14	14	SEC CONTRACTS	.08	8	BUILDING INS	.19	17	REPAIR/MAINT	.46	5
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX	.67	2	RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.54**	**17**				ADMINISTRATIVE		
REPR/MAINT TOTAL	**1.02**	**17**	COAL			PAYROLL			**LEASING EXPENSES**	**2.30**	**13**			
PAYROLL	.46	5	WATER/SEWER	.10	17	MGMT FEES	.49	17	ADV/PROMOTION	.16	4	**TOTAL CONTRACTS**	**.80**	**17**
ELEVATOR	.07	14				PROF FEES	.13	4	COMMISSIONS	.13	3	CLEANING	.50	11
HVAC	.33	17	**RDS/GNDS/SEC**	**.48**	**17**	GEN OFC EXP	.04	3	PROF FEES	.58	7	REPAIR/MAINT	.19	3
ELECTRICAL	.08	17	**TOTAL**			OTHER ADM EXP			TENANT ALTS	2.11	9	RDS/GROUNDS	.36	14
STRUCT/ROOF	.02	13	RDS/GNDS TOTAL	.43	17				BUY-OUTS			SECURITY	.08	8
PLUMBING	.03	16	RDS/GNDS PAYRL						OTHER LEASING	.21	3	ADMINISTRATIVE	.52	17
FIRE/LIFE SFTY	.04	12	RDS/GNDS CONTR	.38	14									
OTHER MAINT/SUP	.29	16	RDS/GNDS OTHER	.14	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	686,347 SQ. FT.				666,347 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					7.81	7.13	6.59	9.68	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	8	7.82	7.13	6.60	9.68					
NET PARKING INC										
MISCELLANEOUS	6	.07	.01		.09					
TOTAL INCOME	8	7.87	7.13	6.66	9.69					
EXPENSE										
CLEANING	8	.68	.60	.52	.81	.68	.60	.52	.81	
REPAIR-MAINT	8	.70	.59	.56	.86	.70	.59	.56	.86	
UTILITIES	8	1.40	1.46	1.15	1.59	1.40	1.46	1.15	1.59	
RDS/GRNDS/SEC	9	.40	.35	.29	.53	.40	.35	.29	.53	
ADMINISTRATIVE	9	.50	.50	.41	.61	.50	.50	.41	.61	
TOTAL OPER EXP	8	3.72	3.63	3.28	4.13	3.72	3.63	3.28	4.13	
FIXED EXPENSES	9	1.21	1.37	.94	1.49	1.21	1.37	.94	1.49	
TOTAL OPER+FIX	8	5.03	4.94	4.73	5.44	5.03	4.94	4.73	5.44	
LEASING EXP	8	1.44	1.05	.48	2.22					
TOTAL PAYROLL	8	.33	.34	.23	.43					
TOTAL CONTRACT	9	1.02	.85	.75	1.43					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5244	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	7
AVG % OFFICE OCCUPANCY	80.3	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.82	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**8**	**UTILITIES TOTAL**	**1.40**	**8**	SECURITY TOTAL	.20	8	**FIXED EXP TOTAL**	**1.21**	**9**	**TOTAL PAYROLL**	**.33**	**8**
PAYROLL			ELECTRICAL	1.23	8	SEC PAYROLL			REAL ESTATE TAX	1.12	9	CLEANING		
CONTRACT	.57	8	GAS	.12	6	SEC CONTRACTS	.18	8	BUILDING INS	.09	8	REPAIR/MAINT	.34	7
SUP/MAT/MISC	.07	8	FUEL OIL			SEC OTHER	.03	4	PERS PROP TAX	.01	6	RDS/GROUNDS		
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	**.50**	**9**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.70**	**8**	PURCH CH WTR			PAYROLL	.05	5				ADMINISTRATIVE	.05	5
PAYROLL	.34	7	COAL			MGMT FEES	.40	9	**LEASING EXPENSES**	**1.44**	**8**			
ELEVATOR	.05	8	WATER/SEWER	.09	6	PROF FEES	.07	6	ADV/PROMOTION	.07	7	**TOTAL CONTRACTS**	**1.02**	**9**
HVAC	.19	8	**RDS/GNDS/SEC**	**.40**	**9**	GEN OFC EXP	.02	8	COMMISSIONS	.10	5	CLEANING	.57	8
ELECTRICAL	.03	8	**TOTAL**			OTHER ADM EXP			PROF FEES	.36	7	REPAIR/MAINT	.27	5
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.22	9				TENANT ALTS	1.20	6	RDS/GROUNDS	.20	9
PLUMBING	.01	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	8
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.20	9				OTHER LEASING			ADMINISTRATIVE	.45	9
OTHER MAINT/SUP	.11	8	RDS/GNDS OTHER	.03	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	14 BLDS	2,175,334 SQ. FT.				2,140,874 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	14					12.72	11.26	10.36	13.56	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	14	12.71	11.06	10.36	13.56					
NET PARKING INC	6	.33	.27	.07	.53					
MISCELLANEOUS	11	1.12	.18	.05	.78					
TOTAL INCOME	14	13.81	11.37	10.38	14.71					
EXPENSE										
CLEANING	14	.68	.66	.62	.77	.69	.66	.63	.77	
REPAIR-MAINT	14	.86	.86	.66	1.01	.87	.86	.74	1.06	
UTILITIES	14	1.32	1.33	1.19	1.46	1.33	1.33	1.19	1.46	
RDS/GRNDS/SEC	14	.38	.37	.30	.45	.38	.40	.30	.45	
ADMINISTRATIVE	14	.70	.67	.58	.76	.71	.67	.58	.76	
TOTAL OPER EXP	14	3.93	3.99	3.77	4.17	3.99	3.99	3.77	4.17	
FIXED EXPENSES	14	1.55	1.39	1.26	1.91	1.57	1.48	1.26	1.91	
TOTAL OPER+FIX	14	5.47	5.36	5.00	5.85	5.56	5.36	5.00	6.07	
LEASING EXP	11	1.82	.89	.59	1.49					
TOTAL PAYROLL	13	.51	.56	.42	.65					
TOTAL CONTRACT	14	1.06	1.03	.88	1.09					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5758	13
AVG SQFT/RETAIL TENANT	9055	2
AVG SQFT/OFFICE WORKER	312	12
AVG % OFFICE OCCUPANCY	87.3	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.46	11
AVG NET PRKNG INC/STALL	120.10	5
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**14**	**UTILITIES TOTAL**	**1.32**	**14**	SECURITY TOTAL	.14	14	**FIXED EXP TOTAL**	**1.55**	**14**	**TOTAL PAYROLL**	**.51**	**13**
PAYROLL	.05	3	ELECTRICAL	1.19	14	SEC PAYROLL	.14	2	REAL ESTATE TAX	1.38	14	CLEANING	.05	3
CONTRACT	.58	14	GAS	.06	8	SEC CONTRACTS	.12	14	BUILDING INS	.14	14	REPAIR/MAINT	.31	12
SUP/MAT/MISC	.05	14	FUEL OIL			SEC OTHER			PERS PROP TAX	.04	8	RDS/GROUNDS		
TRASH REMOVAL	.03	13	PURCH STEAM			**ADMIN TOTAL**	**.70**	**14**	OTHER TAX	.03	3	SECURITY	.14	2
REPR/MAINT TOTAL	**.86**	**14**	PURCH CH WTR			PAYROLL	.21	11				ADMINISTRATIVE	.21	11
PAYROLL	.31	12	COAL			MGMT FEES	.37	14	**LEASING EXPENSES**	**1.82**	**11**			
ELEVATOR	.10	14	WATER/SEWER	.08	14	PROF FEES	.09	9	ADV/PROMOTION	.06	7	**TOTAL CONTRACTS**	**1.06**	**14**
HVAC	.15	14	**RDS/GNDS/SEC**	**.38**	**14**	GEN OFC EXP	.05	11	COMMISSIONS	.22	5	CLEANING	.58	14
ELECTRICAL	.04	14	**TOTAL**			OTHER ADM EXP	.06	11	PROF FEES	.54	11	REPAIR/MAINT	.31	9
STRUCT/ROOF	.01	10	RDS/GNDS TOTAL	.24	14				TENANT ALTS	1.68	7	RDS/GROUNDS	.16	14
PLUMBING	.01	14	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	14
FIRE/LIFE SFTY	.07	13	RDS/GNDS CONTR	.16	14				OTHER LEASING	.13	2	ADMINISTRATIVE	.43	14
OTHER MAINT/SUP	.20	14	RDS/GNDS OTHER	.09	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Denver, CO

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,890,916 SQ. FT.				1,822,512 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.31	15.25	14.12	16.77
RETAIL AREA	2	19.37	37.53						
OTHER AREA									
TOTAL RENT	5	15.16	14.82	14.05	16.77				
NET PARKING INC	2	.61	.56						
MISCELLANEOUS	4	.66	.54	.29	1.10				
TOTAL INCOME	5	15.90	15.91	14.60	17.63				
EXPENSE									
CLEANING	5	.69	.69	.58	.79	.71	.69	.59	.83
REPAIR-MAINT	5	.91	1.05	.58	1.11	.94	1.06	.58	1.18
UTILITIES	5	1.43	1.52	1.15	1.60	1.46	1.61	1.15	1.63
RDS/GRNDS/SEC	5	.31	.32	.23	.37	.33	.34	.23	.39
ADMINISTRATIVE	5	.77	.69	.60	.94	.80	.71	.62	.99
TOTAL OPER EXP	5	4.11	3.85	3.51	4.68	4.26	3.85	3.63	4.96
FIXED EXPENSES	5	1.83	1.93	1.52	2.10	1.90	1.93	1.57	2.20
TOTAL OPER+FIX	5	5.94	5.64	5.47	6.41	6.16	5.75	5.60	6.78
LEASING EXP	4	3.47	3.51	2.26	4.83				
TOTAL PAYROLL	4	.63	.43	.31	.88				
TOTAL CONTRACT	5	.84	.81	.79	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10734	5
AVG SQFT/RETAIL TENANT	2831	2
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	88.9	5
AVG % RETAIL OCCUPANCY	76.4	3
AVG $ RATE YR-END RENT	15.30	4
AVG NET PRKNG INC/STALL	207.00	2
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**5**	**UTILITIES TOTAL**	**1.43**	**5**	SECURITY TOTAL	.19	5	**FIXED EXP TOTAL**	**1.85**	**5**	**TOTAL PAYROLL**	**.63**	**4**
PAYROLL	.10	2	ELECTRICAL	1.37	5	SEC PAYROLL			REAL ESTATE TAX	1.71	5	CLEANING	.10	2
CONTRACT	.57	5	GAS			SEC CONTRACTS	.18	5	BUILDING INS	.14	5	REPAIR/MAINT	.39	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM			**ADMIN TOTAL**	**.77**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.91**	**5**	PURCH CH WTR			PAYROLL	.25	3				ADMINISTRATIVE	.25	3
PAYROLL	.39	4	COAL			MGMT FEES	.49	5	**LEASING EXPENSES**	**3.47**	**4**			
ELEVATOR	.13	5	WATER/SEWER	.05	5	PROF FEES	.11	3	ADV/PROMOTION	.03	4	**TOTAL CONTRACTS**	**.84**	**5**
HVAC	.09	5	**RDS/GNDS/SEC**	**.31**	**5**	GEN OFC EXP	.06	5	COMMISSIONS	.06	3	CLEANING	.57	5
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP	.02	3	PROF FEES	.64	4	REPAIR/MAINT		
STRUCT/ROOF	.04	3	RDS/GNDS TOTAL	.12	5				TENANT ALTS	2.75	4	RDS/GROUNDS	.09	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	5
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR	.09	5				OTHER LEASING			ADMINISTRATIVE	.56	5
OTHER MAINT/SUP	.29	5	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Des Moines, IA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,638,179 SQ. FT.				1,417,537 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.25	13.32	10.95	15.11
RETAIL AREA	2	14.12	10.64						
OTHER AREA									
TOTAL RENT	8	14.13	13.32	10.91	15.11				
NET PARKING INC	2	.37	.52						
MISCELLANEOUS	6	.16	.10	.02	.68				
TOTAL INCOME	8	14.36	13.49	11.25	15.17				
EXPENSE									
CLEANING	12	1.02	1.11	.90	1.19	1.07	1.11	.92	1.20
REPAIR-MAINT	12	1.36	1.35	.96	1.61	1.43	1.35	1.03	1.61
UTILITIES	12	1.39	1.71	1.34	1.89	1.46	1.71	1.32	1.89
RDS/GRNDS/SEC	12	.46	.34	.25	.67	.53	.35	.28	.78
ADMINISTRATIVE	11	.61	.63	.27	.72	.71	.63	.35	.72
TOTAL OPER EXP	12	4.82	4.93	4.47	5.77	5.58	4.93	4.67	6.22
FIXED EXPENSES	12	2.06	2.14	1.25	2.43	2.38	2.39	1.25	2.74
TOTAL OPER+FIX	12	6.89	6.48	5.95	7.58	7.96	6.97	6.04	8.67
LEASING EXP	4	1.03	.78	.40	1.05				
TOTAL PAYROLL	11	1.21	1.13	.84	1.91				
TOTAL CONTRACT	12	1.06	1.08	1.01	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17922	11
AVG SQFT/RETAIL TENANT	4111	2
AVG SQFT/OFFICE WORKER	224	12
AVG % OFFICE OCCUPANCY	98.0	12
AVG % RETAIL OCCUPANCY	77.1	2
AVG $ RATE YR-END RENT	16.60	7
AVG NET PRKNG INC/STALL	83.96	2
RENTABLE/GROSS SQFT	.84	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**12**	**UTILITIES TOTAL**	**1.39**	**12**	SECURITY TOTAL	.36	12	**FIXED EXP TOTAL**	**2.06**	**12**	**TOTAL PAYROLL**	**1.21**	**11**
PAYROLL	.35	5	ELECTRICAL	1.14	12	SEC PAYROLL	.27	3	REAL ESTATE TAX	1.98	12	CLEANING	.35	5
CONTRACT	.75	12	GAS	.23	9	SEC CONTRACTS	.25	11	BUILDING INS	.08	12	REPAIR/MAINT	.64	11
SUP/MAT/MISC	.06	12	FUEL OIL	.01	2	SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS	.12	4
TRASH REMOVAL	.04	12	PURCH STEAM			**ADMIN TOTAL**	**.61**	**11**	OTHER TAX			SECURITY	.27	3
REPR/MAINT TOTAL	**1.36**	**12**	PURCH CH WTR			PAYROLL	.27	7				ADMINISTRATIVE	.27	7
PAYROLL	.64	11	COAL			MGMT FEES	.61	5	**LEASING EXPENSES**	**1.03**	**4**			
ELEVATOR	.15	12	WATER/SEWER	.09	12	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.08**	**12**
HVAC	.18	12	**RDS/GNDS/SEC**	**.46**	**12**	GEN OFC EXP	.10	5	COMMISSIONS			CLEANING	.75	12
ELECTRICAL	.05	12	**TOTAL**			OTHER ADM EXP	.03	7	PROF FEES	.42	3	REPAIR/MAINT	.18	4
STRUCT/ROOF	.09	10	RDS/GNDS TOTAL	.10	10				TENANT ALTS	.68	3	RDS/GROUNDS	.01	3
PLUMBING	.02	12	RDS/GNDS PAYRL	.12	4				BUY-OUTS			SECURITY	.25	11
FIRE/LIFE SFTY	.02	9	RDS/GNDS CONTR	.01	3				OTHER LEASING			ADMINISTRATIVE	.72	5
OTHER MAINT/SUP	.25	10	RDS/GNDS OTHER	.05	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Des Moines, IA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	394,104 SQ. FT.				394,104 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.87	11.94	9.08	14.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.97	11.94	9.08	14.45				
NET PARKING INC									
MISCELLANEOUS	3	.47	.68						
TOTAL INCOME	4	12.27	12.37	9.76	14.58				
EXPENSE									
CLEANING	5	1.04	1.11	.86	1.18	1.04	1.11	.86	1.18
REPAIR-MAINT	5	2.05	1.60	1.35	2.85	2.05	1.60	1.35	2.85
UTILITIES	5	1.85	1.79	1.70	2.02	1.85	1.79	1.70	2.02
RDS/GRNDS/SEC	5	.54	.28	.21	1.06	.54	.28	.21	1.06
ADMINISTRATIVE	5	.63	.65	.46	.85	.63	.65	.46	.85
TOTAL OPER EXP	5	6.11	5.49	4.93	7.57	6.11	5.49	4.93	7.57
FIXED EXPENSES	5	1.65	1.39	1.11	2.33	1.65	1.39	1.11	2.33
TOTAL OPER + FIX	5	7.77	6.87	6.04	9.90	7.77	6.87	6.04	9.90
LEASING EXP	3	.50	.78						
TOTAL PAYROLL	5	1.73	1.58	.84	2.66				
TOTAL CONTRACT	5	1.29	1.13	1.09	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10651	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.89	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**5**	**UTILITIES TOTAL**	**1.85**	**5**	SECURITY TOTAL	.44	5	**FIXED EXP TOTAL**	**1.65**	**5**	**TOTAL PAYROLL**	**1.73**	**5**
PAYROLL	.23	2	ELECTRICAL	1.38	5	SEC PAYROLL			REAL ESTATE TAX	1.59	5	CLEANING	.23	2
CONTRACT	.80	5	GAS	.36	5	SEC CONTRACTS	.37	5	BUILDING INS	.07	5	REPAIR/MAINT	1.12	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.17	2
TRASH REMOVAL	.07	5	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.63**	**5**				ADMINISTRATIVE	.61	3
REPR/MAINT TOTAL	**2.05**	**5**	COAL			PAYROLL	.61	3	**LEASING EXPENSES**	**.50**	**3**			
PAYROLL	1.12	5	WATER/SEWER	.12	5	MGMT FEES	.65	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.29**	**5**
ELEVATOR	.22	5				PROF FEES			COMMISSIONS			CLEANING	.80	5
HVAC	.17	5	**RDS/GNDS/SEC**	**.54**	**5**	GEN OFC EXP			PROF FEES	.52	2	REPAIR/MAINT	.20	3
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.26	2	RDS/GROUNDS	.01	2
STRUCT/ROOF	.04	5	RDS/GNDS TOTAL	.17	3				BUY-OUTS			SECURITY	.37	5
PLUMBING	.02	5	RDS/GNDS PAYRL	.17	2				OTHER LEASING			ADMINISTRATIVE	.65	2
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.01	2									
OTHER MAINT/SUP	.40	5	RDS/GNDS OTHER	.08	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,832,153 SQ. FT.				3,476,687 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					15.39	16.57	13.93	18.19
RETAIL AREA	6	15.58	13.98	8.97	18.03				
OTHER AREA	5	9.80	9.15						
TOTAL RENT	11	15.05	16.50	13.92	17.70				
NET PARKING INC	6	1.21	1.31	.75	1.49				
MISCELLANEOUS	9	.11	.06	.02	.17				
TOTAL INCOME	11	15.99	16.87	13.95	18.30				
EXPENSE									
CLEANING	12	1.76	1.42	1.31	1.73	1.81	1.49	1.31	1.80
REPAIR-MAINT	12	2.19	2.36	1.84	2.56	2.31	2.37	1.92	2.67
UTILITIES	12	2.68	2.84	2.10	3.34	2.68	2.84	2.09	3.34
RDS/GRNDS/SEC	11	.83	.71	.48	1.18	.92	.71	.53	1.31
ADMINISTRATIVE	11	.51	.52	.39	.64	.56	.54	.43	.77
TOTAL OPER EXP	12	7.91	8.11	6.79	8.31	8.72	8.18	7.32	9.06
FIXED EXPENSES	12	2.27	2.19	1.34	2.71	2.50	2.45	1.60	2.73
TOTAL OPER + FIX	12	10.18	9.65	8.60	11.95	11.22	10.64	9.22	12.58
LEASING EXP	8	1.14	.80	.11	1.61				
TOTAL PAYROLL	10	1.24	1.20	.58	1.86				
TOTAL CONTRACT	11	2.87	2.20	1.74	3.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19337	12
AVG SQFT/RETAIL TENANT	4160	7
AVG SQFT/OFFICE WORKER	265	12
AVG % OFFICE OCCUPANCY	95.1	12
AVG % RETAIL OCCUPANCY	95.3	7
AVG $ RATE YR-END RENT	15.02	8
AVG NET PRKNG INC/STALL	1287.93	3
RENTABLE/GROSS SQFT	.87	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.77**	**11**	**UTILITIES TOTAL**	**2.68**	**12**	SECURITY TOTAL	.89	9	**FIXED EXP TOTAL**	**2.25**	**11**	**TOTAL PAYROLL**	**1.24**	**10**
PAYROLL	.11	4	ELECTRICAL	2.13	12	SEC PAYROLL	.64	5	REAL ESTATE TAX	1.42	11	CLEANING	.11	4
CONTRACT	1.54	11	GAS	.36	3	SEC CONTRACTS	.55	7	BUILDING INS	.17	11	REPAIR/MAINT	.72	10
SUP/MAT/MISC	.07	11	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	11	PURCH STEAM	.44	8				OTHER TAX	1.76	3	SECURITY	.64	5
			PURCH CH WTR			**ADMIN TOTAL**	**.51**	**11**				ADMINISTRATIVE	.22	8
REPR/MAINT TOTAL	**2.20**	**11**	COAL			PAYROLL	.22	8	**LEASING EXPENSES**	**1.14**	**8**			
PAYROLL	.72	10	WATER/SEWER	.15	12	MGMT FEES	.42	6	ADV/PROMOTION	.17	5	**TOTAL CONTRACTS**	**2.87**	**11**
ELEVATOR	.24	11				PROF FEES	.04	8	COMMISSIONS	.01	3	CLEANING	1.54	11
HVAC	.70	11	**RDS/GNDS/SEC**	**.85**	**10**	GEN OFC EXP	.04	10	PROF FEES	.12	5	REPAIR/MAINT	1.25	8
ELECTRICAL	.15	11	**TOTAL**			OTHER ADM EXP	.04	10	TENANT ALTS	.92	8	RDS/GROUNDS	.12	5
STRUCT/ROOF	.07	10	RDS/GNDS TOTAL	.09	8				BUY-OUTS			SECURITY	.55	7
PLUMBING	.08	11	RDS/GNDS PAYRL						OTHER LEASING	.01	3	ADMINISTRATIVE	.70	9
FIRE/LIFE SFTY	.03	11	RDS/GNDS CONTR	.12	5									
OTHER MAINT/SUP	.29	11	RDS/GNDS OTHER	.03	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,781,186 SQ. FT.				1,643,131 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.95	16.72		
RETAIL AREA	2	18.92	13.01						
OTHER AREA									
TOTAL RENT	3	16.58	16.88						
NET PARKING INC	2	1.03	.93						
MISCELLANEOUS	3	.05	.06						
TOTAL INCOME	3	17.30	17.63						
EXPENSE									
CLEANING	4	2.11	1.60	1.22	2.85	2.11	1.61	1.22	2.86
REPAIR-MAINT	4	2.24	2.38	1.63	2.85	2.34	2.38	1.72	2.85
UTILITIES	4	3.19	3.17	2.39	4.00	3.19	3.17	2.39	4.00
RDS/GRNDS/SEC	4	.55	.63	.29	.81	.59	.66	.32	.95
ADMINISTRATIVE	4	.49	.52	.38	.62	.54	.54	.38	.75
TOTAL OPER EXP	4	8.58	8.31	6.96	10.09	9.30	8.70	7.87	10.39
FIXED EXPENSES	4	2.73	2.20	1.57	3.79	2.96	2.28	1.86	3.80
TOTAL OPER+FIX	4	11.30	11.61	8.53	13.88	12.25	12.09	10.02	13.91
LEASING EXP	2	.52	.52						
TOTAL PAYROLL	3	1.06	1.20						
TOTAL CONTRACT	4	3.00	1.74	1.53	4.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61189	4
AVG SQFT/RETAIL TENANT	4115	3
AVG SQFT/OFFICE WORKER	243	4
AVG % OFFICE OCCUPANCY	96.6	4
AVG % RETAIL OCCUPANCY	92.2	3
AVG $ RATE YR-END RENT	15.78	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.11**	**4**	**UTILITIES TOTAL**	**3.19**	**4**	SECURITY TOTAL	.70	2	**FIXED EXP TOTAL**	**2.73**	**4**	**TOTAL PAYROLL**	**1.06**	**3**
PAYROLL			ELECTRICAL	2.54	4	SEC PAYROLL			REAL ESTATE TAX	1.77	4	CLEANING		
CONTRACT	1.88	4	GAS	.34	2	SEC CONTRACTS	.34	2	BUILDING INS	.11	4	REPAIR/MAINT	.68	3
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	4	PURCH STEAM	.85	2				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.27**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.49**	**4**				ADMINISTRATIVE	.19	3
PAYROLL	.68	3	COAL			PAYROLL	.19	3	**LEASING EXPENSES**	**.52**	**2**	**TOTAL CONTRACTS**	**3.00**	**4**
ELEVATOR	.25	4	WATER/SEWER	.15	4	MGMT FEES	.41	3	ADV/PROMOTION			CLEANING	1.88	4
HVAC	.75	4	**RDS/GNDS/SEC**	**.49**	**3**	PROF FEES	.03	3	COMMISSIONS			REPAIR/MAINT	1.73	2
ELECTRICAL	.27	4	**TOTAL**			GEN OFC EXP	.01	3	PROF FEES			RDS/GROUNDS	.04	2
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.05	3	OTHER ADM EXP	.02	3	TENANT ALTS	.30	2	SECURITY	.34	2
PLUMBING	.12	4	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.32	4
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.04	2				OTHER LEASING					
OTHER MAINT/SUP	.23	4	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	2,962,110 SQ. FT.				2,880,201 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					15.06	14.89	10.20	18.47
RETAIL AREA	2	9.60	8.00						
OTHER AREA									
TOTAL RENT	23	15.08	15.28	10.45	18.11				
NET PARKING INC	3	.10	.09						
MISCELLANEOUS	4	2.04	1.33	.54	2.68				
TOTAL INCOME	23	16.01	16.61	10.45	18.46				
EXPENSE									
CLEANING	24	.93	.81	.71	.95	.94	.81	.71	.95
REPAIR-MAINT	24	1.04	1.33	.86	1.78	1.07	1.33	.91	1.78
UTILITIES	22	2.08	1.87	1.48	2.61	2.08	1.87	1.48	2.61
RDS/GRNDS/SEC	21	.41	.21	.07	.44	.43	.21	.07	.45
ADMINISTRATIVE	24	.69	.61	.46	.79	.71	.61	.47	.81
TOTAL OPER EXP	22	5.10	4.93	4.06	6.21	5.25	5.09	4.06	6.41
FIXED EXPENSES	23	2.39	2.31	1.80	2.67	2.47	2.34	1.80	2.80
TOTAL OPER+FIX	21	7.57	7.14	6.62	9.00	7.80	7.21	6.62	9.35
LEASING EXP	9	1.67	.82	.25	2.03				
TOTAL PAYROLL	15	.57	.48	.40	.58				
TOTAL CONTRACT	16	1.26	1.03	.87	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10776	22
AVG SQFT/RETAIL TENANT	2445	3
AVG SQFT/OFFICE WORKER	228	20
AVG % OFFICE OCCUPANCY	89.5	22
AVG % RETAIL OCCUPANCY	93.9	3
AVG $ RATE YR-END RENT	17.08	21
AVG NET PRKNG INC/STALL	12.82	2
RENTABLE/GROSS SQFT	.87	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**16**	**UTILITIES TOTAL**	**2.16**	**16**	SECURITY TOTAL	.26	12	**FIXED EXP TOTAL**	**2.31**	**15**	**TOTAL PAYROLL**	**.57**	**15**
PAYROLL			ELECTRICAL	1.93	16	SEC PAYROLL			REAL ESTATE TAX	2.09	15	CLEANING		
CONTRACT	.79	16	GAS	.17	15	SEC CONTRACTS	.18	11	BUILDING INS	.20	16	REPAIR/MAINT	.35	12
SUP/MAT/MISC	.10	7	FUEL OIL			SEC OTHER	.29	3	PERS PROP TAX	1.38	2	RDS/GROUNDS		
TRASH REMOVAL	.10	16	PURCH STEAM						OTHER TAX	.04	9	SECURITY		
REPR/MAINT TOTAL	**.89**	**16**	PURCH CH WTR			**ADMIN TOTAL**	**.74**	**16**				ADMINISTRATIVE	.46	9
PAYROLL	.35	12	COAL			PAYROLL	.45	9	**LEASING EXPENSES**	**1.67**	**9**	**TOTAL CONTRACTS**	**1.28**	**16**
ELEVATOR	.13	16	WATER/SEWER	.10	15	MGMT FEES	.44	15	ADV/PROMOTION	.05	9	CLEANING	.79	16
HVAC	.18	16	**RDS/GNDS/SEC**	**.51**	**14**	PROF FEES	.12	9	COMMISSIONS	.17	2	REPAIR/MAINT	.28	9
ELECTRICAL	.05	16	**TOTAL**			GEN OFC EXP	.04	6	PROF FEES	.61	9	RDS/GROUNDS	.21	14
STRUCT/ROOF	.06	13	RDS/GNDS TOTAL	.24	14	OTHER ADM EXP	.03	11	TENANT ALTS	.77	9	SECURITY	.13	11
PLUMBING	.02	15	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.45	16
FIRE/LIFE SFTY	.01	13	RDS/GNDS CONTR	.21	14				OTHER LEASING	.04	7			
OTHER MAINT/SUP	.17	16	RDS/GNDS OTHER	.03	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	187,125 SQ. FT.				187,125 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					16.87	15.07	11.24	22.01	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	16.87	15.07	11.24	22.01					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	4	16.87	15.07	11.24	22.01					
EXPENSE										
CLEANING	5	.96	.93	.81	1.09	.96	.93	.81	1.09	
REPAIR-MAINT	5	2.03	1.80	1.71	2.64	2.03	1.80	1.71	2.64	
UTILITIES	3	2.19	2.41			2.19	2.41			
RDS/GRNDS/SEC	4	.24	.21	.14	.37	.24	.21	.14	.37	
ADMINISTRATIVE	5	.83	.65	.57	1.11	.83	.65	.57	1.11	
TOTAL OPER EXP	3	6.64	6.84			6.64	6.84			
FIXED EXPENSES	5	2.74	2.23	1.94	4.12	2.74	2.23	1.94	4.12	
TOTAL OPER+FIX	3	9.36	10.30			9.36	10.30			
LEASING EXP										
TOTAL PAYROLL	3	.26	.15							
TOTAL CONTRACT	3	1.12	1.25							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6989	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	445	5
AVG % OFFICE OCCUPANCY	97.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.40	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**3**	**UTILITIES TOTAL**	**2.19**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	**2.66**	**3**	**TOTAL PAYROLL**	**.26**	**3**
PAYROLL			ELECTRICAL	1.91	3	SEC PAYROLL			REAL ESTATE TAX	2.40	3	CLEANING		
CONTRACT	.92	3	GAS	.24	3	SEC CONTRACTS			BUILDING INS	.27	3	REPAIR/MAINT	.37	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	**.97**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.21**	**3**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.37	2	COAL			MGMT FEES	.48	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.12**	**3**
ELEVATOR	.28	3	WATER/SEWER	.05	3	PROF FEES	.34	3	COMMISSIONS			CLEANING	.92	3
HVAC	.72	3	**RDS/GNDS/SEC**	**.35**	**2**	GEN OFC EXP	.08	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP	.08	2	TENANT ALTS			RDS/GROUNDS	.28	2
STRUCT/ROOF	.15	2	RDS/GNDS TOTAL	.31	2				BUY-OUTS			SECURITY		
PLUMBING	.02	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.82	3
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.28	2									
OTHER MAINT/SUP	.77	3	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	366,687 SQ. FT.				360,894 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					13.01	11.70	8.45	18.19	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	14.01	15.68	8.45	18.32					
NET PARKING INC										
MISCELLANEOUS	2	1.32	1.33							
TOTAL INCOME	5	14.58	17.42	8.45	18.83					
EXPENSE										
CLEANING	5	1.04	.79	.71	1.43	1.04	.79	.71	1.43	
REPAIR-MAINT	5	1.35	1.33	.73	2.04	1.35	1.33	.73	2.04	
UTILITIES	5	1.95	1.87	1.38	2.49	1.95	1.87	1.38	2.49	
RDS/GRNDS/SEC	5	.09	.06	.02	.16	.09	.06	.02	.18	
ADMINISTRATIVE	5	.54	.48	.35	.76	.55	.48	.35	.80	
TOTAL OPER EXP	5	4.96	4.93	4.34	5.53	5.04	5.09	4.46	5.53	
FIXED EXPENSES	5	2.25	2.34	1.70	2.68	2.28	2.34	1.70	2.78	
TOTAL OPER+FIX	5	7.21	7.14	6.24	8.06	7.32	7.27	6.25	8.32	
LEASING EXP										
TOTAL PAYROLL	2	.67	.66							
TOTAL CONTRACT	2	1.09	1.08							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10248	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	314	3
AVG % OFFICE OCCUPANCY	91.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.62	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**2**	**UTILITIES TOTAL**	**2.40**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**	**2.69**	**2**	**TOTAL PAYROLL**	**.67**	**2**
PAYROLL			ELECTRICAL	2.14	2	SEC PAYROLL			REAL ESTATE TAX	2.42	2	CLEANING		
CONTRACT	.79	2	GAS	.19	2	SEC CONTRACTS			BUILDING INS	.12	2	REPAIR/MAINT		
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	2	PURCH STEAM			**ADMIN TOTAL**	**.69**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.73**	**2**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.54	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.09**	**2**
ELEVATOR	.03	2	WATER/SEWER			PROF FEES	.13	2	COMMISSIONS			CLEANING	.79	2
HVAC	.12	2	**RDS/GNDS/SEC**	**.13**	**2**	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.11	2
STRUCT/ROOF			RDS/GNDS TOTAL	.13	2				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.50	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.11	2									
OTHER MAINT/SUP	.31	2	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Detroit, MI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	705,931 SQ. FT.				703,223 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.63	14.89	7.96	19.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.59	14.89	7.96	19.10				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	14.59	14.89	7.96	19.10				
EXPENSE									
CLEANING	5	.68	.63	.52	.83	.69	.63	.53	.83
REPAIR-MAINT	5	1.25	1.31	.94	1.58	1.28	1.31	.94	1.60
UTILITIES	5	1.68	1.48	1.25	2.06	1.68	1.48	1.25	2.06
RDS/GRNDS/SEC	3	.17	.07			.17	.07		
ADMINISTRATIVE	5	.57	.61	.39	.70	.57	.61	.39	.70
TOTAL OPER EXP	5	4.29	4.12	3.65	4.82	4.30	4.12	3.70	4.82
FIXED EXPENSES	4	2.54	2.38	1.63	3.09	2.55	2.38	1.64	3.09
TOTAL OPER + FIX	4	7.00	6.62	5.53	7.91	7.03	6.62	5.59	7.91
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.64	.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7342	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	88.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.08	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	2
PAYROLL		
CONTRACT	.43	2
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	1.05	2
PAYROLL		
ELEVATOR	.17	2
HVAC	.24	2
ELECTRICAL	.09	2
STRUCT/ROOF	.16	2
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	2
ELECTRICAL	.74	2
GAS	.45	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.61	2
PAYROLL		
MGMT FEES	.48	2
PROF FEES	.13	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.64	2
CLEANING	.43	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.61	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Duluth, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	355,007 SQ. FT.				296,578 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.57	9.42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.81	7.50						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	7.81	7.50						
EXPENSE									
CLEANING	4	1.02	1.00	.88	1.09	1.12	1.08	.92	1.24
REPAIR-MAINT	4	1.83	1.37	1.21	2.17	2.19	1.71	1.43	2.57
UTILITIES	4	1.63	.85	.79	2.09	1.70	.88	.79	2.26
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.58	.59	.53	.65	.70	.71	.61	.80
TOTAL OPER EXP	3	5.85	3.96			7.07	5.00		
FIXED EXPENSES	4	1.40	.92	.82	1.74	1.68	1.11	.96	2.05
TOTAL OPER + FIX	3	7.34	4.88			8.86	6.21		
LEASING EXP	4	.83	1.12	.50	1.48				
TOTAL PAYROLL	4	1.29	1.29	1.03	1.54				
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2388	4
AVG SQFT/RETAIL TENANT	4869	4
AVG SQFT/OFFICE WORKER	255	4
AVG % OFFICE OCCUPANCY	93.4	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.75	2
AVG NET PRKNG INC/STALL	-	
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL	.67	4
CONTRACT		
SUP/MAT/MISC	.07	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.83	4
PAYROLL	.39	4
ELEVATOR	.31	4
HVAC	.22	4
ELECTRICAL	.18	4
STRUCT/ROOF	.25	3
PLUMBING	.08	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.40	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	4
ELECTRICAL	1.27	4
GAS		
FUEL OIL		
PURCH STEAM	.40	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	4
PAYROLL		
MGMT FEES	.58	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.40	4
REAL ESTATE TAX	1.32	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.22	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.29	4
CLEANING	.67	4
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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El Paso, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,215,405 SQ. FT.				1,192,720 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.70	13.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.42	13.83						
NET PARKING INC									
MISCELLANEOUS	2	.68	.74						
TOTAL INCOME	2	14.16	14.62						
EXPENSE									
CLEANING	4	.68	.68	.67	.69	.69	.68	.67	.71
REPAIR-MAINT	4	1.31	1.34	1.11	1.56	1.34	1.36	1.11	1.61
UTILITIES	4	1.88	1.90	1.74	1.98	1.88	1.90	1.74	1.98
RDS/GRNDS/SEC	4	.44	.38	.17	.81	.44	.38	.17	.81
ADMINISTRATIVE	4	.82	.92	.61	1.08	.83	.96	.61	1.12
TOTAL OPER EXP	4	5.12	5.11	4.89	5.52	5.22	5.29	4.89	5.70
FIXED EXPENSES	4	1.21	1.27	.99	1.33	1.23	1.27	.99	1.37
TOTAL OPER+FIX	4	6.33	6.42	6.16	6.57	6.45	6.42	6.16	6.79
LEASING EXP	2	.65	.73						
TOTAL PAYROLL	4	1.28	1.21	.94	1.81				
TOTAL CONTRACT	4	1.14	1.20	.97	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12711	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	316	2
AVG % OFFICE OCCUPANCY	89.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.63	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.61	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.31	4
PAYROLL	.60	4
ELEVATOR	.25	4
HVAC	.15	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	2
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	4
ELECTRICAL	1.78	4
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.44	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	4
SEC PAYROLL	.40	2
SEC CONTRACTS	.23	4
SEC OTHER	.02	2
ADMIN TOTAL	.82	4
PAYROLL	.47	4
MGMT FEES	.49	2
PROF FEES		
GEN OFC EXP	.04	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.21	4
REAL ESTATE TAX	1.15	4
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.65	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.62	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.28	4
CLEANING		
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY	.40	2
ADMINISTRATIVE	.47	4
TOTAL CONTRACTS	1.14	4
CLEANING	.61	4
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY	.23	4
ADMINISTRATIVE	.51	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Lauderdale, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS	2,092,590 SQ. FT.				2,082,217 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					11.39	9.20	7.02	15.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	38	11.34	9.20	6.88	15.34				
NET PARKING INC									
MISCELLANEOUS	38	1.04	.12	.06	.44				
TOTAL INCOME	38	12.38	10.52	7.79	15.65				
EXPENSE									
CLEANING	28	.77	.74	.62	.91	.77	.74	.62	.91
REPAIR-MAINT	27	.67	.68	.52	.89	.67	.68	.52	.90
UTILITIES	19	1.69	1.64	1.45	1.83	1.69	1.64	1.45	1.83
RDS/GRNDS/SEC	34	.35	.31	.19	.55	.35	.31	.19	.61
ADMINISTRATIVE	38	.99	.97	.66	1.10	.99	.97	.66	1.13
TOTAL OPER EXP	17	4.57	4.52	3.98	5.19	4.58	4.52	3.98	5.19
FIXED EXPENSES	35	1.61	1.60	.84	1.85	1.62	1.60	.84	1.85
TOTAL OPER+FIX	16	6.42	6.29	6.16	7.01	6.43	6.29	6.18	7.01
LEASING EXP	16	3.61	3.37	1.05	5.29				
TOTAL PAYROLL	17	.57	.64	.52	.84				
TOTAL CONTRACT	18	.84	.87	.63	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4763	37
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	240	19
AVG % OFFICE OCCUPANCY	84.0	38
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.32	35
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	18
PAYROLL		
CONTRACT	.61	18
SUP/MAT/MISC	.09	15
TRASH REMOVAL	.09	15
REPR/MAINT TOTAL	.66	15
PAYROLL	.35	12
ELEVATOR	.10	15
HVAC	.11	15
ELECTRICAL	.03	15
STRUCT/ROOF	.02	12
PLUMBING	.02	14
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.16	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	18
ELECTRICAL	1.59	18
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	15
RDS/GNDS/SEC TOTAL	.35	15
RDS/GNDS TOTAL	.21	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	6
RDS/GNDS OTHER	.15	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	13
SEC PAYROLL		
SEC CONTRACTS	.14	13
SEC OTHER	.06	7
ADMIN TOTAL	1.06	18
PAYROLL	.39	16
MGMT FEES	.52	18
PROF FEES	.20	17
GEN OFC EXP	.06	11
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	15
REAL ESTATE TAX	1.58	15
BUILDING INS	.16	15
PERS PROP TAX	.59	6
OTHER TAX	.37	3
LEASING EXPENSES	3.61	16
ADV/PROMOTION	.08	16
COMMISSIONS	.12	4
PROF FEES	.93	14
TENANT ALTS	4.04	13
BUY-OUTS		
OTHER LEASING	.86	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	17
CLEANING		
REPAIR/MAINT	.35	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	16
TOTAL CONTRACTS	.84	18
CLEANING	.61	18
REPAIR/MAINT	.21	3
RDS/GROUNDS	.26	6
SECURITY	.14	13
ADMINISTRATIVE	.71	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Lauderdale, FL

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	568,403 SQ. FT.				568,403 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					9.82	7.68	6.40	15.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	9.82	7.68	6.40	15.59				
NET PARKING INC									
MISCELLANEOUS	9	2.13	.10	.08	.43				
TOTAL INCOME	9	11.95	10.52	7.79	16.91				
EXPENSE									
CLEANING	8	.76	.72	.58	.87	.76	.72	.58	.87
REPAIR-MAINT	7	.90	.77	.73	1.25	.90	.77	.73	1.25
UTILITIES	7	1.91	1.71	1.46	2.45	1.91	1.71	1.46	2.45
RDS/GRNDS/SEC	7	.58	.29	.26	.62	.58	.29	.26	.62
ADMINISTRATIVE	9	.97	.94	.55	1.19	.97	.94	.55	1.19
TOTAL OPER EXP	6	5.15	4.94	3.93	6.32	5.15	4.94	3.93	6.32
FIXED EXPENSES	7	1.37	1.66	1.09	1.75	1.37	1.66	1.09	1.75
TOTAL OPER + FIX	5	6.95	7.04	5.18	8.85	6.95	7.04	5.18	8.85
LEASING EXP	5	5.09	4.47	1.75	7.87				
TOTAL PAYROLL	5	.85	.80	.56	1.22				
TOTAL CONTRACT	6	.95	.86	.57	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3028	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	174	5
AVG % OFFICE OCCUPANCY	82.1	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.75	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	6	**UTILITIES TOTAL**	1.85	6	SECURITY TOTAL	.29	3	**FIXED EXP TOTAL**	1.39	4	**TOTAL PAYROLL**	.85	5
PAYROLL			ELECTRICAL	1.78	6	SEC PAYROLL			REAL ESTATE TAX	.88	4	CLEANING		
CONTRACT	.62	6	GAS			SEC CONTRACTS	.23	3	BUILDING INS	.26	4	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER	.06	3	PERS PROP TAX	.81	3	RDS/GROUNDS		
TRASH REMOVAL	.09	4	PURCH STEAM			**ADMIN TOTAL**	1.04	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.85	4	PURCH CH WTR			PAYROLL	.60	5	**LEASING EXPENSES**	5.09	5	ADMINISTRATIVE	.60	5
PAYROLL	.41	3	COAL			MGMT FEES	.40	6	ADV/PROMOTION	.05	5	**TOTAL CONTRACTS**	.95	6
ELEVATOR	.09	4	WATER/SEWER	.09	4	PROF FEES	.11	5	COMMISSIONS	.17	2	CLEANING	.62	6
HVAC	.18	4	**RDS/GNDS/SEC**	.73	4	GEN OFC EXP	.09	5	PROF FEES	.63	5	REPAIR/MAINT	.28	2
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.09	2	TENANT ALTS	4.95	4	RDS/GROUNDS	.22	3
STRUCT/ROOF	.08	2	RDS/GNDS TOTAL	.51	4				BUY-OUTS			SECURITY	.23	3
PLUMBING	.04	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.49	6
FIRE/LIFE SFTY	.06	4	RDS/GNDS CONTR	.22	3									
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.50	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	667,020 SQ. FT.				665,764 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.07	10.82	9.42	13.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.06	10.82	9.42	13.21				
NET PARKING INC									
MISCELLANEOUS	4	.12	.04	.03	.24				
TOTAL INCOME	4	11.19	10.85	9.46	13.44				
EXPENSE									
CLEANING	4	.85	.82	.73	1.07	.86	.82	.73	1.07
REPAIR-MAINT	4	.59	.56	.48	.73	.59	.56	.48	.74
UTILITIES	4	1.50	1.53	1.38	1.72	1.50	1.53	1.38	1.72
RDS/GRNDS/SEC	4	.24	.23	.11	.33	.24	.23	.11	.34
ADMINISTRATIVE	4	1.03	1.07	.91	1.19	1.04	1.07	.92	1.19
TOTAL OPER EXP	4	4.22	4.22	3.97	4.68	4.22	4.23	3.97	4.70
FIXED EXPENSES	4	1.93	1.87	1.76	2.03	1.93	1.88	1.77	2.03
TOTAL OPER + FIX	4	6.15	6.16	6.00	6.44	6.16	6.18	6.00	6.47
LEASING EXP	3	1.78	.27						
TOTAL PAYROLL	4	.42	.45	.28	.61				
TOTAL CONTRACT	4	.86	.92	.77	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7921	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	157	2
AVG % OFFICE OCCUPANCY	89.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.12	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.01	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	4	**UTILITIES TOTAL**	1.50	4	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	1.93	4	**TOTAL PAYROLL**	.42	4
PAYROLL			ELECTRICAL	1.40	4	SEC PAYROLL			REAL ESTATE TAX	1.80	4	CLEANING		
CONTRACT	.64	4	GAS			SEC CONTRACTS	.17	3	BUILDING INS	.13	4	REPAIR/MAINT	.43	2
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.10	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	1.03	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.59	4	PURCH CH WTR			PAYROLL	.29	3	**LEASING EXPENSES**	1.78	3	ADMINISTRATIVE	.29	3
PAYROLL	.43	2	COAL			MGMT FEES	.62	4	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	.86	4
ELEVATOR	.12	4	WATER/SEWER	.10	4	PROF FEES	.17	4	COMMISSIONS			CLEANING	.64	4
HVAC	.12	4	**RDS/GNDS/SEC**	.24	4	GEN OFC EXP	.05	3	PROF FEES	.69	2	REPAIR/MAINT		
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP	.02	3	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.05	3				BUY-OUTS			SECURITY	.17	3
PLUMBING	.03	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.79	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR											
OTHER MAINT/SUP	.09	4	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Wayne, IN

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 4 BLDS 485,024 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	TOTAL OFFICE RENTABLE AREA 485,024 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					10.73	9.26	8.19	11.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.78	9.29	8.19	11.58				
NET PARKING INC									
MISCELLANEOUS	3	.12	.12						
TOTAL INCOME	4	10.89	9.44	8.27	11.70				
EXPENSE									
CLEANING	4	.97	.88	.69	1.01	.97	.88	.69	1.01
REPAIR-MAINT	4	1.57	1.60	.92	1.73	1.57	1.60	.92	1.73
UTILITIES	4	2.40	1.72	1.55	2.29	2.40	1.72	1.55	2.29
RDS/GRNDS/SEC	4	.49	.30	.09	.51	.49	.30	.09	.51
ADMINISTRATIVE	4	.37	.43	.31	.49	.37	.43	.31	.49
TOTAL OPER EXP	4	5.80	5.01	3.85	5.73	5.80	5.01	3.85	5.73
FIXED EXPENSES	4	1.49	1.57	1.15	1.84	1.49	1.57	1.15	1.84
TOTAL OPER + FIX	4	7.30	6.16	5.48	7.08	7.30	6.16	5.48	7.08
LEASING EXP	3	.06	.15						
TOTAL PAYROLL	3	1.47	1.45						
TOTAL CONTRACT	4	.83	.71	.56	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9111	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	4
AVG % OFFICE OCCUPANCY	95.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.60	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	4
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.57	4
PAYROLL	.72	3
ELEVATOR	.21	4
HVAC	.20	4
ELECTRICAL	.08	4
STRUCT/ROOF	.20	3
PLUMBING	.06	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.40	4
ELECTRICAL	2.17	4
GAS	.45	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC	.49	4
TOTAL		
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	4
SEC PAYROLL		
SEC CONTRACTS	.20	4
SEC OTHER	.01	3
ADMIN TOTAL	.37	4
PAYROLL	.20	2
MGMT FEES	.13	4
PROF FEES	.01	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	4
REAL ESTATE TAX	1.28	4
BUILDING INS	.19	4
PERS PROP TAX	.03	2
OTHER TAX		
LEASING EXPENSES	.06	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.47	3
CLEANING		
REPAIR/MAINT	.72	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	2
TOTAL CONTRACTS	.83	4
CLEANING	.57	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.20	4
ADMINISTRATIVE	.14	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 7 BLDS 119,874 SQ. FT. DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	TOTAL OFFICE RENTABLE AREA 119,874 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	7					9.48	10.95	8.46	11.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	9.48	10.95	8.46	11.08				
NET PARKING INC									
MISCELLANEOUS	5	.08	.03	.01	.81				
TOTAL INCOME	7	9.56	10.95	8.81	11.52				
EXPENSE									
CLEANING	7	.79	.78	.65	.86	.79	.78	.65	.86
REPAIR-MAINT	7	.83	.81	.70	.98	.83	.81	.70	.98
UTILITIES	7	1.50	1.47	1.21	1.61	1.50	1.47	1.21	1.61
RDS/GRNDS/SEC	7	.28	.24	.22	.39	.28	.24	.22	.39
ADMINISTRATIVE	7	.34	.34	.23	.47	.34	.34	.23	.47
TOTAL OPER EXP	7	3.74	3.94	3.04	4.24	3.74	3.94	3.04	4.24
FIXED EXPENSES	7	1.07	1.27	.84	1.35	1.07	1.27	.84	1.35
TOTAL OPER + FIX	7	4.81	4.74	4.07	5.59	4.81	4.74	4.07	5.59
LEASING EXP	7	1.55	1.46	.56	2.38				
TOTAL PAYROLL	6	.28	.18	.13	.24				
TOTAL CONTRACT	7	.73	.83	.70	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1684	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	7
AVG % OFFICE OCCUPANCY	81.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.14	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	7
PAYROLL		
CONTRACT	.52	7
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.77	6
PAYROLL	.16	5
ELEVATOR		
HVAC	.23	6
ELECTRICAL	.16	6
STRUCT/ROOF	.05	5
PLUMBING	.03	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	7
ELECTRICAL	1.27	7
GAS	.19	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC	.28	7
TOTAL		
RDS/GNDS TOTAL	.26	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	7
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	6
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER	.01	5
ADMIN TOTAL	.34	7
PAYROLL		
MGMT FEES	.33	6
PROF FEES	.02	5
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	7
REAL ESTATE TAX	.96	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.55	7
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.56	6
TENANT ALTS	1.29	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	6
CLEANING		
REPAIR/MAINT	.16	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.73	7
CLEANING	.52	7
REPAIR/MAINT		
RDS/GROUNDS	.20	7
SECURITY	.02	4
ADMINISTRATIVE	.35	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Wayne, IN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	119,874 SQ. FT.				119,874 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					9.48	10.95	8.46	11.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	9.48	10.95	8.46	11.08				
NET PARKING INC									
MISCELLANEOUS	5	.26	.03	.01	.81				
TOTAL INCOME	7	9.68	10.95	8.81	11.52				
EXPENSE									
CLEANING	7	.79	.78	.65	.86	.79	.78	.65	.86
REPAIR-MAINT	7	.83	.81	.70	.98	.83	.81	.70	.98
UTILITIES	7	1.50	1.47	1.21	1.61	1.50	1.47	1.21	1.61
RDS/GRNDS/SEC	7	.28	.24	.22	.39	.28	.24	.22	.39
ADMINISTRATIVE	7	.34	.34	.23	.47	.34	.34	.23	.47
TOTAL OPER EXP	7	3.74	3.94	3.04	4.24	3.74	3.94	3.04	4.24
FIXED EXPENSES	7	1.07	1.27	.84	1.35	1.07	1.27	.84	1.35
TOTAL OPER + FIX	7	4.81	4.74	4.07	5.59	4.81	4.74	4.07	5.59
LEASING EXP	7	1.55	1.46	.56	2.38				
TOTAL PAYROLL	6	.28	.18	.13	.24				
TOTAL CONTRACT	7	.73	.83	.70	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1684	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	7
AVG % OFFICE OCCUPANCY	81.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.14	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	7
PAYROLL		
CONTRACT	.52	7
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.77	6
PAYROLL	.16	5
ELEVATOR		
HVAC	.23	6
ELECTRICAL	.16	6
STRUCT/ROOF	.05	5
PLUMBING	.03	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	7
ELECTRICAL	1.27	7
GAS	.19	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	.28	7
RDS/GNDS TOTAL	.26	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	7
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	6
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER	.01	5
ADMIN TOTAL	.34	7
PAYROLL		
MGMT FEES	.33	6
PROF FEES	.02	5
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	7
REAL ESTATE TAX	.96	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.55	7
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.56	6
TENANT ALTS	1.29	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	6
CLEANING		
REPAIR/MAINT	.16	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.73	7
CLEANING	.52	7
REPAIR/MAINT		
RDS/GROUNDS	.20	7
SECURITY	.02	4
ADMINISTRATIVE	.35	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,355,529 SQ. FT.				1,338,233 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.95	11.90	10.16	14.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.93	11.89	10.21	14.57				
NET PARKING INC	2	.85	1.85						
MISCELLANEOUS	3	1.30	1.02						
TOTAL INCOME	4	15.95	14.41	10.72	17.93				
EXPENSE									
CLEANING	4	.68	.67	.63	.71	.69	.68	.64	.72
REPAIR-MAINT	4	.92	.87	.83	1.18	.93	.89	.84	1.19
UTILITIES	4	1.60	1.88	1.66	2.07	1.60	1.89	1.66	2.08
RDS/GRNDS/SEC	4	.25	.26	.20	.49	.25	.26	.20	.50
ADMINISTRATIVE	4	1.19	.78	.65	1.09	1.21	.79	.66	1.11
TOTAL OPER EXP	4	4.65	4.71	4.47	5.04	4.71	4.74	4.55	5.10
FIXED EXPENSES	4	1.81	1.56	1.19	2.17	1.83	1.57	1.21	2.21
TOTAL OPER + FIX	4	6.46	6.27	5.79	7.09	6.54	6.31	5.84	7.22
LEASING EXP	3	.20	.72						
TOTAL PAYROLL	4	1.26	1.11	.79	1.42				
TOTAL CONTRACT	4	.51	.71	.52	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11332	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	3
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.29	3
AVG NET PRKNG INC/STALL	602.73	2
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.19	4
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.92	4
PAYROLL	.27	4
ELEVATOR	.26	4
HVAC	.07	4
ELECTRICAL	.02	4
STRUCT/ROOF	.03	3
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	4
ELECTRICAL	1.51	4
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.25	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL	.23	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.19	4
PAYROLL	.37	4
MGMT FEES	.57	3
PROF FEES	.05	3
GEN OFC EXP	.25	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	4
REAL ESTATE TAX	1.70	4
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.20	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.06	3
TENANT ALTS	.13	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	4
CLEANING		
REPAIR/MAINT	.27	4
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	.51	4
CLEANING	.19	4
REPAIR/MAINT	.37	2
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE	.54	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,249,063 SQ. FT.				1,247,251 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	19					8.47	7.35	5.13	8.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	8.46	7.35	5.13	8.81				
NET PARKING INC	3	.13	.11						
MISCELLANEOUS	13	.05	.04		.09				
TOTAL INCOME	19	8.54	7.35	5.20	8.91				
EXPENSE									
CLEANING	18	.64	.62	.47	.70	.64	.63	.47	.70
REPAIR-MAINT	19	.66	.62	.48	.74	.67	.62	.48	.74
UTILITIES	18	1.47	1.46	1.37	1.57	1.47	1.46	1.37	1.58
RDS/GRNDS/SEC	19	.47	.34	.24	.50	.47	.34	.24	.50
ADMINISTRATIVE	19	.65	.60	.55	.91	.65	.60	.55	.91
TOTAL OPER EXP	17	3.91	3.68	3.49	4.21	3.91	3.68	3.49	4.22
FIXED EXPENSES	19	1.22	1.04	.83	1.26	1.22	1.04	.83	1.26
TOTAL OPER+FIX	17	5.15	4.89	4.48	5.48	5.16	4.89	4.48	5.49
LEASING EXP	9	1.44	.66	.40	2.23				
TOTAL PAYROLL	18	.52	.48	.43	.64				
TOTAL CONTRACT	19	1.09	.75	.65	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7745	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	10
AVG % OFFICE OCCUPANCY	79.7	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.25	18
AVG NET PRKNG INC/STALL	34.93	3
RENTABLE/GROSS SQFT	.87	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**17**
PAYROLL		
CONTRACT	.58	17
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	**.66**	**19**
PAYROLL	.26	15
ELEVATOR	.12	10
HVAC	.12	19
ELECTRICAL	.05	17
STRUCT/ROOF	.05	5
PLUMBING	.02	15
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.16	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**18**
ELECTRICAL	1.37	18
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	18
RDS/GNDS/SEC TOTAL	**.47**	**19**
RDS/GNDS TOTAL	.19	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	19
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	11
SEC PAYROLL		
SEC CONTRACTS	.23	11
SEC OTHER	.02	4
ADMIN TOTAL	**.65**	**19**
PAYROLL	.29	8
MGMT FEES	.29	18
PROF FEES	.07	14
GEN OFC EXP	.10	16
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.22**	**19**
REAL ESTATE TAX	1.08	19
BUILDING INS	.14	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.44**	**9**
ADV/PROMOTION	.07	7
COMMISSIONS	.12	2
PROF FEES	.37	6
TENANT ALTS	1.14	8
BUY-OUTS		
OTHER LEASING	.19	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.52**	**18**
CLEANING		
REPAIR/MAINT	.26	15
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	8
TOTAL CONTRACTS	**1.09**	**19**
CLEANING	.58	17
REPAIR/MAINT	.23	8
RDS/GROUNDS	.18	19
SECURITY	.23	11
ADMINISTRATIVE	.34	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	139,824 SQ. FT.				139,824 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					8.01	8.00	6.06	11.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.01	8.00	6.06	11.15				
NET PARKING INC									
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	4	8.03	8.02	8.08	11.15				
EXPENSE									
CLEANING	3	.59	.63			.59	.63		
REPAIR-MAINT	4	.50	.41	.32	.72	.50	.41	.32	.72
UTILITIES	3	1.23	1.47			1.23	1.47		
RDS/GRNDS/SEC	4	.23	.24	.13	.33	.23	.24	.13	.33
ADMINISTRATIVE	4	.74	.58	.52	.86	.74	.58	.52	.86
TOTAL OPER EXP	2	3.22	3.31			3.22	3.31		
FIXED EXPENSES	4	.95	.93	.83	1.14	.95	.93	.83	1.14
TOTAL OPER+FIX	2	4.20	4.37			4.20	4.37		
LEASING EXP	2	.44	.39						
TOTAL PAYROLL	3	.35	.20						
TOTAL CONTRACT	4	.62	.65	.53	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3666	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	3
AVG % OFFICE OCCUPANCY	79.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.53	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**3**
PAYROLL		
CONTRACT	.44	3
SUP/MAT/MISC	.19	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.50**	**4**
PAYROLL	.15	2
ELEVATOR	.03	3
HVAC	.05	4
ELECTRICAL	.05	4
STRUCT/ROOF	.17	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**3**
ELECTRICAL	1.14	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	**.23**	**4**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	**.74**	**4**
PAYROLL		
MGMT FEES	.38	4
PROF FEES	.09	2
GEN OFC EXP	.00	3
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.95**	**4**
REAL ESTATE TAX	.86	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.44**	**2**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.26	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.35**	**3**
CLEANING		
REPAIR/MAINT	.15	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.62**	**4**
CLEANING	.44	3
REPAIR/MAINT	.04	3
RDS/GROUNDS	.18	4
SECURITY	.04	4
ADMINISTRATIVE	.43	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	258,101 SQ. FT.				258,101 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					5.25	4.95			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	3	5.25	4.95							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	3	5.29	5.07							
EXPENSE										
CLEANING	3	.53	.51			.53	.51			
REPAIR-MAINT	3	.62	.54			.62	.54			
UTILITIES	3	1.42	1.37			1.42	1.37			
RDS/GRNDS/SEC	3	.29	.24			.29	.24			
ADMINISTRATIVE	3	.99	.95			.99	.95			
TOTAL OPER EXP	3	3.85	3.68			3.85	3.68			
FIXED EXPENSES	3	.98	1.04			.98	1.04			
TOTAL OPER + FIX	3	4.83	4.89			4.83	4.89			
LEASING EXP	3	2.46	1.18							
TOTAL PAYROLL	3	.56	.49							
TOTAL CONTRACT	3	.69	.70							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3918	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	68.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.71	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.02	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**2**	**UTILITIES TOTAL**	**1.42**	**3**	SECURITY TOTAL	.05	3	**FIXED EXP TOTAL**	**.98**	**3**	**TOTAL PAYROLL**	**.56**	**3**
PAYROLL			ELECTRICAL	1.30	3	SEC PAYROLL			REAL ESTATE TAX	.90	3	CLEANING		
CONTRACT	.56	2	GAS			SEC CONTRACTS	.05	3	BUILDING INS	.08	3	REPAIR/MAINT		
SUP/MAT/MISC	.02	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.62**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.99**	**3**				ADMINISTRATIVE	.46	3
PAYROLL			COAL			PAYROLL	.46	3	**LEASING EXPENSES**	**2.46**	**3**			
ELEVATOR	.08	3	WATER/SEWER	.12	3	MGMT FEES	.26	3	ADV/PROMOTION	.12	3	**TOTAL CONTRACTS**	**.69**	**3**
HVAC	.17	3	**RDS/GNDS/SEC**	**.29**	**3**	PROF FEES	.02	2	COMMISSIONS			CLEANING	.56	2
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP	.17	3	PROF FEES	.27	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.23	3	OTHER ADM EXP	.10	2	TENANT ALTS	2.85	2	RDS/GROUNDS	.22	3
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.05	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.22	3				OTHER LEASING			ADMINISTRATIVE	.26	3
OTHER MAINT/SUP	.17	3	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Grand Rapids, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	402,261 SQ. FT.				370,641 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					12.67	10.56			
RETAIL AREA										
OTHER AREA	2	4.65	3.45							
TOTAL RENT	3	12.10	10.26							
NET PARKING INC	3	1.78	.56							
MISCELLANEOUS	3	.49	.42							
TOTAL INCOME	3	14.37	11.22							
EXPENSE										
CLEANING	3	1.07	1.07			1.08	1.07			
REPAIR-MAINT	3	1.35	1.38			1.36	1.38			
UTILITIES	3	2.12	2.29			2.12	2.29			
RDS/GRNDS/SEC	3	.26	.23			.28	.24			
ADMINISTRATIVE	3	.35	.35			.38	.41			
TOTAL OPER EXP	3	5.15	5.22			5.59	5.42			
FIXED EXPENSES	3	2.21	1.93			2.40	2.00			
TOTAL OPER + FIX	3	7.36	7.15			7.99	7.42			
LEASING EXP	3	.02								
TOTAL PAYROLL	3	.69	.66							
TOTAL CONTRACT	3	1.71	1.87							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15353	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	3
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.50	2
AVG NET PRKNG INC/STALL	834.86	3
RENTABLE/GROSS SQFT	1.01	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**3**	**UTILITIES TOTAL**	**2.12**	**3**	SECURITY TOTAL	.19	3	**FIXED EXP TOTAL**	**2.21**	**3**	**TOTAL PAYROLL**	**.69**	**3**
PAYROLL	.02	2	ELECTRICAL	1.64	3	SEC PAYROLL			REAL ESTATE TAX	2.11	3	CLEANING	.02	2
CONTRACT	.84	3	GAS	.41	3	SEC CONTRACTS	.19	3	BUILDING INS	.10	3	REPAIR/MAINT	.47	3
SUP/MAT/MISC	.14	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.35**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.35**	**3**				ADMINISTRATIVE	.28	2
PAYROLL	.47	3	COAL			PAYROLL	.28	2	**LEASING EXPENSES**	**.02**	**3**			
ELEVATOR	.22	3	WATER/SEWER	.07	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.71**	**3**
HVAC	.28	3	**RDS/GNDS/SEC**	**.26**	**3**	PROF FEES			COMMISSIONS			CLEANING	.84	3
ELECTRICAL	.14	3	**TOTAL**			GEN OFC EXP	.03	2	PROF FEES			REPAIR/MAINT	.85	2
STRUCT/ROOF			RDS/GNDS TOTAL	.07	3	OTHER ADM EXP	.03	2	TENANT ALTS	.02	3	RDS/GROUNDS	.06	3
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.06	3				OTHER LEASING			ADMINISTRATIVE	.14	2
OTHER MAINT/SUP	.19	3	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greensboro, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	231,920 SQ. FT.				231,920 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.89	9.15	7.46	11.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.89	9.15	7.46 —	11.56				
NET PARKING INC									
MISCELLANEOUS	4	.02	.02	.01	.03				
TOTAL INCOME	9	10.90	9.15	7.48	11.57				
EXPENSE									
CLEANING	9	.52	.40	.45	.56	.52	.49	.45	.56
REPAIR-MAINT	9	.52	.53	.41	.65	.52	.53	.41	.65
UTILITIES	9	1.31	1.18	.92	1.59	1.31	1.18	.92	1.59
RDS/GRNDS/SEC	9	.06	.06	.03	.08	.06	.06	.03	.08
ADMINISTRATIVE	9	.54	.42	.36	.58	.54	.42	.36	.58
TOTAL OPER EXP	9	2.95	2.82	2.59	3.11	2.95	2.82	2.59	3.11
FIXED EXPENSES	9	.95	.88	.78	.99	.95	.88	.78	.99
TOTAL OPER+FIX	9	3.90	3.79	3.52	4.01	3.90	3.79	3.52	4.01
LEASING EXP	8	.41	.35	.30	.44				
TOTAL PAYROLL	4	.62	.60	.59	.64				
TOTAL CONTRACT	5	.50	.51	.42	.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1759	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	155	5
AVG % OFFICE OCCUPANCY	93.3	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.53	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.52	9
PAYROLL	.39	4
CONTRACT	.56	5
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.01	7
REPR/MAINT TOTAL	.52	9
PAYROLL	.16	4
ELEVATOR	.06	7
HVAC	.16	9
ELECTRICAL	.08	9
STRUCT/ROOF	.08	3
PLUMBING	.02	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	9
ELECTRICAL	1.20	9
GAS	.09	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	9
RDS/GNDS/SEC	.06	9
TOTAL		
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL	.07	4
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.54	9
PAYROLL		
MGMT FEES	.53	9
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.95	9
REAL ESTATE TAX	.87	9
BUILDING INS	.08	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.41	8
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.45	4
TENANT ALTS	.27	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	4
CLEANING	.39	4
REPAIR/MAINT	.16	4
RDS/GROUNDS		
SECURITY	.07	4
ADMINISTRATIVE		
TOTAL CONTRACTS	.58	5
CLEANING	.56	5
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY		
ADMINISTRATIVE	.54	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	157,420 SQ. FT.				157,420 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.09	8.73	6.91	10.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.09	8.73	6.91	10.39				
NET PARKING INC									
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	6	10.11	8.75	6.91	10.41				
EXPENSE									
CLEANING	6	.50	.47	.43	.51	.50	.47	.43	.51
REPAIR-MAINT	6	.58	.53	.48	.73	.58	.53	.48	.73
UTILITIES	6	1.32	1.11	.88	1.43	1.32	1.11	.88	1.43
RDS/GRNDS/SEC	6	.07	.07	.05	.08	.07	.07	.05	.08
ADMINISTRATIVE	6	.50	.42	.35	.52	.50	.42	.35	.52
TOTAL OPER EXP	6	2.97	2.77	2.55	2.93	2.97	2.77	2.55	2.93
FIXED EXPENSES	6	.90	.88	.74	.97	.90	.88	.74	.97
TOTAL OPER+FIX	6	3.86	3.64	3.45	3.91	3.86	3.64	3.45	3.91
LEASING EXP	5	.39	.35	.30	.44				
TOTAL PAYROLL	3	.62	.60						
TOTAL CONTRACT	3	.58	.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1818	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	189	3
AVG % OFFICE OCCUPANCY	93.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.32	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.50	6
PAYROLL	.38	3
CONTRACT	.55	3
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	.58	6
PAYROLL	.17	3
ELEVATOR	.04	4
HVAC	.18	6
ELECTRICAL	.10	6
STRUCT/ROOF	.30	2
PLUMBING	.02	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	6
ELECTRICAL	1.24	6
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC	.07	6
TOTAL		
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL	.07	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.50	6
PAYROLL		
MGMT FEES	.50	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.90	6
REAL ESTATE TAX	.81	6
BUILDING INS	.08	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.39	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.41	3
TENANT ALTS	.27	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	3
CLEANING	.38	3
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY	.07	3
ADMINISTRATIVE		
TOTAL CONTRACTS	.58	3
CLEANING	.55	3
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.50	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Greenville, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	505,036 SQ. FT.				505,036 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.44	11.74		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.68	11.97						
NET PARKING INC									
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	3	13.68	11.98						
EXPENSE									
CLEANING	3	.53	.54			.53	.54		
REPAIR-MAINT	3	.55	.55			.55	.55		
UTILITIES	3	1.45	1.37			1.45	1.37		
RDS/GRNDS/SEC	3	.23	.24			.23	.24		
ADMINISTRATIVE	3	.54	.56			.54	.56		
TOTAL OPER EXP	3	3.29	3.27			3.29	3.27		
FIXED EXPENSES	3	1.22	1.17			1.22	1.17		
TOTAL OPER+FIX	3	4.51	4.53			4.51	4.53		
LEASING EXP	3	.12	.08						
TOTAL PAYROLL	3	.31	.27						
TOTAL CONTRACT	3	.70	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15468	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.30	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	3	**UTILITIES TOTAL**	1.46	3	SECURITY TOTAL	.17	3	**FIXED EXP TOTAL**	1.22	3	**TOTAL PAYROLL**	.31	3
PAYROLL			ELECTRICAL	1.34	3	SEC PAYROLL			REAL ESTATE TAX	1.21	3	CLEANING		
CONTRACT	.50	3	GAS			SEC CONTRACTS	.17	3	BUILDING INS			REPAIR/MAINT	.27	3
SUP/MAT/MISC	.02	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.54	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	3	PURCH CH WTR			PAYROLL	.04	2				ADMINISTRATIVE	.04	2
PAYROLL	.27	3	COAL			MGMT FEES	.48	3	**LEASING EXPENSES**	.12	3	**TOTAL CONTRACTS**	.70	3
ELEVATOR	.16	3	WATER/SEWER	.06	3	PROF FEES	.01	2	ADV/PROMOTION	.03	2	CLEANING	.50	3
HVAC	.04	3	**RDS/GNDS/SEC**	.23	3	GEN OFC EXP	.02	2	COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS	.04	2
STRUCT/ROOF	.04	2	RDS/GNDS TOTAL	.05	3				TENANT ALTS	.10	3	SECURITY	.17	3
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.13	3
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.04	2				OTHER LEASING					
OTHER MAINT/SUP	.01	3	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	334,848 SQ. FT.				334,848 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					11.72	13.07	5.39	14.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	11.72	13.07	5.39	14.16				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	11.72	13.07	5.39	14.16				
EXPENSE									
CLEANING	12	.70	.61	.57	.77	.70	.61	.57	.77
REPAIR-MAINT	12	.55	.54	.43	.61	.55	.54	.43	.61
UTILITIES	12	1.65	1.60	1.48	1.75	1.65	1.60	1.48	1.75
RDS/GRNDS/SEC	13	.26	.31	.12	.36	.26	.31	.12	.36
ADMINISTRATIVE	13	.51	.55	.42	.61	.51	.55	.42	.61
TOTAL OPER EXP	12	3.67	3.43	3.37	3.79	3.67	3.43	3.37	3.79
FIXED EXPENSES	13	.88	.86	.68	1.08	.88	.86	.68	1.08
TOTAL OPER+FIX	12	4.55	4.48	4.26	4.77	4.55	4.48	4.26	4.77
LEASING EXP	12	.58	.43	.24	.65				
TOTAL PAYROLL	12	.18	.14	.06	.21				
TOTAL CONTRACT	13	.85	.83	.41	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4636	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	3
AVG % OFFICE OCCUPANCY	90.0	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.62	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	12	**UTILITIES TOTAL**	1.65	12	SECURITY TOTAL	.04	10	**FIXED EXP TOTAL**	.88	13	**TOTAL PAYROLL**	.18	12
PAYROLL			ELECTRICAL	1.57	12	SEC PAYROLL			REAL ESTATE TAX	.77	13	CLEANING		
CONTRACT	.61	12	GAS			SEC CONTRACTS	.04	10	BUILDING INS	.10	13	REPAIR/MAINT	.18	11
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	12	PURCH STEAM			**ADMIN TOTAL**	.51	13	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.55	12	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.18	11	COAL			MGMT FEES	.49	13	**LEASING EXPENSES**	.58	12			
ELEVATOR	.06	4	WATER/SEWER	.08	12	PROF FEES			ADV/PROMOTION	.04	9	**TOTAL CONTRACTS**	.83	13
HVAC	.09	12	**RDS/GNDS/SEC**	.26	13	GEN OFC EXP			COMMISSIONS			CLEANING	.61	12
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.04	10	PROF FEES	.33	11	REPAIR/MAINT		
STRUCT/ROOF	.11	11	RDS/GNDS TOTAL	.23	13				TENANT ALTS	.46	9	RDS/GROUNDS	.02	5
PLUMBING	.04	12	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	10
FIRE/LIFE SFTY	.03	10	RDS/GNDS CONTR	.32	5				OTHER LEASING			ADMINISTRATIVE	.49	13
OTHER MAINT/SUP	.07	12	RDS/GNDS OTHER	.01	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 28 BLDS 9,707,083 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 9,413,110 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	17					24.65	21.39	19.66	26.90
RETAIL AREA	6	19.63	23.59	13.58	30.75				
OTHER AREA	12	8.40	10.39	7.66	16.87				
TOTAL RENT	18	24.67	21.28	19.70	29.39				
NET PARKING INC	7	2.38	2.07	1.22	3.91				
MISCELLANEOUS	10	.96	.26	.12	1.01				
TOTAL INCOME	18	26.81	26.23	19.91	32.30				
EXPENSE									
CLEANING	27	1.61	1.56	1.29	1.89	1.62	1.60	1.33	1.94
REPAIR-MAINT	28	1.56	1.28	1.10	1.68	1.58	1.30	1.13	1.76
UTILITIES	28	2.78	2.48	2.20	3.02	2.78	2.48	2.20	3.02
RDS/GRNDS/SEC	27	.96	.85	.65	1.34	.99	.89	.66	1.34
ADMINISTRATIVE	28	.84	1.12	.48	1.28	.87	1.19	.48	1.29
TOTAL OPER EXP	27	7.63	7.37	6.78	9.03	8.08	7.45	6.96	9.67
FIXED EXPENSES	24	4.09	3.80	3.08	4.61	4.21	3.80	3.15	4.74
TOTAL OPER+FIX	23	12.14	11.20	10.31	12.50	12.53	11.74	10.58	12.77
LEASING EXP	10	1.85	.17	.07	1.40				
TOTAL PAYROLL	27	1.95	1.73	.79	2.45				
TOTAL CONTRACT	27	1.57	1.60	1.01	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16998	21
AVG SQFT/RETAIL TENANT	1628	9
AVG SQFT/OFFICE WORKER	235	24
AVG % OFFICE OCCUPANCY	94.4	27
AVG % RETAIL OCCUPANCY	87.4	10
AVG $ RATE YR-END RENT	25.04	11
AVG NET PRKNG INC/STALL	1887.09	7
RENTABLE/GROSS SQFT	.87	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.62**	**26**	**UTILITIES TOTAL**	**2.81**	**27**	SECURITY TOTAL	.62	25	**FIXED EXP TOTAL**	**4.02**	**23**	**TOTAL PAYROLL**	**1.95**	**27**
PAYROLL	.94	18	ELECTRICAL	1.72	27	SEC PAYROLL	.61	18	REAL ESTATE TAX	3.50	23	CLEANING	.94	18
CONTRACT	.81	26	GAS	.10	12	SEC CONTRACTS	.50	16	BUILDING INS	.16	25	REPAIR/MAINT	.72	25
SUP/MAT/MISC	.11	24	FUEL OIL	.05	11	SEC OTHER	.08	21	PERS PROP TAX	.52	16	RDS/GROUNDS	.15	13
TRASH REMOVAL	.12	25	PURCH STEAM	.48	19	**ADMIN TOTAL**	**.78**	**27**	OTHER TAX	.04	2	SECURITY	.61	18
REPR/MAINT TOTAL	**1.60**	**27**	PURCH CH WTR	1.02	13	PAYROLL	.29	27				ADMINISTRATIVE	.29	27
PAYROLL	.72	25	COAL			MGMT FEES	.70	10	**LEASING EXPENSES**	**1.85**	**10**			
ELEVATOR	.29	27	WATER/SEWER	.04	21	PROF FEES	.13	11	ADV/PROMOTION	.02	7	**TOTAL CONTRACTS**	**1.57**	**27**
HVAC	.24	27	**RDS/GNDS/SEC**	**.97**	**26**	GEN OFC EXP	.05	21	COMMISSIONS	.19	5	CLEANING	.81	26
ELECTRICAL	.12	26	**TOTAL**			OTHER ADM EXP	.12	23	PROF FEES	.21	6	REPAIR/MAINT	1.01	11
STRUCT/ROOF	.10	24	RDS/GNDS TOTAL	.19	24				TENANT ALTS	1.89	6	RDS/GROUNDS	.08	24
PLUMBING	.17	18	RDS/GNDS PAYRL	.15	13				BUY-OUTS			SECURITY	.50	16
FIRE/LIFE SFTY	.03	19	RDS/GNDS CONTR	.08	24				OTHER LEASING	2.38	2	ADMINISTRATIVE	.73	12
OTHER MAINT/SUP	.18	20	RDS/GNDS OTHER	.05	21									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 7 BLDS 1,578,133 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,513,827 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	6					19.65	19.66	17.55	21.91
RETAIL AREA	3	15.71	13.58						
OTHER AREA	3	6.07	7.20						
TOTAL RENT	6	19.22	19.70	16.56	21.28				
NET PARKING INC	3	3.47	2.43						
MISCELLANEOUS	5	1.78	.29	.18	3.26				
TOTAL INCOME	6	22.54	20.70	17.57	23.00				
EXPENSE									
CLEANING	6	1.65	1.72	1.29	1.96	1.71	1.61	1.33	1.96
REPAIR-MAINT	7	1.66	1.26	1.17	2.27	1.72	1.26	1.20	2.39
UTILITIES	7	2.94	2.97	2.27	3.49	2.96	2.97	2.30	3.49
RDS/GRNDS/SEC	7	.92	.90	.56	1.32	.95	.97	.58	1.37
ADMINISTRATIVE	7	1.23	1.13	1.05	1.71	1.28	1.23	1.09	1.82
TOTAL OPER EXP	6	8.72	8.37	6.83	10.79	9.18	9.01	7.46	10.79
FIXED EXPENSES	6	4.27	3.50	2.86	3.98	4.41	3.64	3.07	4.35
TOTAL OPER+FIX	5	13.21	10.91	10.69	15.70	13.75	11.81	11.20	16.13
LEASING EXP	7	3.67	.24	.08	1.17				
TOTAL PAYROLL	7	1.57	1.69	.80	2.03				
TOTAL CONTRACT	7	1.79	1.69	1.20	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7140	7
AVG SQFT/RETAIL TENANT	1980	4
AVG SQFT/OFFICE WORKER	211	5
AVG % OFFICE OCCUPANCY	91.0	7
AVG % RETAIL OCCUPANCY	82.4	4
AVG $ RATE YR-END RENT	21.10	7
AVG NET PRKNG INC/STALL	1300.40	3
RENTABLE/GROSS SQFT	.98	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.65**	**6**	**UTILITIES TOTAL**	**2.94**	**7**	SECURITY TOTAL	.87	6	**FIXED EXP TOTAL**	**4.27**	**6**	**TOTAL PAYROLL**	**1.57**	**7**
PAYROLL	.68	3	ELECTRICAL	1.65	7	SEC PAYROLL	.79	2	REAL ESTATE TAX	3.77	6	CLEANING	.68	3
CONTRACT	1.15	6	GAS	.19	4	SEC CONTRACTS	.63	5	BUILDING INS	.27	7	REPAIR/MAINT	.67	7
SUP/MAT/MISC	.07	6	FUEL OIL	.18	2	SEC OTHER	.07	4	PERS PROP TAX	.29	5	RDS/GROUNDS		
TRASH REMOVAL	.16	6	PURCH STEAM	.62	4	**ADMIN TOTAL**	**1.23**	**7**	OTHER TAX			SECURITY	.79	2
REPR/MAINT TOTAL	**1.66**	**7**	PURCH CH WTR	1.42	3	PAYROLL	.43	7				ADMINISTRATIVE	.43	7
PAYROLL	.67	7	COAL			MGMT FEES	.71	5	**LEASING EXPENSES**	**3.67**	**7**			
ELEVATOR	.24	7	WATER/SEWER	.05	7	PROF FEES	.25	6	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**1.79**	**7**
HVAC	.19	7	**RDS/GNDS/SEC**	**.92**	**7**	GEN OFC EXP	.10	7	COMMISSIONS	.24	4	CLEANING	1.15	6
ELECTRICAL	.14	6	**TOTAL**			OTHER ADM EXP	.02	6	PROF FEES	.30	5	REPAIR/MAINT	.68	3
STRUCT/ROOF	.28	5	RDS/GNDS TOTAL	.20	7				TENANT ALTS	2.28	5	RDS/GROUNDS	.14	7
PLUMBING	.03	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.63	5
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.14	7				OTHER LEASING			ADMINISTRATIVE	.84	6
OTHER MAINT/SUP	.20	6	RDS/GNDS OTHER	.09	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,371,657 SQ. FT.				2,347,258 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					22.93	23.22		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	25.25	25.58						
NET PARKING INC	2	3.92	3.73						
MISCELLANEOUS	3	.25	.23						
TOTAL INCOME	3	28.89	27.75						
EXPENSE									
CLEANING	5	1.43	1.47	1.22	1.61	1.44	1.48	1.22	1.61
REPAIR-MAINT	5	1.26	1.28	.81	1.75	1.27	1.30	.81	1.77
UTILITIES	5	2.35	2.24	2.17	2.56	2.35	2.24	2.17	2.56
RDS/GRNDS/SEC	4	.79	.71	.57	1.05	.80	.72	.57	1.06
ADMINISTRATIVE	5	1.06	1.07	.45	1.61	1.07	1.08	.46	1.64
TOTAL OPER EXP	5	7.14	7.12	6.54	7.86	7.22	7.21	6.55	7.99
FIXED EXPENSES	4	3.95	3.80	3.01	4.83	3.99	3.84	3.01	4.92
TOTAL OPER + FIX	4	10.82	10.58	9.54	12.01	10.93	10.68	9.57	12.22
LEASING EXP									
TOTAL PAYROLL	4	1.80	1.83	1.06	2.46				
TOTAL CONTRACT	4	1.12	1.13	.64	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24243	4
AVG SQFT/RETAIL TENANT	1026	3
AVG SQFT/OFFICE WORKER	286	4
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY	98.8	3
AVG $ RATE YR-END RENT	22.23	2
AVG NET PRKNG INC/STALL	2640.50	2
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.42**	**4**	**UTILITIES TOTAL**	**2.39**	**4**	SECURITY TOTAL	.64	3	**FIXED EXP TOTAL**	**3.54**	**5**	**TOTAL PAYROLL**	**1.80**	**4**
PAYROLL	1.22	2	ELECTRICAL	1.91	4	SEC PAYROLL			REAL ESTATE TAX	3.14	3	CLEANING	1.22	2
CONTRACT	.56	4	GAS			SEC CONTRACTS	.52	3	BUILDING INS	.21	3	REPAIR/MAINT	.63	4
SUP/MAT/MISC	.09	3	FUEL OIL	.09	2	SEC OTHER	.05	3	PERS PROP TAX	.17	3	RDS/GROUNDS		
TRASH REMOVAL	.12	4	PURCH STEAM			**ADMIN TOTAL**	**.82**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.37**	**4**	PURCH CH WTR			PAYROLL	.27	4	**LEASING EXPENSES**			ADMINISTRATIVE	.27	4
PAYROLL	.63	4	COAL			MGMT FEES	.67	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.12**	**4**
ELEVATOR	.29	4	WATER/SEWER	.04	4	PROF FEES	.09	3	COMMISSIONS			CLEANING	.56	4
HVAC	.11	4	**RDS/GNDS/SEC**	**.80**	**3**	GEN OFC EXP	.07	4	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.05	3	TENANT ALTS			RDS/GROUNDS	.04	3
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.16	3				BUY-OUTS			SECURITY	.52	3
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.58	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.04	3									
OTHER MAINT/SUP	.20	4	RDS/GNDS OTHER	.08	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,777,225 SQ. FT.				3,672,252 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					33.07	32.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	32.86	32.60						
NET PARKING INC	2	.81	.81						
MISCELLANEOUS	2	1.10	1.04						
TOTAL INCOME	2	34.77	34.45						
EXPENSE									
CLEANING	4	1.69	1.60	1.33	1.87	1.70	1.62	1.33	1.90
REPAIR-MAINT	4	1.83	1.35	1.12	2.06	1.85	1.37	1.13	2.08
UTILITIES	4	3.16	3.15	2.23	3.76	3.16	3.15	2.23	3.76
RDS/GRNDS/SEC	4	1.07	.88	.57	1.27	1.10	.90	.58	1.32
ADMINISTRATIVE	4	.76	.85	.35	1.24	.78	.88	.36	1.26
TOTAL OPER EXP	4	8.51	8.37	5.99	9.81	8.75	8.55	6.08	10.17
FIXED EXPENSES	3	4.41	4.83			4.55	5.03		
TOTAL OPER + FIX	3	13.75	14.30			14.17	14.73		
LEASING EXP	2	.66	.70						
TOTAL PAYROLL	4	2.27	1.42	.55	3.03				
TOTAL CONTRACT	4	1.71	1.54	1.29	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30032	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	3
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY	91.8	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	1875.40	2
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.69**	**4**	**UTILITIES TOTAL**	**3.16**	**4**	SECURITY TOTAL	.89	4	**FIXED EXP TOTAL**	**4.41**	**3**	**TOTAL PAYROLL**	**2.27**	**4**
PAYROLL	1.33	2	ELECTRICAL	1.81	4	SEC PAYROLL	.77	3	REAL ESTATE TAX	3.78	3	CLEANING	1.33	2
CONTRACT	.65	4	GAS	.04	2	SEC CONTRACTS	.49	2	BUILDING INS	.13	3	REPAIR/MAINT	.91	2
SUP/MAT/MISC	.16	3	FUEL OIL	.02	2	SEC OTHER	.11	3	PERS PROP TAX	.69	2	RDS/GROUNDS		
TRASH REMOVAL	.12	3	PURCH STEAM	.44	3	**ADMIN TOTAL**	**.76**	**4**	OTHER TAX			SECURITY	.77	3
REPR/MAINT TOTAL	**1.83**	**4**	PURCH CH WTR	1.11	3	PAYROLL	.23	4	**LEASING EXPENSES**	**.66**	**2**	ADMINISTRATIVE	.23	4
PAYROLL	.91	2	COAL			MGMT FEES	.71	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.71**	**4**
ELEVATOR	.24	4	WATER/SEWER	.04	4	PROF FEES	.07	2	COMMISSIONS			CLEANING	.65	4
HVAC	.42	4	**RDS/GNDS/SEC**	**1.07**	**4**	GEN OFC EXP	.03	3	PROF FEES			REPAIR/MAINT	1.34	2
ELECTRICAL	.16	4	**TOTAL**			OTHER ADM EXP	.23	3	TENANT ALTS			RDS/GROUNDS	.05	3
STRUCT/ROOF	.09	4	RDS/GNDS TOTAL	.22	3				BUY-OUTS			SECURITY	.49	2
PLUMBING	.40	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.78	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.05	3									
OTHER MAINT/SUP	.20	3	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

ALL SUBURBAN

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 4,007,529 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	TOTAL BUILDING RENTABLE AREA 28 BLDS 4,109,756 SQ. FT.								
OFFICE AREA	13					17.72	15.47	14.87	17.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	17.68	15.47	14.87	17.30				
NET PARKING INC	2	1.01	.74						
MISCELLANEOUS	5	.80	.24						
TOTAL INCOME	13	18.32	16.23	15.17	18.08				
EXPENSE									
CLEANING	28	1.12	1.01	.81	1.23	1.12	1.01	.81	1.23
REPAIR-MAINT	25	2.03	.86	.58	1.55	2.03	.86	.58	1.56
UTILITIES	21	2.29	2.19	1.70	2.40	2.29	2.19	1.70	2.40
RDS/GRNDS/SEC	28	1.17	.75	.63	1.02	1.20	.75	.63	1.03
ADMINISTRATIVE	26	.74	.71	.48	1.02	.76	.71	.48	1.03
TOTAL OPER EXP	21	7.60	5.71	5.36	6.85	7.82	5.71	5.36	6.92
FIXED EXPENSES	27	1.88	1.62	1.20	2.21	1.93	1.62	1.20	2.21
TOTAL OPER + FIX	20	9.60	7.45	7.02	9.38	9.89	7.45	7.02	9.48
LEASING EXP	8	1.40	.65	.17	4.57				
TOTAL PAYROLL	27	2.36	1.10	.73	1.77				
TOTAL CONTRACT	28	1.19	1.14	.40	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	55343	21
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	309	23
AVG % OFFICE OCCUPANCY	96.6	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.03	16
AVG NET PRKNG INC/STALL	322.99	2
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**28**
PAYROLL	.72	14
CONTRACT	.78	24
SUP/MAT/MISC	.07	26
TRASH REMOVAL	.11	24
REPR/MAINT TOTAL	**2.03**	**25**
PAYROLL	1.12	21
ELEVATOR	.13	22
HVAC	.22	22
ELECTRICAL	.24	22
STRUCT/ROOF	.12	13
PLUMBING	.05	16
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.28	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.29**	**21**
ELECTRICAL	1.97	21
GAS	.19	19
FUEL OIL	.10	8
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	21
RDS/GNDS/SEC TOTAL	**1.16**	**28**
RDS/GNDS TOTAL	.43	28
RDS/GNDS PAYRL	.21	10
RDS/GNDS CONTR	.18	24
RDS/GNDS OTHER	.16	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.86	21
SEC PAYROLL	.77	14
SEC CONTRACTS	.13	18
SEC OTHER	.10	16
ADMIN TOTAL	**.74**	**28**
PAYROLL	.44	21
MGMT FEES	.60	10
PROF FEES	.05	19
GEN OFC EXP	.14	18
OTHER ADM EXP	.16	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.88**	**27**
REAL ESTATE TAX	1.17	27
BUILDING INS	.12	28
PERS PROP TAX	.68	20
OTHER TAX		
LEASING EXPENSES	**1.40**	**8**
ADV/PROMOTION		
COMMISSIONS	.01	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	2.50	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.36**	**27**
CLEANING	.72	14
REPAIR/MAINT	1.12	21
RDS/GROUNDS	.21	10
SECURITY	.77	14
ADMINISTRATIVE	.44	21
TOTAL CONTRACTS	**1.19**	**28**
CLEANING	.78	24
REPAIR/MAINT	.39	10
RDS/GROUNDS	.18	24
SECURITY	.13	18
ADMINISTRATIVE	.33	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

INCOME	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 435,065 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	TOTAL BUILDING RENTABLE AREA 5 BLDS 435,065 SQ. FT.								
OFFICE AREA	5					15.91	16.23	14.12	17.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.91	16.23	14.12	17.37				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	15.94	16.23	14.12	17.43				
EXPENSE									
CLEANING	5	1.01	1.07	.82	1.16	1.01	1.07	.82	1.16
REPAIR-MAINT	5	.62	.59	.46	.80	.62	.59	.46	.80
UTILITIES	3	1.71	2.15			1.71	2.15		
RDS/GRNDS/SEC	5	.67	.64	.51	.87	.67	.64	.51	.87
ADMINISTRATIVE	5	.93	.71	.65	1.26	.93	.71	.65	1.26
TOTAL OPER EXP	3	5.26	5.67			5.26	5.67		
FIXED EXPENSES	5	1.27	1.28	1.15	1.38	1.27	1.28	1.15	1.38
TOTAL OPER + FIX	3	6.52	6.79			6.52	6.79		
LEASING EXP	2	4.92	4.92						
TOTAL PAYROLL	5	.90	.99	.43	1.37				
TOTAL CONTRACT	5	.74	.41	.33	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	68875	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	4
AVG % OFFICE OCCUPANCY	94.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.00	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**5**
PAYROLL	.78	3
CONTRACT	.91	2
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.14	5
REPR/MAINT TOTAL	**.62**	**5**
PAYROLL	.34	4
ELEVATOR	.09	5
HVAC	.12	5
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.08	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**3**
ELECTRICAL	1.59	3
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.67**	**5**
RDS/GNDS TOTAL	.62	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	5
RDS/GNDS OTHER	.37	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.93**	**5**
PAYROLL		
MGMT FEES	.75	5
PROF FEES	.01	4
GEN OFC EXP	.18	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.27**	**5**
REAL ESTATE TAX	1.06	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**4.92**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	4.92	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.90**	**5**
CLEANING	.78	3
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.74**	**5**
CLEANING	.91	2
REPAIR/MAINT		
RDS/GROUNDS	.30	5
SECURITY		
ADMINISTRATIVE	.76	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Hartford, CT

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	484,707 SQ. FT.				459,680 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.23	18.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.09	18.07						
NET PARKING INC									
MISCELLANEOUS	2	.97	1.65						
TOTAL INCOME	3	22.53	18.09						
EXPENSE									
CLEANING	3	1.01	1.01			1.01	1.01		
REPAIR-MAINT	3	1.14	.87			1.16	.87		
UTILITIES	2	2.23	2.11			2.23	2.11		
RDS/GRNDS/SEC	3	.90	.80			.91	.80		
ADMINISTRATIVE	3	1.04	.98			1.05	1.00		
TOTAL OPER EXP	2	6.61	6.31			6.70	6.39		
FIXED EXPENSES	3	1.76	1.22			1.78	1.22		
TOTAL OPER + FIX	2	8.64	8.11			8.77	8.20		
LEASING EXP	2	.17	.17						
TOTAL PAYROLL	3	1.03	1.04						
TOTAL CONTRACT	3	1.19	1.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16529	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	384	3
AVG % OFFICE OCCUPANCY	93.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.03	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	3	**UTILITIES TOTAL**	2.23	2	SECURITY TOTAL	.56	2	**FIXED EXP TOTAL**	1.76	3	**TOTAL PAYROLL**	1.03	3
PAYROLL			ELECTRICAL	2.20	2	SEC PAYROLL			REAL ESTATE TAX	1.49	3	CLEANING		
CONTRACT	.84	2	GAS			SEC CONTRACTS	.54	2	BUILDING INS	.26	3	REPAIR/MAINT	.47	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.14	3	PURCH CH WTR			**ADMIN TOTAL**	1.04	3				ADMINISTRATIVE	.46	2
PAYROLL	.47	2	COAL			PAYROLL	.46	2	**LEASING EXPENSES**	.17	2			
ELEVATOR	.16	3	WATER/SEWER	.03	2	MGMT FEES	.50	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.19	3
HVAC	.17	3	**RDS/GNDS/SEC**	.82	3	PROF FEES	.10	3	COMMISSIONS			CLEANING	.84	2
ELECTRICAL	.27	3	**TOTAL**			GEN OFC EXP	.13	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.41	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.34	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.54	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.34	2				OTHER LEASING			ADMINISTRATIVE	.60	3
OTHER MAINT/SUP	.17	3	RDS/GNDS OTHER	.22	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	4,011,964 SQ. FT.				3,741,388 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					21.18	19.26	16.89	22.90
RETAIL AREA	9	29.32	30.79	28.69	33.55				
OTHER AREA	4	8.92	9.17						
TOTAL RENT	25	22.67	19.31	17.47	23.17				
NET PARKING INC	17	2.52	2.55	.80	2.98				
MISCELLANEOUS	19	.74	.07	.03	.30				
TOTAL INCOME	25	25.39	22.19	19.38	26.60				
EXPENSE									
CLEANING	28	1.19	1.11	.95	1.34	1.25	1.13	.95	1.34
REPAIR-MAINT	28	1.19	1.11	.90	1.49	1.26	1.15	.90	1.62
UTILITIES	28	2.06	2.08	1.99	2.42	2.07	2.10	1.98	2.42
RDS/GRNDS/SEC	27	.54	.48	.09	.71	.58	.48	.10	.76
ADMINISTRATIVE	26	.94	.89	.61	1.34	1.00	.94	.61	1.40
TOTAL OPER EXP	28	5.93	5.71	5.45	6.64	6.36	6.38	5.60	7.02
FIXED EXPENSES	27	2.35	2.14	1.78	2.39	2.53	2.33	1.78	2.68
TOTAL OPER + FIX	27	8.37	7.83	7.22	9.52	9.01	8.63	7.52	9.79
LEASING EXP	17	.95	.51	.08	.87				
TOTAL PAYROLL	21	1.08	.80	.42	1.50				
TOTAL CONTRACT	27	1.28	1.20	.91	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3810	27
AVG SQFT/RETAIL TENANT	2819	20
AVG SQFT/OFFICE WORKER	217	27
AVG % OFFICE OCCUPANCY	95.8	28
AVG % RETAIL OCCUPANCY	99.6	20
AVG $ RATE YR-END RENT	31.02	24
AVG NET PRKNG INC/STALL	1698.57	15
RENTABLE/GROSS SQFT	.88	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	28	**UTILITIES TOTAL**	2.06	28	SECURITY TOTAL	.41	25	**FIXED EXP TOTAL**	2.35	27	**TOTAL PAYROLL**	1.08	21
PAYROLL	.40	7	ELECTRICAL	1.93	28	SEC PAYROLL	.42	12	REAL ESTATE TAX	1.78	27	CLEANING	.40	7
CONTRACT	.83	26	GAS	.01	8	SEC CONTRACTS	.23	15	BUILDING INS	.22	27	REPAIR/MAINT	.35	17
SUP/MAT/MISC	.14	18	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS	.05	3
TRASH REMOVAL	.11	25	PURCH STEAM						OTHER TAX	1.14	15	SECURITY	.42	12
REPR/MAINT TOTAL	1.19	28	PURCH CH WTR			**ADMIN TOTAL**	.94	28				ADMINISTRATIVE	.41	12
PAYROLL	.35	17	COAL			PAYROLL	.41	12	**LEASING EXPENSES**	.95	17			
ELEVATOR	.27	27	WATER/SEWER	.13	28	MGMT FEES	.76	23	ADV/PROMOTION	.02	7	**TOTAL CONTRACTS**	1.28	27
HVAC	.24	24	**RDS/GNDS/SEC**	.54	27	PROF FEES	.05	19	COMMISSIONS	.06	3	CLEANING	.83	26
ELECTRICAL	.12	23	**TOTAL**			GEN OFC EXP	.04	18	PROF FEES	.24	14	REPAIR/MAINT	.48	8
STRUCT/ROOF	.30	16	RDS/GNDS TOTAL	.14	26	OTHER ADM EXP	.07	14	TENANT ALTS	.95	10	RDS/GROUNDS	.11	22
PLUMBING	.02	10	RDS/GNDS PAYRL	.05	3				BUY-OUTS			SECURITY	.23	15
FIRE/LIFE SFTY	.03	21	RDS/GNDS CONTR	.11	22				OTHER LEASING	.02	3	ADMINISTRATIVE	.74	25
OTHER MAINT/SUP	.25	19	RDS/GNDS OTHER	.05	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

DOWNTOWN 50,000-100,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	6 BLDS	355,478 SQ. FT.				327,101 SQ. FT.			
OFFICE AREA	4					19.36	17.57	16.85	20.75
RETAIL AREA	3	37.62	31.39						
OTHER AREA									
TOTAL RENT	6	19.15	17.74	17.43	20.38				
NET PARKING INC	4	1.79	1.21	.71	2.55				
MISCELLANEOUS	5	2.12	.04	.02	5.30				
TOTAL INCOME	6	23.10	22.61	19.50	25.27				
EXPENSE									
CLEANING	6	.98	.95	.78	1.22	1.04	.99	.82	1.22
REPAIR-MAINT	6	1.14	1.07	.83	1.49	1.22	1.12	.89	1.62
UTILITIES	6	2.66	2.33	2.01	3.22	2.66	2.33	2.01	3.22
RDS/GRNDS/SEC	6	.32	.13	.04	.50	.35	.14	.04	.51
ADMINISTRATIVE	5	1.31	1.50	.84	1.77	1.42	1.56	.88	2.07
TOTAL OPER EXP	6	6.73	5.78	5.66	9.03	7.31	6.48	5.75	9.87
FIXED EXPENSES	6	2.42	2.30	2.08	2.84	2.63	2.64	2.33	3.02
TOTAL OPER+FIX	6	9.15	8.23	7.83	11.80	9.95	8.84	8.63	13.15
LEASING EXP	6	.34	.34	.01	.60				
TOTAL PAYROLL	5	.95	.49	.36	1.96				
TOTAL CONTRACT	6	1.26	.96	.88	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1604	6
AVG SQFT/RETAIL TENANT	1210	5
AVG SQFT/OFFICE WORKER	227	5
AVG % OFFICE OCCUPANCY	95.1	6
AVG % RETAIL OCCUPANCY	97.4	5
AVG $ RATE YR-END RENT	26.27	5
AVG NET PRKNG INC/STALL	1122.65	3
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**6**	**UTILITIES TOTAL**	**2.66**	**6**	SECURITY TOTAL	.26	4	**FIXED EXP TOTAL**	**2.42**	**6**	**TOTAL PAYROLL**	**.95**	**5**
PAYROLL			ELECTRICAL	2.44	6	SEC PAYROLL			REAL ESTATE TAX	1.48	6	CLEANING		
CONTRACT	.78	5	GAS			SEC CONTRACTS	.46	2	BUILDING INS	.29	6	REPAIR/MAINT	.38	2
SUP/MAT/MISC	.14	6	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	6	PURCH STEAM						OTHER TAX	.82	5	SECURITY		
REPR/MAINT TOTAL	**1.14**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**1.31**	**5**				ADMINISTRATIVE	.55	2
PAYROLL	.38	2	COAL			PAYROLL	.55	2	**LEASING EXPENSES**	**.34**	**6**			
ELEVATOR	.17	6	WATER/SEWER	.22	6	MGMT FEES	1.04	4	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**1.26**	**6**
HVAC	.47	5	**RDS/GNDS/SEC**	**.32**	**6**	PROF FEES			COMMISSIONS			CLEANING	.78	5
ELECTRICAL	.09	4	**TOTAL**			GEN OFC EXP	.02	3	PROF FEES	.29	5	REPAIR/MAINT	.62	3
STRUCT/ROOF	.15	2	RDS/GNDS TOTAL	.14	6	OTHER ADM EXP	.64	2	TENANT ALTS	.22	2	RDS/GROUNDS	.18	3
PLUMBING	.05	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.46	2
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.18	3				OTHER LEASING			ADMINISTRATIVE	.87	5
OTHER MAINT/SUP	.23	4	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
	6 BLDS	1,110,743 SQ. FT.				1,050,279 SQ. FT.			
OFFICE AREA	3					23.32	19.47		
RETAIL AREA	2	28.52	28.69						
OTHER AREA									
TOTAL RENT	4	22.51	19.56	17.83	27.80				
NET PARKING INC	2	1.69	1.78						
MISCELLANEOUS	3	.04	.04						
TOTAL INCOME	4	24.04	21.36	19.09	29.89				
EXPENSE									
CLEANING	6	1.10	1.17	.95	1.34	1.12	1.19	.95	1.34
REPAIR-MAINT	6	1.11	1.13	.90	1.24	1.15	1.19	.90	1.28
UTILITIES	6	2.11	2.07	1.99	2.12	2.12	2.10	1.98	2.14
RDS/GRNDS/SEC	6	.54	.62	.19	.77	.57	.65	.19	.79
ADMINISTRATIVE	6	.84	.70	.59	.84	.88	.74	.59	.93
TOTAL OPER EXP	6	5.49	5.45	5.19	6.26	5.81	6.08	5.45	6.56
FIXED EXPENSES	5	1.62	1.53	1.09	2.07	1.73	1.59	1.11	2.37
TOTAL OPER+FIX	5	7.39	7.38	6.95	7.82	7.91	8.10	7.06	8.76
LEASING EXP	4	1.08	.87	.48	1.50				
TOTAL PAYROLL	6	1.00	1.05	.34	1.50				
TOTAL CONTRACT	6	.89	1.14	.32	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2936	6
AVG SQFT/RETAIL TENANT	2646	4
AVG SQFT/OFFICE WORKER	206	6
AVG % OFFICE OCCUPANCY	98.7	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	29.16	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**6**	**UTILITIES TOTAL**	**2.11**	**6**	SECURITY TOTAL	.43	6	**FIXED EXP TOTAL**	**1.62**	**5**	**TOTAL PAYROLL**	**1.00**	**6**
PAYROLL	.71	3	ELECTRICAL	1.99	6	SEC PAYROLL	.34	3	REAL ESTATE TAX	1.40	5	CLEANING	.71	3
CONTRACT	.47	6	GAS			SEC CONTRACTS	.29	5	BUILDING INS	.23	6	REPAIR/MAINT	.23	6
SUP/MAT/MISC	.14	6	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	6	PURCH STEAM						OTHER TAX	.03	2	SECURITY	.34	3
REPR/MAINT TOTAL	**1.11**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.84**	**6**				ADMINISTRATIVE	.38	3
PAYROLL	.23	5	COAL			PAYROLL	.38	3	**LEASING EXPENSES**	**1.08**	**4**			
ELEVATOR	.21	6	WATER/SEWER	.11	6	MGMT FEES	.51	5	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**.89**	**6**
HVAC	.32	6	**RDS/GNDS/SEC**	**.54**	**6**	PROF FEES	.03	4	COMMISSIONS	.07	2	CLEANING	.47	6
ELECTRICAL	.05	6	**TOTAL**			GEN OFC EXP	.03	6	PROF FEES	.33	4	REPAIR/MAINT	.38	2
STRUCT/ROOF	.14	3	RDS/GNDS TOTAL	.10	6	OTHER ADM EXP	.01	4	TENANT ALTS	.70	4	RDS/GROUNDS	.06	5
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	5
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.06	5				OTHER LEASING			ADMINISTRATIVE	.42	6
OTHER MAINT/SUP	.18	6	RDS/GNDS OTHER	.07	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	866,231 SQ. FT.				725,200 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					21.01	20.48	19.78	23.65
RETAIL AREA	7	21.08	21.88	20.22	25.87				
OTHER AREA									
TOTAL RENT	10	20.59	22.12	18.72	23.95				
NET PARKING INC	5	1.39	1.34	.53	2.07				
MISCELLANEOUS	4	1.03	.75	.44	3.32				
TOTAL INCOME	10	22.28	22.12	20.62	27.38				
EXPENSE									
CLEANING	10	1.11	1.11	.92	1.66	1.29	1.28	1.08	1.74
REPAIR-MAINT	10	1.40	1.21	.72	1.54	1.67	1.43	.82	1.87
UTILITIES	10	2.30	2.09	1.90	2.66	2.50	2.18	2.00	2.75
RDS/GRNDS/SEC	10	.53	.54	.35	.62	.63	.63	.42	.74
ADMINISTRATIVE	10	1.45	1.46	1.14	1.77	1.73	1.55	1.39	1.91
TOTAL OPER EXP	10	6.78	6.66	6.11	7.33	8.10	7.53	6.79	8.75
FIXED EXPENSES	10	2.68	2.60	1.75	3.03	3.20	2.83	1.95	3.59
TOTAL OPER+FIX	10	9.46	9.40	8.26	9.68	11.31	10.02	9.62	11.27
LEASING EXP	9	1.02	.91	.51	1.16				
TOTAL PAYROLL	8	1.01	.60	.49	1.55				
TOTAL CONTRACT	10	1.20	1.27	1.25	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1940	9
AVG SQFT/RETAIL TENANT	3410	8
AVG SQFT/OFFICE WORKER	244	7
AVG % OFFICE OCCUPANCY	96.3	9
AVG % RETAIL OCCUPANCY	98.0	8
AVG $ RATE YR-END RENT	34.71	10
AVG NET PRKNG INC/STALL	983.65	3
RENTABLE/GROSS SQFT	.90	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**10**
PAYROLL	1.03	2
CONTRACT	.87	8
SUP/MAT/MISC	.11	9
TRASH REMOVAL	.11	10
REPR/MAINT TOTAL	**1.40**	**10**
PAYROLL	.48	5
ELEVATOR	.25	10
HVAC	.23	10
ELECTRICAL	.12	3
STRUCT/ROOF	.43	3
PLUMBING	.05	5
FIRE/LIFE SFTY	.08	7
OTHER MAINT/SUP	.23	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.30**	**10**
ELECTRICAL	2.12	10
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	10
RDS/GNDS/SEC TOTAL	**.53**	**10**
RDS/GNDS TOTAL	.25	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	7
RDS/GNDS OTHER	.21	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	9
SEC PAYROLL		
SEC CONTRACTS	.45	9
SEC OTHER		
ADMIN TOTAL	**1.45**	**10**
PAYROLL	.48	6
MGMT FEES	1.11	9
PROF FEES	.16	6
GEN OFC EXP	.15	4
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.68**	**10**
REAL ESTATE TAX	1.74	10
BUILDING INS	.29	10
PERS PROP TAX		
OTHER TAX	.86	5
LEASING EXPENSES	**1.02**	**9**
ADV/PROMOTION	.09	6
COMMISSIONS	.23	2
PROF FEES	.35	9
TENANT ALTS	.85	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.01**	**8**
CLEANING	1.03	2
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	6
TOTAL CONTRACTS	**1.20**	**10**
CLEANING	.87	8
REPAIR/MAINT	.64	2
RDS/GROUNDS	.14	7
SECURITY	.45	9
ADMINISTRATIVE	1.09	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	208,220 SQ. FT.				179,198 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					19.71	20.16		
RETAIL AREA	2	26.41	25.87						
OTHER AREA									
TOTAL RENT	3	20.99	22.29						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	23.28	22.29						
EXPENSE									
CLEANING	3	1.47	1.62			1.58	1.73		
REPAIR-MAINT	3	1.09	1.16			1.26	1.32		
UTILITIES	3	1.98	2.08			2.09	2.08		
RDS/GRNDS/SEC	3	.88	.64			1.02	.81		
ADMINISTRATIVE	3	1.46	1.23			1.69	1.43		
TOTAL OPER EXP	3	6.86	6.51			7.97	7.98		
FIXED EXPENSES	3	1.53	1.70			1.78	1.92		
TOTAL OPER+FIX	3	8.40	7.78			9.76	9.89		
LEASING EXP	3	.55	.39						
TOTAL PAYROLL	2	1.76	1.55						
TOTAL CONTRACT	3	1.74	2.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1300	3
AVG SQFT/RETAIL TENANT	2961	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	26.63	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**3**
PAYROLL		
CONTRACT	1.08	2
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**1.09**	**3**
PAYROLL	.29	2
ELEVATOR	.19	3
HVAC	.37	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**3**
ELECTRICAL	1.84	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	**.88**	**3**
RDS/GNDS TOTAL	.27	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	3
SEC PAYROLL		
SEC CONTRACTS	.61	3
SEC OTHER		
ADMIN TOTAL	**1.46**	**3**
PAYROLL	.44	2
MGMT FEES	1.06	2
PROF FEES	.40	2
GEN OFC EXP		
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**3**
REAL ESTATE TAX	1.12	3
BUILDING INS	.36	3
PERS PROP TAX		
OTHER TAX	.08	2
LEASING EXPENSES	**.55**	**3**
ADV/PROMOTION	.07	2
COMMISSIONS		
PROF FEES	.46	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.76**	**2**
CLEANING		
REPAIR/MAINT	.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	**1.74**	**3**
CLEANING	1.08	2
REPAIR/MAINT		
RDS/GROUNDS	.20	3
SECURITY	.61	3
ADMINISTRATIVE	.87	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Honolulu, HI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	582,584 SQ. FT.				456,591 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.97	20.74		
RETAIL AREA	2	20.25	20.35						
OTHER AREA									
TOTAL RENT	3	20.07	18.41						
NET PARKING INC	3	1.32	1.34						
MISCELLANEOUS	2	.45	.44						
TOTAL INCOME	3	21.71	20.05						
EXPENSE									
CLEANING	3	.93	.96			1.13	1.10		
REPAIR-MAINT	3	1.62	1.71			2.00	2.18		
UTILITIES	3	2.45	2.67			2.69	2.84		
RDS/GRNDS/SEC	3	.42	.47			.52	.53		
ADMINISTRATIVE	3	1.41	1.25			1.74	1.40		
TOTAL OPER EXP	3	6.83	7.15			8.41	8.71		
FIXED EXPENSES	3	3.11	3.27			3.83	4.01		
TOTAL OPER+FIX	3	9.94	9.75			12.24	11.88		
LEASING EXP	3	1.23	1.20						
TOTAL PAYROLL	3	.86	.62						
TOTAL CONTRACT	3	.98	1.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3594	2
AVG SQFT/RETAIL TENANT	3443	3
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	99.2	2
AVG % RETAIL OCCUPANCY	97.4	3
AVG $ RATE YR-END RENT	39.49	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3
PAYROLL		
CONTRACT	.77	2
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.62	3
PAYROLL	.53	3
ELEVATOR	.29	3
HVAC	.17	3
ELECTRICAL	.12	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.45	3
ELECTRICAL	2.24	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC	.42	3
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	3
SEC PAYROLL		
SEC CONTRACTS	.42	3
SEC OTHER		
ADMIN TOTAL	1.41	3
PAYROLL		
MGMT FEES	1.10	3
PROF FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.11	3
REAL ESTATE TAX	2.00	3
BUILDING INS	.28	3
PERS PROP TAX	-	
OTHER TAX	1.14	2
LEASING EXPENSES	1.23	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.29	3
TENANT ALTS	.85	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	3
CLEANING		
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.98	3
CLEANING	.77	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.42	3
ADMINISTRATIVE	1.11	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	18,393,812 SQ. FT.				17,720,329 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					11.66	10.81	8.38	16.82
RETAIL AREA	14	10.05	9.87	8.13	16.43				
OTHER AREA	10	5.92	6.70	1.89	16.83				
TOTAL RENT	22	11.52	10.70	8.40	16.78				
NET PARKING INC	15	.74	.71	.41	1.00				
MISCELLANEOUS	13	.75	.20	.08	.33				
TOTAL INCOME	22	12.52	12.58	9.15	17.46				
EXPENSE									
CLEANING	29	.76	.81	.64	.92	.77	.82	.67	.92
REPAIR-MAINT	29	1.06	.88	.72	1.12	1.09	.89	.72	1.18
UTILITIES	29	1.57	1.49	1.34	2.09	1.80	1.50	1.35	2.13
RDS/GRNDS/SEC	29	.42	.44	.33	.59	.43	.45	.35	.61
ADMINISTRATIVE	28	.75	.81	.54	1.00	.78	.81	.57	1.00
TOTAL OPER EXP	29	4.54	4.50	4.08	4.82	4.71	4.61	4.22	4.89
FIXED EXPENSES	25	2.00	1.67	1.32	2.20	2.06	1.67	1.35	2.20
TOTAL OPER+FIX	25	6.50	5.76	5.51	6.78	6.76	6.00	5.63	6.98
LEASING EXP	22	.74	.24	.06	.95				
TOTAL PAYROLL	28	.71	.63	.51	.87				
TOTAL CONTRACT	29	1.10	1.12	.85	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16952	26
AVG SQFT/RETAIL TENANT	3367	12
AVG SQFT/OFFICE WORKER	327	25
AVG % OFFICE OCCUPANCY	87.7	28
AVG % RETAIL OCCUPANCY	91.1	12
AVG $ RATE YR-END RENT	14.25	21
AVG NET PRKNG INC/STALL	608.18	10
RENTABLE/GROSS SQFT	.91	29

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	29
PAYROLL	.19	8
CONTRACT	.59	28
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.03	26
REPR/MAINT TOTAL	1.06	29
PAYROLL	.39	20
ELEVATOR	.23	29
HVAC	.12	28
ELECTRICAL	.05	28
STRUCT/ROOF	.08	19
PLUMBING	.03	28
FIRE/LIFE SFTY	.06	19
OTHER MAINT/SUP	.25	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	28
ELECTRICAL	1.36	27
GAS	.05	19
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	27
RDS/GNDS/SEC	.41	29
TOTAL		
RDS/GNDS TOTAL	.05	28
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	25
RDS/GNDS OTHER	.02	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	29
SEC PAYROLL	.18	5
SEC CONTRACTS	.28	27
SEC OTHER	.11	13
ADMIN TOTAL	.75	28
PAYROLL	.30	27
MGMT FEES	.36	22
PROF FEES	.07	15
GEN OFC EXP	.09	19
OTHER ADM EXP	.12	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	25
REAL ESTATE TAX	1.81	25
BUILDING INS	.18	24
PERS PROP TAX	.15	5
OTHER TAX	.01	3
LEASING EXPENSES	.74	22
ADV/PROMOTION	.05	16
COMMISSIONS	.12	7
PROF FEES	.42	14
TENANT ALTS	.52	11
BUY-OUTS		
OTHER LEASING	.14	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	28
CLEANING	.19	8
REPAIR/MAINT	.39	20
RDS/GROUNDS		
SECURITY	.18	5
ADMINISTRATIVE	.30	27
TOTAL CONTRACTS	1.10	29
CLEANING	.59	28
REPAIR/MAINT	.45	16
RDS/GROUNDS	.05	25
SECURITY	.28	27
ADMINISTRATIVE	.38	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	699,910 SQ. FT.				678,262 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.40	13.97		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.91	13.97						
NET PARKING INC	2	2.40	2.41						
MISCELLANEOUS									
TOTAL INCOME	3	17.78	15.17						
EXPENSE									
CLEANING	4	.89	.92	.75	.99	.90	.92	.75	1.00
REPAIR-MAINT	4	1.00	.79	.59	1.41	1.03	.79	.59	1.54
UTILITIES	4	1.87	1.99	1.70	2.23	1.92	2.13	1.70	2.36
RDS/GRNDS/SEC	4	.42	.38	.19	.55	.43	.42	.19	.58
ADMINISTRATIVE	4	1.06	.94	.70	1.37	1.09	.94	.70	1.51
TOTAL OPER EXP	4	5.24	4.81	4.38	6.08	5.41	4.81	4.38	6.65
FIXED EXPENSES	4	1.49	1.48	1.32	1.72	1.53	1.48	1.32	1.87
TOTAL OPER+FIX	4	6.73	6.13	5.87	7.64	6.94	6.13	5.87	8.35
LEASING EXP									
TOTAL PAYROLL	4	1.04	.73	.56	1.59				
TOTAL CONTRACT	4	1.21	.97	.60	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5069	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	345	3
AVG % OFFICE OCCUPANCY	95.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.11	3
AVG NET PRKNG INC/STALL	805.33	2
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**4**
PAYROLL		
CONTRACT	.81	3
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	**1.00**	**4**
PAYROLL		
ELEVATOR	.23	4
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF	.35	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**4**
ELECTRICAL	1.47	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	3
RDS/GNDS/SEC TOTAL	**.42**	**4**
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	4
SEC PAYROLL		
SEC CONTRACTS	.36	3
SEC OTHER		
ADMIN TOTAL	**1.06**	**4**
PAYROLL	.63	4
MGMT FEES	.54	2
PROF FEES	.06	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**4**
REAL ESTATE TAX	1.25	4
BUILDING INS	.30	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.04**	**4**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.63	4
TOTAL CONTRACTS	**1.21**	**4**
CLEANING	.81	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.05	3
SECURITY	.36	3
ADMINISTRATIVE	.42	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,803,842 SQ. FT.				3,663,777 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.24	9.57	8.38	16.82
RETAIL AREA	5	12.82	16.43	6.81	16.82				
OTHER AREA	2	1.82	17.90						
TOTAL RENT	5	12.17	9.51	6.29	16.78				
NET PARKING INC	4	1.13	.81	.69	1.48				
MISCELLANEOUS	3	.19	.13						
TOTAL INCOME	5	13.28	11.85	9.12	17.46				
EXPENSE									
CLEANING	8	.78	.81	.64	.91	.81	.82	.67	.91
REPAIR-MAINT	8	.97	.71	.62	1.11	1.00	.72	.63	1.17
UTILITIES	8	1.65	1.54	1.39	1.73	1.70	1.60	1.41	1.74
RDS/GRNDS/SEC	8	.49	.44	.38	.61	.50	.45	.41	.61
ADMINISTRATIVE	8	.74	.84	.48	1.02	.77	.84	.51	1.05
TOTAL OPER EXP	8	4.62	4.53	4.06	4.73	4.80	4.62	4.22	4.85
FIXED EXPENSES	8	1.55	1.28	1.04	1.54	1.61	1.34	1.05	1.66
TOTAL OPER+FIX	8	6.17	5.56	5.38	5.78	6.41	5.67	5.54	6.05
LEASING EXP	6	.26	.06	.05	.45				
TOTAL PAYROLL	8	.78	.65	.62	.85				
TOTAL CONTRACT	8	1.23	1.23	1.00	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14031	8
AVG SQFT/RETAIL TENANT	3957	4
AVG SQFT/OFFICE WORKER	353	8
AVG % OFFICE OCCUPANCY	91.1	8
AVG % RETAIL OCCUPANCY	97.7	4
AVG $ RATE YR-END RENT	14.14	5
AVG NET PRKNG INC/STALL	578.83	4
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**8**
PAYROLL	.31	2
CONTRACT	.58	8
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	**.97**	**8**
PAYROLL	.57	4
ELEVATOR	.22	8
HVAC	.13	8
ELECTRICAL	.05	8
STRUCT/ROOF	.02	5
PLUMBING	.04	8
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.18	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**7**
ELECTRICAL	1.46	7
GAS	.07	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	7
RDS/GNDS/SEC TOTAL	**.49**	**8**
RDS/GNDS TOTAL	.04	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	8
SEC PAYROLL		
SEC CONTRACTS	.35	8
SEC OTHER	.23	3
ADMIN TOTAL	**.74**	**8**
PAYROLL	.40	8
MGMT FEES	.28	6
PROF FEES	.07	3
GEN OFC EXP	.12	5
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.55**	**8**
REAL ESTATE TAX	1.35	8
BUILDING INS	.18	8
PERS PROP TAX	.07	2
OTHER TAX		
LEASING EXPENSES	.26	6
ADV/PROMOTION	.05	3
COMMISSIONS		
PROF FEES	.06	4
TENANT ALTS	.31	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**8**
CLEANING	.31	2
REPAIR/MAINT	.57	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	8
TOTAL CONTRACTS	**1.23**	**8**
CLEANING	.58	8
REPAIR/MAINT	.37	6
RDS/GROUNDS	.04	6
SECURITY	.35	8
ADMINISTRATIVE	.31	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 12 BLDS, 12,572,338 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 12,076,039 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	10					11.93	10.35	8.08	15.43
RETAIL AREA	8	7.78	8.48	8.07	11.80				
OTHER AREA	7	5.83	6.53	2.42	7.73				
TOTAL RENT	10	11.72	10.18	8.11	15.43				
NET PARKING INC	6	.61	.53	.31	.95				
MISCELLANEOUS	8	.85	.25	.12	.48				
TOTAL INCOME	10	12.74	12.20	9.61	15.94				
EXPENSE									
CLEANING	12	.77	.75	.66	.88	.78	.76	.68	.88
REPAIR-MAINT	12	1.11	1.00	.88	1.16	1.14	1.02	.88	1.19
UTILITIES	12	1.57	1.41	1.19	1.64	1.59	1.43	1.19	1.72
RDS/GRNDS/SEC	12	.41	.39	.33	.52	.43	.41	.35	.55
ADMINISTRATIVE	11	.77	.74	.67	.95	.80	.80	.69	.97
TOTAL OPER EXP	12	4.59	4.36	4.06	4.57	4.78	4.47	4.26	4.71
FIXED EXPENSES	11	2.12	1.87	1.67	2.45	2.21	2.02	1.67	2.52
TOTAL OPER+FIX	11	6.69	6.32	5.56	7.00	6.98	6.32	5.88	7.28
LEASING EXP	10	.93	.66	.24	1.00				
TOTAL PAYROLL	11	.70	.62	.49	.80				
TOTAL CONTRACT	12	1.08	1.02	.85	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22560	10
AVG SQFT/RETAIL TENANT	3415	7
AVG SQFT/OFFICE WORKER	324	12
AVG % OFFICE OCCUPANCY	87.9	12
AVG % RETAIL OCCUPANCY	88.8	7
AVG $ RATE YR-END RENT	14.13	9
AVG NET PRKNG INC/STALL	593.39	4
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**12**
PAYROLL	.15	5
CONTRACT	.60	12
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	**1.11**	**12**
PAYROLL	.37	10
ELEVATOR	.24	12
HVAC	.12	12
ELECTRICAL	.05	12
STRUCT/ROOF	.09	9
PLUMBING	.02	12
FIRE/LIFE SFTY	.06	9
OTHER MAINT/SUP	.27	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**12**
ELECTRICAL	1.34	12
GAS	.04	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC	**.41**	**12**
TOTAL		
RDS/GNDS TOTAL	.05	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	11
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	12
SEC PAYROLL	.19	3
SEC CONTRACTS	.27	11
SEC OTHER	.10	9
ADMIN TOTAL	**.77**	**11**
PAYROLL	.25	10
MGMT FEES	.41	9
PROF FEES	.07	7
GEN OFC EXP	.09	8
OTHER ADM EXP	.12	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.12**	**11**
REAL ESTATE TAX	1.94	11
BUILDING INS	.16	9
PERS PROP TAX	.21	2
OTHER TAX		
LEASING EXPENSES	**.93**	**10**
ADV/PROMOTION	.05	7
COMMISSIONS	.13	4
PROF FEES	.51	7
TENANT ALTS	.70	6
BUY-OUTS		
OTHER LEASING	.12	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.70**	**11**
CLEANING	.15	5
REPAIR/MAINT	.37	10
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.25	10
TOTAL CONTRACTS	**1.08**	**12**
CLEANING	.60	12
REPAIR/MAINT	.52	4
RDS/GROUNDS	.05	11
SECURITY	.27	11
ADMINISTRATIVE	.41	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 142 BLDS, 25,555,267 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 25,279,310 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	137					11.71	9.62	7.16	11.82
RETAIL AREA	15	10.31	10.91	5.88	16.36				
OTHER AREA	2	3.75	4.55						
TOTAL RENT	139	11.65	9.66	7.33	11.68				
NET PARKING INC	35	.39	.20	.11	.54				
MISCELLANEOUS	103	.22	.06	.02	.24				
TOTAL INCOME	140	11.93	9.81	7.57	12.18				
EXPENSE									
CLEANING	140	.71	.68	.59	.81	.71	.68	.60	.81
REPAIR-MAINT	142	.90	.76	.58	.99	.90	.77	.58	1.01
UTILITIES	141	1.53	1.53	1.35	1.79	1.54	1.54	1.35	1.80
RDS/GRNDS/SEC	142	.40	.37	.27	.45	.40	.37	.28	.45
ADMINISTRATIVE	141	.82	.79	.58	1.02	.83	.79	.58	1.02
TOTAL OPER EXP	139	4.36	4.23	3.70	4.83	4.41	4.25	3.70	4.86
FIXED EXPENSES	139	1.73	1.33	.99	1.61	1.75	1.33	.99	1.63
TOTAL OPER+FIX	137	6.10	5.61	4.96	6.41	6.17	5.66	4.96	6.42
LEASING EXP	124	1.44	.62	.17	1.46				
TOTAL PAYROLL	122	.66	.62	.44	.89				
TOTAL CONTRACT	141	1.06	1.00	.81	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7397	122
AVG SQFT/RETAIL TENANT	2410	15
AVG SQFT/OFFICE WORKER	321	99
AVG % OFFICE OCCUPANCY	86.3	124
AVG % RETAIL OCCUPANCY	78.7	15
AVG $ RATE YR-END RENT	13.53	115
AVG NET PRKNG INC/STALL	124.47	20
RENTABLE/GROSS SQFT	.96	116

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**139**
PAYROLL	.32	19
CONTRACT	.57	137
SUP/MAT/MISC	.07	110
TRASH REMOVAL	.03	114
REPR/MAINT TOTAL	**.90**	**141**
PAYROLL	.30	110
ELEVATOR	.16	120
HVAC	.13	139
ELECTRICAL	.05	132
STRUCT/ROOF	.07	106
PLUMBING	.03	133
FIRE/LIFE SFTY	.02	72
OTHER MAINT/SUP	.21	139

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.53**	**139**
ELECTRICAL	1.35	139
GAS	.03	53
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.27	13
COAL		
WATER/SEWER	.14	132
RDS/GNDS/SEC	**.40**	**141**
TOTAL		
RDS/GNDS TOTAL	.14	130
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	128
RDS/GNDS OTHER	.05	69

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	130
SEC PAYROLL	.36	13
SEC CONTRACTS	.24	125
SEC OTHER	.03	46
ADMIN TOTAL	**.82**	**140**
PAYROLL	.32	109
MGMT FEES	.36	127
PROF FEES	.09	75
GEN OFC EXP	.09	108
OTHER ADM EXP	.10	106

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.73**	**138**
REAL ESTATE TAX	1.59	138
BUILDING INS	.14	127
PERS PROP TAX	.06	25
OTHER TAX	.04	18
LEASING EXPENSES	**1.44**	**124**
ADV/PROMOTION	.04	76
COMMISSIONS	.08	43
PROF FEES	.38	104
TENANT ALTS	1.06	90
BUY-OUTS	1.03	2
OTHER LEASING	.26	49

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.68**	**122**
CLEANING	.32	19
REPAIR/MAINT	.30	110
RDS/GROUNDS		
SECURITY	.36	13
ADMINISTRATIVE	.32	109
TOTAL CONTRACTS	**1.06**	**141**
CLEANING	.57	137
REPAIR/MAINT	.38	48
RDS/GROUNDS	.12	128
SECURITY	.24	125
ADMINISTRATIVE	.37	135

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	444,434 SQ. FT.				435,276 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					7.87	8.28	6.11	9.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	7.86	8.04	6.19	9.80				
NET PARKING INC									
MISCELLANEOUS	10	.13	.04	.02	.07				
TOTAL INCOME	14	7.97	8.54	6.29	9.83				
EXPENSE									
CLEANING	14	.66	.63	.48	.81	.66	.63	.48	.81
REPAIR-MAINT	15	.95	.86	.54	1.33	.97	.86	.54	1.33
UTILITIES	14	1.69	1.60	1.40	2.01	1.73	1.60	1.40	2.01
RDS/GRNDS/SEC	15	.34	.36	.24	.44	.35	.36	.25	.44
ADMINISTRATIVE	14	.82	.86	.41	1.26	.84	.86	.41	1.26
TOTAL OPER EXP	13	4.60	4.76	3.64	5.27	4.60	4.76	3.64	5.27
FIXED EXPENSES	14	1.07	.97	.88	1.32	1.09	.97	.88	1.32
TOTAL OPER+FIX	13	5.66	5.77	4.81	6.59	5.66	5.77	4.81	6.59
LEASING EXP	13	.86	.19	.06	1.36				
TOTAL PAYROLL	11	.70	.86	.41	1.07				
TOTAL CONTRACT	15	.88	.97	.77	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2455	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	10
AVG % OFFICE OCCUPANCY	79.1	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.17	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**14**	**UTILITIES TOTAL**	**1.69**	**14**	SECURITY TOTAL	.12	13	**FIXED EXP TOTAL**	**1.07**	**14**	**TOTAL PAYROLL**	**.70**	**11**
PAYROLL			ELECTRICAL	1.54	14	SEC PAYROLL			REAL ESTATE TAX	.96	14	CLEANING		
CONTRACT	.58	14	GAS	.07	4	SEC CONTRACTS	.10	12	BUILDING INS	.11	14	REPAIR/MAINT	.33	11
SUP/MAT/MISC	.04	11	FUEL OIL			SEC OTHER	.07	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	12	PURCH STEAM			**ADMIN TOTAL**	**.82**	**14**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.95**	**15**	PURCH CH WTR			PAYROLL	.44	9				ADMINISTRATIVE	.44	9
PAYROLL	.33	11	COAL			MGMT FEES	.40	13	**LEASING EXPENSES**	**.86**	**13**			
ELEVATOR	.06	8	WATER/SEWER	.14	14	PROF FEES	.08	5	ADV/PROMOTION	.05	6	**TOTAL CONTRACTS**	**.88**	**15**
HVAC	.29	15	**RDS/GNDS/SEC TOTAL**	**.34**	**15**	GEN OFC EXP	.13	8	COMMISSIONS	.08	6	CLEANING	.58	14
ELECTRICAL	.06	15	RDS/GNDS TOTAL	.25	14	OTHER ADM EXP	.09	11	PROF FEES	.33	10	REPAIR/MAINT	.18	11
STRUCT/ROOF	.07	12	RDS/GNDS PAYRL						TENANT ALTS	.78	8	RDS/GROUNDS	.26	12
PLUMBING	.03	13	RDS/GNDS CONTR	.26	12				BUY-OUTS			SECURITY	.10	12
FIRE/LIFE SFTY			RDS/GNDS OTHER	.08	8				OTHER LEASING	.20	4	ADMINISTRATIVE	.40	14
OTHER MAINT/SUP	.25	15												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	2,195,648 SQ. FT.				2,187,505 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					9.11	8.78	7.29	10.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	32	9.08	8.57	7.29	10.11				
NET PARKING INC	6	.29	.18	.08	.24				
MISCELLANEOUS	21	.12	.04	.01	.07				
TOTAL INCOME	32	9.23	8.60	7.32	10.14				
EXPENSE									
CLEANING	32	.70	.70	.61	.79	.70	.70	.61	.79
REPAIR-MAINT	32	.84	.76	.57	1.02	.95	.76	.57	1.03
UTILITIES	32	1.77	1.68	1.51	1.99	1.77	1.68	1.51	1.99
RDS/GRNDS/SEC	32	.38	.33	.28	.42	.38	.33	.28	.42
ADMINISTRATIVE	32	.93	.81	.51	1.22	.93	.81	.51	1.22
TOTAL OPER EXP	32	4.63	4.42	3.74	5.40	4.65	4.42	3.74	5.40
FIXED EXPENSES	32	1.17	1.07	.92	1.28	1.17	1.07	.92	1.28
TOTAL OPER+FIX	32	5.80	5.58	4.91	6.52	5.82	5.58	4.91	6.52
LEASING EXP	28	1.49	.96	.25	1.89				
TOTAL PAYROLL	23	.81	.69	.36	1.03				
TOTAL CONTRACT	31	1.05	.91	.82	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3437	29
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	23
AVG % OFFICE OCCUPANCY	81.8	29
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.46	31
AVG NET PRKNG INC/STALL	162.04	2
RENTABLE/GROSS SQFT	.98	26

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**31**	**UTILITIES TOTAL**	**1.75**	**31**	SECURITY TOTAL	.20	29	**FIXED EXP TOTAL**	**1.17**	**31**	**TOTAL PAYROLL**	**.81**	**23**
PAYROLL			ELECTRICAL	1.63	31	SEC PAYROLL			REAL ESTATE TAX	1.05	31	CLEANING		
CONTRACT	.65	31	GAS	.09	8	SEC CONTRACTS	.19	29	BUILDING INS	.13	28	REPAIR/MAINT	.34	21
SUP/MAT/MISC	.04	21	FUEL OIL			SEC OTHER	.05	10	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	23	PURCH STEAM			**ADMIN TOTAL**	**.93**	**31**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.84**	**31**	PURCH CH WTR			PAYROLL	.59	19				ADMINISTRATIVE	.59	19
PAYROLL	.34	21	COAL			MGMT FEES	.39	31	**LEASING EXPENSES**	**1.49**	**29**			
ELEVATOR	.07	27	WATER/SEWER	.09	30	PROF FEES	.05	14	ADV/PROMOTION	.05	15	**TOTAL CONTRACTS**	**1.05**	**31**
HVAC	.19	31	**RDS/GNDS/SEC TOTAL**	**.38**	**31**	GEN OFC EXP	.13	21	COMMISSIONS	.10	10	CLEANING	.65	31
ELECTRICAL	.04	30	RDS/GNDS TOTAL	.20	30	OTHER ADM EXP	.08	20	PROF FEES	.36	25	REPAIR/MAINT	.17	9
STRUCT/ROOF	.06	22	RDS/GNDS PAYRL						TENANT ALTS	1.19	25	RDS/GROUNDS	.17	30
PLUMBING	.03	29	RDS/GNDS CONTR	.17	30				BUY-OUTS			SECURITY	.19	29
FIRE/LIFE SFTY	.02	14	RDS/GNDS OTHER	.05	20				OTHER LEASING	.07	6	ADMINISTRATIVE	.40	31
OTHER MAINT/SUP	.25	30												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	46 BLDS	7,779,181 SQ. FT.				7,732,740 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	44					10.41	10.43	7.40	12.25	
RETAIL AREA	8	12.63	14.68	7.76	17.00					
OTHER AREA										
TOTAL RENT	44	10.51	10.53	7.50	12.21					
NET PARKING INC	11	.26	.13	.10	.32					
MISCELLANEOUS	34	.39	.09	.02	.24					
TOTAL INCOME	45	10.69	10.67	7.58	12.48					
EXPENSE										
CLEANING	45	.69	.66	.59	.84	.69	.66	.59	.84	
REPAIR-MAINT	46	.71	.67	.54	.83	.71	.69	.55	.83	
UTILITIES	46	1.48	1.51	1.30	1.64	1.48	1.51	1.30	1.64	
RDS/GRNDS/SEC	46	.44	.40	.29	.52	.44	.40	.29	.52	
ADMINISTRATIVE	46	.79	.79	.61	1.01	.79	.79	.62	1.01	
TOTAL OPER EXP	45	4.13	4.19	3.64	4.56	4.16	4.20	3.64	4.61	
FIXED EXPENSES	44	1.49	1.36	1.22	1.70	1.49	1.38	1.22	1.70	
TOTAL OPER+FIX	43	5.64	5.55	5.20	6.21	5.67	5.61	5.20	6.22	
LEASING EXP	42	1.41	.59	.18	1.27					
TOTAL PAYROLL	41	.63	.65	.43	.80					
TOTAL CONTRACT	46	1.11	1.04	.84	1.31					

OCCUPANCY INFO.	AVG	BLDS
AVG SQFT/OFFICE TENANT	4990	37
AVG SQFT/RETAIL TENANT	1425	9
AVG SQFT/OFFICE WORKER	331	29
AVG % OFFICE OCCUPANCY	84.5	39
AVG % RETAIL OCCUPANCY	90.6	9
AVG $ RATE YR-END RENT	12.43	32
AVG NET PRKNG INC/STALL	47.49	7
RENTABLE/GROSS SQFT	.97	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**45**
PAYROLL	.16	4
CONTRACT	.63	44
SUP/MAT/MISC	.05	35
TRASH REMOVAL	.03	35
REPR/MAINT TOTAL	**.71**	**46**
PAYROLL	.28	34
ELEVATOR	.10	45
HVAC	.11	46
ELECTRICAL	.05	44
STRUCT/ROOF	.04	30
PLUMBING	.02	45
FIRE/LIFE SFTY	.02	25
OTHER MAINT/SUP	.17	45

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**45**
ELECTRICAL	1.30	45
GAS	.05	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.22	6
COAL		
WATER/SEWER	.14	40
RDS/GNDS/SEC TOTAL	**.44**	**46**
RDS/GNDS TOTAL	.13	41
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	41
RDS/GNDS OTHER	.04	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	46
SEC PAYROLL	.24	8
SEC CONTRACTS	.28	43
SEC OTHER	.02	22
ADMIN TOTAL	**.79**	**46**
PAYROLL	.35	38
MGMT FEES	.37	40
PROF FEES	.07	30
GEN OFC EXP	.08	36
OTHER ADM EXP	.07	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**44**
REAL ESTATE TAX	1.33	44
BUILDING INS	.15	43
PERS PROP TAX	.05	12
OTHER TAX	.04	7
LEASING EXPENSES	**1.41**	**42**
ADV/PROMOTION	.05	27
COMMISSIONS	.10	18
PROF FEES	.38	32
TENANT ALTS	1.29	30
BUY-OUTS		
OTHER LEASING	.17	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**41**
CLEANING	.16	4
REPAIR/MAINT	.28	34
RDS/GROUNDS		
SECURITY	.24	8
ADMINISTRATIVE	.35	38
TOTAL CONTRACTS	**1.11**	**46**
CLEANING	.63	44
REPAIR/MAINT	.32	15
RDS/GROUNDS	.11	41
SECURITY	.28	43
ADMINISTRATIVE	.35	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	9,371,660 SQ. FT.				9,235,892 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	22					12.35	12.41	9.16	15.22	
RETAIL AREA	3	8.38	7.14							
OTHER AREA										
TOTAL RENT	22	12.22	12.48	9.17	15.22					
NET PARKING INC	15	.51	.49	.17	.70					
MISCELLANEOUS	14	.19	.23	.07	.29					
TOTAL INCOME	22	12.71	12.86	10.09	15.69					
EXPENSE										
CLEANING	22	.70	.68	.62	.76	.71	.68	.62	.76	
REPAIR-MAINT	22	.88	.86	.73	1.02	.89	.86	.78	1.02	
UTILITIES	22	1.47	1.41	1.27	1.59	1.48	1.45	1.30	1.59	
RDS/GRNDS/SEC	22	.33	.33	.27	.38	.33	.34	.27	.38	
ADMINISTRATIVE	22	.84	.81	.69	.96	.85	.81	.69	.96	
TOTAL OPER EXP	22	4.21	4.16	3.78	4.56	4.27	4.16	3.84	4.82	
FIXED EXPENSES	22	1.84	1.52	1.33	2.11	1.86	1.53	1.33	2.18	
TOTAL OPER+FIX	22	6.05	6.00	5.34	6.95	6.14	6.01	5.35	7.11	
LEASING EXP	20	1.31	.66	.27	1.61					
TOTAL PAYROLL	22	.72	.64	.50	1.00					
TOTAL CONTRACT	22	.88	.97	.40	1.17					

OCCUPANCY INFO.	AVG	BLDS
AVG SQFT/OFFICE TENANT	10638	19
AVG SQFT/RETAIL TENANT	4629	3
AVG SQFT/OFFICE WORKER	335	14
AVG % OFFICE OCCUPANCY	86.6	19
AVG % RETAIL OCCUPANCY	78.4	3
AVG $ RATE YR-END RENT	13.51	15
AVG NET PRKNG INC/STALL	170.10	8
RENTABLE/GROSS SQFT	.96	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**22**
PAYROLL	.37	9
CONTRACT	.47	21
SUP/MAT/MISC	.06	19
TRASH REMOVAL	.03	21
REPR/MAINT TOTAL	**.88**	**22**
PAYROLL	.29	22
ELEVATOR	.18	22
HVAC	.11	22
ELECTRICAL	.05	21
STRUCT/ROOF	.03	15
PLUMBING	.03	21
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.19	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**22**
ELECTRICAL	1.31	22
GAS	.01	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.28	2
COAL		
WATER/SEWER	.13	21
RDS/GNDS/SEC TOTAL	**.33**	**22**
RDS/GNDS TOTAL	.12	20
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	20
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	22
SEC PAYROLL		
SEC CONTRACTS	.22	21
SEC OTHER	.03	5
ADMIN TOTAL	**.84**	**22**
PAYROLL	.28	22
MGMT FEES	.33	20
PROF FEES	.12	11
GEN OFC EXP	.10	18
OTHER ADM EXP	.15	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.84**	**22**
REAL ESTATE TAX	1.72	22
BUILDING INS	.12	19
PERS PROP TAX		
OTHER TAX	.03	6
LEASING EXPENSES	**1.31**	**20**
ADV/PROMOTION	.03	12
COMMISSIONS	.05	4
PROF FEES	.43	16
TENANT ALTS	.61	14
BUY-OUTS		
OTHER LEASING	.17	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.72**	**22**
CLEANING	.37	9
REPAIR/MAINT	.29	22
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	22
TOTAL CONTRACTS	**.88**	**22**
CLEANING	.47	21
REPAIR/MAINT	.35	7
RDS/GROUNDS	.11	20
SECURITY	.22	21
ADMINISTRATIVE	.37	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	4,146,299 SQ. FT.				4,127,551 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					15.63	12.20	10.10	18.24	
RETAIL AREA	2	4.97	6.73							
OTHER AREA										
TOTAL RENT	4	15.60	12.16	10.06	18.27					
NET PARKING INC	2	.16	.13							
MISCELLANEOUS	3	.01								
TOTAL INCOME	4	15.70	12.17	10.11	18.37					
EXPENSE										
CLEANING	4	.72	.72	.71	.74	.72	.72	.71	.74	
REPAIR-MAINT	4	1.05	1.01	.77	1.25	1.06	1.01	.77	1.25	
UTILITIES	4	1.54	1.58	1.38	1.78	1.54	1.58	1.38	1.78	
RDS/GRNDS/SEC	4	.45	.46	.39	.54	.46	.46	.39	.55	
ADMINISTRATIVE	4	.80	.67	.60	.88	.80	.67	.60	.89	
TOTAL OPER EXP	4	4.57	4.59	4.27	4.77	4.59	4.60	4.31	4.77	
FIXED EXPENSES	4	2.42	2.35	1.89	2.72	2.43	2.37	1.90	2.74	
TOTAL OPER+FIX	4	6.98	6.63	6.48	7.17	7.01	6.68	6.50	7.22	
LEASING EXP	2	2.23	3.28							
TOTAL PAYROLL	4	.47	.47	.44	.50					
TOTAL CONTRACT	4	1.29	1.15	.98	1.45					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45320	4
AVG SQFT/RETAIL TENANT	2202	2
AVG SQFT/OFFICE WORKER	357	4
AVG % OFFICE OCCUPANCY	93.3	4
AVG % RETAIL OCCUPANCY	47.0	2
AVG $ RATE YR-END RENT	18.26	3
AVG NET PRKNG INC/STALL	70.81	2
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.66	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.05	4
PAYROLL	.31	3
ELEVATOR	.27	4
HVAC	.10	4
ELECTRICAL	.08	4
STRUCT/ROOF	.13	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.38	4
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.45	4
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL		
SEC CONTRACTS	.29	4
SEC OTHER		
ADMIN TOTAL	.80	4
PAYROLL	.23	4
MGMT FEES	.42	4
PROF FEES		
GEN OFC EXP	.07	4
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.42	4
REAL ESTATE TAX	2.26	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX	.07	2
LEASING EXPENSES	2.23	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.33	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.62	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	4
CLEANING		
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	1.29	4
CLEANING	.66	4
REPAIR/MAINT	.35	2
RDS/GROUNDS	.12	4
SECURITY	.09	4
ADMINISTRATIVE	.42	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	3,935,303 SQ. FT.				3,744,841 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	13					12.56	9.57	8.24	15.09	
RETAIL AREA	6	9.20	12.82	7.20	15.85					
OTHER AREA										
TOTAL RENT	13	12.36	9.95	8.27	14.61					
NET PARKING INC	7	.73	.68	.26	1.05					
MISCELLANEOUS	12	.30	.08	.02	.36					
TOTAL INCOME	13	13.18	10.90	8.39	14.99					
EXPENSE										
CLEANING	13	.77	.77	.68	1.05	.79	.82	.68	1.07	
REPAIR-MAINT	13	1.25	.92	.66	1.60	1.31	.96	.69	1.62	
UTILITIES	13	1.36	1.24	1.13	1.69	1.40	1.26	1.13	1.69	
RDS/GRNDS/SEC	13	.40	.30	.21	.45	.42	.30	.22	.49	
ADMINISTRATIVE	13	.73	.65	.46	1.00	.77	.72	.46	1.05	
TOTAL OPER EXP	13	4.51	4.41	3.42	5.05	4.73	4.80	3.54	5.34	
FIXED EXPENSES	13	1.84	1.16	.73	1.98	1.93	1.18	.73	1.98	
TOTAL OPER+FIX	13	6.34	5.67	4.51	6.64	6.66	5.72	4.75	6.90	
LEASING EXP	12	1.92	1.07	.32	2.50					
TOTAL PAYROLL	12	.98	.96	.43	1.40					
TOTAL CONTRACT	13	1.03	1.00	.49	1.17					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9953	13
AVG SQFT/RETAIL TENANT	1797	6
AVG SQFT/OFFICE WORKER	225	11
AVG % OFFICE OCCUPANCY	81.6	13
AVG % RETAIL OCCUPANCY	74.6	6
AVG $ RATE YR-END RENT	16.68	13
AVG NET PRKNG INC/STALL	878.65	5
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	13
PAYROLL	.76	4
CONTRACT	.58	12
SUP/MAT/MISC	.08	12
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	1.25	13
PAYROLL	.50	11
ELEVATOR	.22	13
HVAC	.19	13
ELECTRICAL	.05	13
STRUCT/ROOF	.03	8
PLUMBING	.01	12
FIRE/LIFE SFTY	.06	8
OTHER MAINT/SUP	.23	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	13
ELECTRICAL	1.19	13
GAS	.18	2
FUEL OIL		
PURCH STEAM	.14	7
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.40	13
RDS/GNDS TOTAL	.13	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	7
RDS/GNDS OTHER	.08	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	12
SEC PAYROLL	.26	7
SEC CONTRACTS	.21	8
SEC OTHER	.01	6
ADMIN TOTAL	.73	13
PAYROLL	.23	11
MGMT FEES	.33	11
PROF FEES	.11	11
GEN OFC EXP	.04	12
OTHER ADM EXP	.08	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	13
REAL ESTATE TAX	1.62	13
BUILDING INS	.22	12
PERS PROP TAX	.01	5
OTHER TAX		
LEASING EXPENSES	1.92	12
ADV/PROMOTION	.10	6
COMMISSIONS	.18	4
PROF FEES	.31	11
TENANT ALTS	1.39	11
BUY-OUTS	.34	2
OTHER LEASING	.41	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	12
CLEANING	.76	4
REPAIR/MAINT	.50	11
RDS/GROUNDS		
SECURITY	.26	7
ADMINISTRATIVE	.23	11
TOTAL CONTRACTS	1.03	13
CLEANING	.58	12
REPAIR/MAINT	.41	6
RDS/GROUNDS	.09	7
SECURITY	.21	8
ADMINISTRATIVE	.43	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	298,360 SQ. FT.				289,967 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	‖					10.87	8.94	8.31	12.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.16	9.52	8.47	13.18				
NET PARKING INC									
MISCELLANEOUS	4	.02	.02	.01	.05				
TOTAL INCOME	4	11.24	9.69	8.67	13.19				
EXPENSE									
CLEANING	4	.98	1.03	.78	1.15	1.01	1.09	.83	1.15
REPAIR-MAINT	4	.73	.64	.46	1.05	.75	.64	.49	1.05
UTILITIES	4	1.36	1.26	1.18	1.52	1.36	1.26	1.18	1.52
RDS/GRNDS/SEC	4	.23	.25	.13	.32	.23	.26	.14	.32
ADMINISTRATIVE	4	.64	.59	.44	.76	.66	.59	.44	.83
TOTAL OPER EXP	4	3.93	3.99	3.20	4.61	4.05	4.18	3.39	4.61
FIXED EXPENSES	4	1.34	1.31	.89	1.75	1.38	1.36	.94	1.75
TOTAL OPER+FIX	4	5.27	4.88	4.51	5.93	5.43	5.12	4.75	5.93
LEASING EXP	4	.27	.19	.09	.51				
TOTAL PAYROLL	3	1.01	1.19						
TOTAL CONTRACT	4	.69	.62	.49	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2929	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	166	3
AVG % OFFICE OCCUPANCY	89.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.38	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	4
PAYROLL	.56	2
CONTRACT	.71	3
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	.73	4
PAYROLL	.34	2
ELEVATOR	.21	4
HVAC	.13	4
ELECTRICAL	.01	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	4
ELECTRICAL	1.11	4
GAS		
FUEL OIL		
PURCH STEAM	.35	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL	.27	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.64	4
PAYROLL	.25	2
MGMT FEES	.41	4
PROF FEES	.07	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.34	4
REAL ESTATE TAX	1.25	4
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.06	3
TENANT ALTS	.23	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	3
CLEANING	.56	2
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY	.27	2
ADMINISTRATIVE	.25	2
TOTAL CONTRACTS	.69	4
CLEANING	.71	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	746,739 SQ. FT.				721,730 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	‖					10.15	9.87	8.24	12.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.98	9.46	8.27	11.59				
NET PARKING INC	2	.87	.79						
MISCELLANEOUS	3	.46	.13						
TOTAL INCOME	4	10.72	10.31	8.39	13.07				
EXPENSE									
CLEANING	4	.84	.89	.70	1.05	.85	.90	.72	1.06
REPAIR-MAINT	4	1.15	1.18	.86	1.62	1.16	1.21	.89	1.63
UTILITIES	4	1.2*	1.19	1.02	1.60	1.28	1.19	1.02	1.61
RDS/GRNDS/SEC	4	.3J	.28	.15	.56	.40	.30	.17	57
ADMINISTRATIVE	4	.69	.83	.38	1.17	.71	.83	.38	1.28
TOTAL OPER EXP	4	4.34	4.76	3.79	5.32	4.49	5.13	4.16	5.37
FIXED EXPENSES	4	.80	.74	.58	.97	.83	.81	.58	1.05
TOTAL OPER+FIX	4	5.14	5.38	4.53	6.13	5.32	5.82	4.82	6.33
LEASING EXP	3	2.40	1.71						
TOTAL PAYROLL	4	1.26	1.52	.67	2.18				
TOTAL CONTRACT	4	.65	.45	.12	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5779	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	3
AVG % OFFICE OCCUPANCY	81.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.63	4
AVG NET PRKNG INC/STALL	1044.14	2
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	4
PAYROLL	.87	2
CONTRACT	.36	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.15	4
PAYROLL	.48	4
ELEVATOR	.21	4
HVAC	.11	4
ELECTRICAL	.04	4
STRUCT/ROOF	.03	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	4
ELECTRICAL	1.13	4
GAS		
FUEL OIL		
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.39	4
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL	.13	2
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	.89	4
PAYROLL	.22	4
MGMT FEES	.48	2
PROF FEES	.21	3
GEN OFC EXP	.02	4
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.80	4
REAL ESTATE TAX	.58	4
BUILDING INS	.20	4
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	2.40	3
ADV/PROMOTION	.12	2
COMMISSIONS		
PROF FEES	.42	3
TENANT ALTS	.62	3
BUY-OUTS		
OTHER LEASING	1.74	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	4
CLEANING	.87	2
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	.85	4
CLEANING	.36	4
REPAIR/MAINT		
RDS/GROUNDS	.07	2
SECURITY	.15	4
ADMINISTRATIVE	.58	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,990,136 SQ. FT.				1,879,784 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.86	15.15		
RETAIL AREA	3	8.62	10.55						
OTHER AREA									
TOTAL RENT	3	15.50	14.67						
NET PARKING INC	3	.72	.66						
MISCELLANEOUS	3	.30	.06						
TOTAL INCOME	3	16.52	15.24						
EXPENSE									
CLEANING	3	.78	.77			.81	.82		
REPAIR-MAINT	3	1.64	1.78			1.74	1.79		
UTILITIES	3	1.52	1.61			1.60	1.61		
RDS/GRNDS/SEC	3	.47	.50			.50	.53		
ADMINISTRATIVE	3	.76	.65			.81	.73		
TOTAL OPER EXP	3	5.18	4.89			5.48	5.47		
FIXED EXPENSES	3	2.66	2.86			2.81	2.88		
TOTAL OPER+FIX	3	7.83	8.32			8.29	8.82		
LEASING EXP	3	.81	.66						
TOTAL PAYROLL	3	1.13	.97						
TOTAL CONTRACT	3	1.13	1.12						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37062	3
AVG SQFT/RETAIL TENANT	1684	3
AVG SQFT/OFFICE WORKER	214	3
AVG % OFFICE OCCUPANCY	90.7	3
AVG % RETAIL OCCUPANCY	90.0	3
AVG $ RATE YR-END RENT	17.33	3
AVG NET PRKNG INC/STALL	958.70	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**3**
PAYROLL		
CONTRACT	.65	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.64**	**3**
PAYROLL	.64	3
ELEVATOR	.23	3
HVAC	.28	3
ELECTRICAL	.07	3
STRUCT/ROOF	.03	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.08	3
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**3**
ELECTRICAL	1.31	3
GAS		
FUEL OIL		
PURCH STEAM	.12	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.47**	**3**
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	3
SEC PAYROLL	.36	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.76**	**3**
PAYROLL	.25	3
MGMT FEES	.30	3
PROF FEES	.10	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.66**	**3**
REAL ESTATE TAX	2.43	3
BUILDING INS	.23	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.81**	**3**
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES	.23	3
TENANT ALTS	.56	2
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.13**	**3**
CLEANING		
REPAIR/MAINT	.64	3
RDS/GROUNDS		
SECURITY	.36	2
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	**1.13**	**3**
CLEANING	.65	3
REPAIR/MAINT	.43	2
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	1,428,524 SQ. FT.				1,415,439 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					10.49	11.10	8.45	13.22
RETAIL AREA	2	32.20	26.49						
OTHER AREA									
TOTAL RENT	21	10.69	11.10	8.45	13.22				
NET PARKING INC									
MISCELLANEOUS	16	.20	.15	.01	.37				
TOTAL INCOME	21	11.16	11.25	8.45	14.29				
EXPENSE									
CLEANING	20	.84	.80	.68	1.03	.84	.80	.68	1.03
REPAIR-MAINT	19	.68	.57	.43	.73	.69	.57	.43	.73
UTILITIES	21	1.34	1.28	1.12	1.41	1.35	1.28	1.12	1.41
RDS/GRNDS/SEC	20	.24	.23	.15	.31	.25	.23	.15	.33
ADMINISTRATIVE	21	.66	.64	.46	.87	.67	.64	.46	.87
TOTAL OPER EXP	19	3.75	3.55	3.34	3.91	3.78	3.55	3.34	3.91
FIXED EXPENSES	21	1.49	1.38	1.09	1.66	1.50	1.30	1.17	1.66
TOTAL OPER+FIX	19	5.23	5.02	4.60	5.56	5.28	5.02	4.60	5.56
LEASING EXP	18	.97	.73	.29	1.74				
TOTAL PAYROLL	13	.48	.33	.22	.53				
TOTAL CONTRACT	21	.98	.94	.75	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3805	20
AVG SQFT/RETAIL TENANT	1454	2
AVG SQFT/OFFICE WORKER	312	7
AVG % OFFICE OCCUPANCY	87.0	20
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.05	21
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**20**
PAYROLL		
CONTRACT	.71	20
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.05	19
REPR/MAINT TOTAL	**.68**	**19**
PAYROLL	.31	12
ELEVATOR	.07	19
HVAC	.16	19
ELECTRICAL	.05	18
STRUCT/ROOF	.05	10
PLUMBING	.01	17
FIRE/LIFE SFTY	.06	16
OTHER MAINT/SUP	.14	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.12**	**21**
ELECTRICAL	1.19	20
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	**.24**	**20**
RDS/GNDS TOTAL	.19	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	19
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	17
SEC PAYROLL		
SEC CONTRACTS	.04	16
SEC OTHER	.01	8
ADMIN TOTAL	**.96**	**21**
PAYROLL	.15	11
MGMT FEES	.45	21
PROF FEES	.04	14
GEN OFC EXP	.08	12
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**21**
REAL ESTATE TAX	1.36	21
BUILDING INS	.13	21
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	**.57**	**18**
ADV/PROMOTION	.03	11
COMMISSIONS	.04	3
PROF FEES	.29	16
TENANT ALTS	.70	18
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.46**	**13**
CLEANING		
REPAIR/MAINT	.31	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	11
TOTAL CONTRACTS	**.96**	**21**
CLEANING	.71	20
REPAIR/MAINT	.27	8
RDS/GROUNDS	.18	19
SECURITY	.04	16
ADMINISTRATIVE	.48	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	143,042 SQ. FT.				143,042 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.50	13.20	11.10	13.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.50	13.20	11.10	13.57				
NET PARKING INC									
MISCELLANEOUS	4	.53	.33	.22	1.11				
TOTAL INCOME	5	12.91	13.36	11.25	14.68				
EXPENSE									
CLEANING	4	1.02	1.07	.89	1.20	1.02	1.07	.89	1.20
REPAIR-MAINT	3	.36	.35			.36	.35		
UTILITIES	5	1.37	1.39	1.12	1.55	1.37	1.39	1.12	1.55
RDS/GRNDS/SEC	5	.12	.13	.07	.20	.12	.13	.07	.20
ADMINISTRATIVE	5	.66	.73	.45	.88	.66	.73	.45	.88
TOTAL OPER EXP	3	3.76	3.64			3.76	3.64		
FIXED EXPENSES	5	1.54	1.62	1.00	2.02	1.54	1.62	1.00	2.02
TOTAL OPER+FIX	3	5.27	5.33			5.27	5.33		
LEASING EXP	4	1.06	.89	.28	2.35				
TOTAL PAYROLL									
TOTAL CONTRACT	5	.81	.96	.45	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2506	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.80	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL		
CONTRACT	.84	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	.36	3
PAYROLL		
ELEVATOR	.06	3
HVAC	.14	3
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	5
ELECTRICAL	1.26	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.12	5
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	.66	5
PAYROLL		
MGMT FEES	.54	5
PROF FEES	.15	4
GEN OFC EXP	.01	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	5
REAL ESTATE TAX	1.43	5
BUILDING INS	.11	5
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	1.06	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.29	4
TENANT ALTS	.77	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.81	5
CLEANING	.84	4
REPAIR/MAINT		
RDS/GROUNDS	.10	5
SECURITY	.03	2
ADMINISTRATIVE	.66	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	550,485 SQ. FT.				547,026 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.39	9.32	7.26	11.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	9.42	9.32	7.26	11.71				
NET PARKING INC									
MISCELLANEOUS	5	.06	.01	.01	.12				
TOTAL INCOME	8	9.46	9.32	7.26	11.72				
EXPENSE									
CLEANING	8	.73	.74	.60	.84	.74	.74	.61	.84
REPAIR-MAINT	8	.68	.66	.50	.78	.66	.66	.50	.78
UTILITIES	8	1.30	1.23	1.14	1.39	1.31	1.23	1.14	1.42
RDS/GRNDS/SEC	8	.26	.26	.22	.33	.26	.26	.23	.33
ADMINISTRATIVE	8	.60	.56	.43	.64	.60	.56	.44	.64
TOTAL OPER EXP	8	3.57	3.55	3.22	3.91	3.59	3.55	3.27	3.91
FIXED EXPENSES	8	1.33	1.25	1.08	1.57	1.33	1.25	1.10	1.57
TOTAL OPER+FIX	8	4.89	4.91	4.37	5.34	4.93	4.91	4.44	5.34
LEASING EXP	6	.92	.74	.47	1.05				
TOTAL PAYROLL	6	.38	.26	.22	.53				
TOTAL CONTRACT	6	1.05	.93	.75	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4232	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	258	3
AVG % OFFICE OCCUPANCY	80.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.73	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	8
PAYROLL		
CONTRACT	.62	8
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	.68	8
PAYROLL	.31	5
ELEVATOR	.05	8
HVAC	.20	8
ELECTRICAL	.07	8
STRUCT/ROOF	.07	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	8
ELECTRICAL	1.25	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.26	8
RDS/GNDS TOTAL	.20	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	8
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	8
SEC PAYROLL		
SEC CONTRACTS	.05	8
SEC OTHER	.01	5
ADMIN TOTAL	.90	8
PAYROLL	.18	4
MGMT FEES	.40	8
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.15	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	8
REAL ESTATE TAX	1.21	8
BUILDING INS	.12	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.92	6
ADV/PROMOTION	.05	5
COMMISSIONS		
PROF FEES	.23	6
TENANT ALTS	.64	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	8
CLEANING		
REPAIR/MAINT	.31	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	4
TOTAL CONTRACTS	1.05	8
CLEANING	.62	8
REPAIR/MAINT	.46	3
RDS/GROUNDS	.20	8
SECURITY	.05	8
ADMINISTRATIVE	.40	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Indianapolis, IN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	439,563 SQ. FT.				429,917 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.46	13.64		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.01	14.61						
NET PARKING INC									
MISCELLANEOUS	2	.39	.38						
TOTAL INCOME	3	15.34	15.20						
EXPENSE									
CLEANING	3	.93	1.02			.94	1.02		
REPAIR-MAINT	3	.89	.71			.91	.71		
UTILITIES	3	1.56	1.32			1.60	1.32		
RDS/GRNDS/SEC	2	.25	.25			.26	.26		
ADMINISTRATIVE	3	.82	.92			.84	.96		
TOTAL OPER EXP	3	4.38	3.86			4.48	3.86		
FIXED EXPENSES	3	1.77	1.59			1.81	1.59		
TOTAL OPER + FIX	3	6.15	6.49			6.29	6.49		
LEASING EXP	3	.29	.06						
TOTAL PAYROLL	2	.74	.72						
TOTAL CONTRACT	3	.92	.93						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4119	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.07	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**3**	**UTILITIES TOTAL**	**.87**	**3**	SECURITY TOTAL	.18	2	**FIXED EXP TOTAL**	**1.77**	**3**	**TOTAL PAYROLL**	**.74**	**2**
PAYROLL			ELECTRICAL	1.24	2	SEC PAYROLL			REAL ESTATE TAX	1.59	3	CLEANING		
CONTRACT	.83	3	GAS			SEC CONTRACTS			BUILDING INS	.17	3	REPAIR/MAINT	.45	2
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	**.82**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			PAYROLL	.13	2	**LEASING EXPENSES**	**.29**	**3**	ADMINISTRATIVE	.13	2
PAYROLL	.45	2	COAL			MGMT FEES	.64	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.92**	**3**
ELEVATOR	.11	3	WATER/SEWER	.06	3	PROF FEES	.08	2	COMMISSIONS			CLEANING	.83	3
HVAC	.20	3	**RDS/GNDS/SEC**	**.25**	**2**	GEN OFC EXP	.07	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.27	3	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.69	3
FIRE/LIFE SFTY	.18	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.12	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Jacksonville, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,479,033 SQ. FT.				2,380,408 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.62	17.94	14.23	21.70
RETAIL AREA	3	11.51	12.15						
OTHER AREA	3	4.63	6.83						
TOTAL RENT	4	16.26	17.78	13.99	21.65				
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	16.33	17.83	14.09	21.67				
EXPENSE									
CLEANING	5	.69	.72	.66	.73	.70	.72	.67	.74
REPAIR-MAINT	5	1.53	1.67	.60	1.85	1.57	1.68	.60	1.91
UTILITIES	5	1.52	1.53	1.29	1.82	1.48	1.53	1.29	1.74
RDS/GRNDS/SEC	5	.80	.68	.45	1.14	.83	.68	.48	1.16
ADMINISTRATIVE	4	.80	.88	.62	1.25	.84	.89	.65	1.26
TOTAL OPER EXP	5	5.27	5.33	4.13	5.90	5.49	5.55	4.16	6.16
FIXED EXPENSES	4	2.51	2.68	2.07	2.95	2.62	2.82	2.23	2.97
TOTAL OPER + FIX	4	8.02	8.04	7.87	8.30	8.39	8.35	8.19	8.55
LEASING EXP	4	.21	.21	.14	.29				
TOTAL PAYROLL	4	2.07	2.06	1.50	2.56				
TOTAL CONTRACT	5	.98	.91	.85	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24561	5
AVG SQFT/RETAIL TENANT	2891	3
AVG SQFT/OFFICE WORKER	266	5
AVG % OFFICE OCCUPANCY	90.8	5
AVG % RETAIL OCCUPANCY	95.7	3
AVG $ RATE YR-END RENT	19.64	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**5**	**UTILITIES TOTAL**	**1.52**	**5**	SECURITY TOTAL	.59	5	**FIXED EXP TOTAL**	**2.51**	**4**	**TOTAL PAYROLL**	**2.07**	**4**
PAYROLL	.05	3	ELECTRICAL	1.43	5	SEC PAYROLL	.51	4	REAL ESTATE TAX	2.34	4	CLEANING	.05	3
CONTRACT	.58	5	GAS			SEC CONTRACTS	.13	4	BUILDING INS	.06	4	REPAIR/MAINT	.93	4
SUP/MAT/MISC	.04	5	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX	.21	2	RDS/GROUNDS	.15	3
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	**.80**	**4**	OTHER TAX			SECURITY	.51	4
REPR/MAINT TOTAL	**1.53**	**5**	PURCH CH WTR			PAYROLL	.47	4				ADMINISTRATIVE	.47	4
PAYROLL	.93	4	COAL			MGMT FEES			**LEASING EXPENSES**	**.21**	**4**			
ELEVATOR	.22	5	WATER/SEWER	.07	5	PROF FEES			ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**.98**	**5**
HVAC	.13	5	**RDS/GNDS/SEC**	**.80**	**5**	GEN OFC EXP	.17	4	COMMISSIONS	.01	3	CLEANING	.58	5
ELECTRICAL	.02	5	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES	.01	2	REPAIR/MAINT	.26	3
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.21	5				TENANT ALTS	.15	4	RDS/GROUNDS	.08	5
PLUMBING	.02	5	RDS/GNDS PAYRL	.15	3				BUY-OUTS			SECURITY	.13	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR	.08	5				OTHER LEASING	.05	2	ADMINISTRATIVE		
OTHER MAINT/SUP	.26	4	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kalamazoo, MI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	184,051 SQ. FT.				184,051 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.69	9.95	9.69	10.17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.69	9.95	9.69	10.17				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	9.69	9.95	9.69	10.18				
EXPENSE									
CLEANING	10	.54	.78	.46	1.04	.54	.78	.46	1.04
REPAIR-MAINT	7	.56	.50			.56	.50		
UTILITIES	2	1.66	1.66			1.66	1.66		
RDS/GRNDS/SEC	10	.17	.19	.17	.20	.17	.19	.17	.20
ADMINISTRATIVE	10	.62	.57	.48	.68	.62	.57	.48	.68
TOTAL OPER EXP	2	3.80	3.79			3.80	3.79		
FIXED EXPENSES	10	1.79	1.70	1.45	1.94	1.79	1.70	1.45	1.94
TOTAL OPER + FIX	2	5.24	5.24			5.24	5.24		
LEASING EXP	2	.25	.26						
TOTAL PAYROLL	2	1.02	1.01						
TOTAL CONTRACT	10	.40	.30	.14	.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4138	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.2	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.21	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	10
PAYROLL	.92	2
CONTRACT	.26	9
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	.56	7
PAYROLL	.06	2
ELEVATOR	.05	6
HVAC		
ELECTRICAL	.08	2
STRUCT/ROOF	.19	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.42	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	2
ELECTRICAL	1.34	2
GAS	.18	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	2
RDS/GNDS/SEC TOTAL	.17	10
RDS/GNDS TOTAL	.17	10
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.16	10
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.62	10
PAYROLL		
MGMT FEES	.46	10
PROF FEES	.07	10
GEN OFC EXP	.07	10
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.75	10
REAL ESTATE TAX	1.58	10
BUILDING INS	.16	10
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.25	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.11	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	2
CLEANING	.92	2
REPAIR/MAINT	.06	2
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.40	10
CLEANING	.26	9
REPAIR/MAINT		
RDS/GROUNDS	.16	10
SECURITY		
ADMINISTRATIVE	.53	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,214,290 SQ. FT.				3,936,219 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					10.78	8.15	6.58	12.38
RETAIL AREA	7	9.61	8.35	4.59	10.86				
OTHER AREA	3	9.88	3.21						
TOTAL RENT	24	10.65	8.22	6.85	12.27				
NET PARKING INC	12	1.00	.47	.41	.92				
MISCELLANEOUS	20	.45	.12	.03	.26				
TOTAL INCOME	24	11.56	8.84	7.23	12.74				
EXPENSE									
CLEANING	24	.75	.65	.53	.98	.80	.67	.59	1.02
REPAIR-MAINT	24	1.35	.87	.77	1.53	1.43	.99	.83	1.39
UTILITIES	24	1.97	1.82	1.70	2.26	1.98	1.85	1.71	2.27
RDS/GRNDS/SEC	24	.31	.30	.17	.39	.34	.31	.17	.40
ADMINISTRATIVE	25	.60	.48	.34	.58	.64	.53	.36	.58
TOTAL OPER EXP	24	4.99	4.66	3.85	5.26	5.36	5.08	4.20	5.38
FIXED EXPENSES	25	.98	.91	.26	1.30	1.05	.94	.29	1.35
TOTAL OPER + FIX	24	5.96	5.64	4.41	6.58	6.39	6.02	4.48	6.79
LEASING EXP	25	.77	.42	.12	1.32				
TOTAL PAYROLL	24	.96	.57	.25	.93				
TOTAL CONTRACT	24	1.08	.89	.73	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9323	22
AVG SQFT/RETAIL TENANT	3182	6
AVG SQFT/OFFICE WORKER	237	14
AVG % OFFICE OCCUPANCY	79.5	23
AVG % RETAIL OCCUPANCY	78.0	6
AVG $ RATE YR-END RENT	15.29	24
AVG NET PRKNG INC/STALL	281.49	4
RENTABLE/GROSS SQFT	.92	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	24
PAYROLL	.05	9
CONTRACT	.64	24
SUP/MAT/MISC	.07	24
TRASH REMOVAL	.03	15
REPR/MAINT TOTAL	1.35	24
PAYROLL	.57	24
ELEVATOR	.19	23
HVAC	.11	24
ELECTRICAL	.03	24
STRUCT/ROOF	.15	17
PLUMBING	.01	23
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.31	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	24
ELECTRICAL	1.66	24
GAS	.19	7
FUEL OIL		
PURCH STEAM	.31	3
PURCH CH WTR	.77	7
COAL		
WATER/SEWER	.07	17
RDS/GNDS/SEC TOTAL	.31	24
RDS/GNDS TOTAL	.06	22
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.04	17
RDS/GNDS OTHER	.03	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	24
SEC PAYROLL	.26	8
SEC CONTRACTS	.19	23
SEC OTHER	.04	11
ADMIN TOTAL	.60	25
PAYROLL	.27	14
MGMT FEES	.30	24
PROF FEES	.07	13
GEN OFC EXP	.06	16
OTHER ADM EXP	.07	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	25
REAL ESTATE TAX	.82	25
BUILDING INS	.12	24
PERS PROP TAX	.03	12
OTHER TAX	.02	11
LEASING EXPENSES	.77	25
ADV/PROMOTION	.06	22
COMMISSIONS	.02	3
PROF FEES	.16	16
TENANT ALTS	.84	13
BUY-OUTS		
OTHER LEASING	.05	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	24
CLEANING	.05	9
REPAIR/MAINT	.57	24
RDS/GROUNDS	.05	7
SECURITY	.26	8
ADMINISTRATIVE	.27	14
TOTAL CONTRACTS	1.06	24
CLEANING	.64	24
REPAIR/MAINT	.36	14
RDS/GROUNDS	.04	17
SECURITY	.18	23
ADMINISTRATIVE	.35	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	117,224 SQ. FT.				117,224 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					6.87	6.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.88	6.84						
NET PARKING INC									
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	7.07	7.23						
EXPENSE									
CLEANING	4	.77	1.04	.67	1.10	.77	1.04	.67	1.10
REPAIR-MAINT	4	.85	.85	.62	1.09	.85	.85	.62	1.09
UTILITIES	4	1.66	1.96	1.66	2.26	1.86	1.96	1.66	2.26
RDS/GRNDS/SEC	4	.29	.19	.17	.39	.29	.19	.17	.39
ADMINISTRATIVE	4	.37	.50	.32	.53	.37	.50	.32	.53
TOTAL OPER EXP	4	4.15	4.81	3.65	5.16	4.15	4.81	3.65	5.16
FIXED EXPENSES	4	.72	.59	.15	1.17	.72	.59	.15	1.17
TOTAL OPER + FIX	4	4.86	5.30	3.80	6.33	4.86	5.30	3.80	6.33
LEASING EXP	4	1.04	.40	.10	1.68				
TOTAL PAYROLL	4	.40	.35	.22	.57				
TOTAL CONTRACT	4	.91	1.03	.77	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	2
AVG % OFFICE OCCUPANCY	85.9	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.85	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4	**UTILITIES TOTAL**	1.86	4	SECURITY TOTAL	.23	4	**FIXED EXP TOTAL**	.72	4	**TOTAL PAYROLL**	.40	4
PAYROLL			ELECTRICAL	1.61	4	SEC PAYROLL			REAL ESTATE TAX	.56	4	CLEANING		
CONTRACT	.63	4	GAS	.36	3	SEC CONTRACTS	.23	4	BUILDING INS	.17	3	REPAIR/MAINT	.40	4
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	.37	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.85	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	1.04	4	ADMINISTRATIVE		
PAYROLL	.40	4	COAL			MGMT FEES	.28	4	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	.91	4
ELEVATOR	.11	3	WATER/SEWER	.04	4	PROF FEES	.06	4	COMMISSIONS			CLEANING	.63	4
HVAC	.18	4	**RDS/GNDS/SEC**	.29	4	GEN OFC EXP	.02	4	PROF FEES	.17	4	REPAIR/MAINT		
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.01	4	TENANT ALTS	1.25	2	RDS/GROUNDS	.05	4
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.05	4				BUY-OUTS			SECURITY	.23	4
PLUMBING	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.34	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.05	4									
OTHER MAINT/SUP	.08	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	335,949 SQ. FT.				312,125 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					6.74	6.03	4.79	8.22
RETAIL AREA	3	5.78	2.84						
OTHER AREA									
TOTAL RENT	4	6.75	6.03	4.65	8.42				
NET PARKING INC									
MISCELLANEOUS	3	.17	.20						
TOTAL INCOME	4	6.97	6.32	4.91	8.60				
EXPENSE									
CLEANING	4	.57	.47	.37	.74	.61	.50	.40	.81
REPAIR-MAINT	4	1.12	1.01	.75	1.49	1.21	1.10	.81	1.63
UTILITIES	4	1.49	1.45	.95	2.02	1.57	1.54	1.01	2.12
RDS/GRNDS/SEC	4	.11	.11	.07	.15	.12	.13	.08	.15
ADMINISTRATIVE	4	.45	.40	.32	.54	.48	.45	.36	.56
TOTAL OPER EXP	4	3.74	3.49	2.67	4.73	4.02	3.69	2.84	5.17
FIXED EXPENSES	4	.59	.57	.40	.76	.63	.60	.42	.83
TOTAL OPER + FIX	4	4.33	4.06	3.07	5.49	4.66	4.28	3.26	6.00
LEASING EXP	4	.92	.63	.26	1.56				
TOTAL PAYROLL	4	.50	.50	.32	.72				
TOTAL CONTRACT	4	1.06	.69	.43	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7102	4
AVG SQFT/RETAIL TENANT	1334	3
AVG SQFT/OFFICE WORKER	403	4
AVG % OFFICE OCCUPANCY	75.1	4
AVG % RETAIL OCCUPANCY	72.8	3
AVG $ RATE YR-END RENT	10.08	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	4	**UTILITIES TOTAL**	1.49	4	SECURITY TOTAL	.06	4	**FIXED EXP TOTAL**	.50	4	**TOTAL PAYROLL**	.50	4
PAYROLL			ELECTRICAL	1.31	4	SEC PAYROLL			REAL ESTATE TAX	.44	4	CLEANING		
CONTRACT	.48	4	GAS	.30	2	SEC CONTRACTS	.06	4	BUILDING INS	.09	4	REPAIR/MAINT	.44	4
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.07	3	RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	.44	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.12	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.92	4	ADMINISTRATIVE		
PAYROLL	.44	4	COAL			MGMT FEES	.33	4	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	1.06	4
ELEVATOR	.17	4	WATER/SEWER	.04	4	PROF FEES			COMMISSIONS			CLEANING	.48	4
HVAC	.33	4	**RDS/GNDS/SEC**	.11	4	GEN OFC EXP	.02	3	PROF FEES	.15	4	REPAIR/MAINT	.86	2
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS	.89	3	RDS/GROUNDS		
STRUCT/ROOF	.08	2	RDS/GNDS TOTAL	.04	3				BUY-OUTS			SECURITY	.08	4
PLUMBING	.03	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.35	4
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,570,964 SQ. FT.				1,539,331 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.76	11.08	7.82	13.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.57	11.08	7.80	12.52				
NET PARKING INC	3	.56	.47						
MISCELLANEOUS	6	.36	.15	.07	.40				
TOTAL INCOME	8	11.03	11.41	8.19	13.55				
EXPENSE									
CLEANING	7	.83	.65	.60	.66	.83	.66	.60	.67
REPAIR-MAINT	7	1.57	.87	.83	1.95	1.58	.87	.83	1.98
UTILITIES	7	2.11	1.82	1.76	2.20	2.12	1.85	1.78	2.20
RDS/GRNDS/SEC	7	.36	.38	.34	.42	.37	.40	.36	.42
ADMINISTRATIVE	6	.57	.53	.37	.94	.59	.53	.37	.97
TOTAL OPER EXP	7	5.48	5.14	4.41	5.55	5.60	5.28	4.41	5.62
FIXED EXPENSES	8	.97	1.20	.55	1.30	.99	1.21	.58	1.35
TOTAL OPER+FIX	7	6.42	6.47	5.21	6.91	6.57	6.47	5.37	6.91
LEASING EXP	8	.53	.32	.08	1.08				
TOTAL PAYROLL	7	.90	.92	.25	.94				
TOTAL CONTRACT	7	1.10	.86	.80	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8121	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	217	5
AVG % OFFICE OCCUPANCY	81.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.63	7
AVG NET PRKNG INC/STALL	307.24	2
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	7	**UTILITIES TOTAL**	2.11	7	SECURITY TOTAL	.31	7	**FIXED EXP TOTAL**	.97	8	**TOTAL PAYROLL**	.90	7
PAYROLL	.06	2	ELECTRICAL	1.87	7	SEC PAYROLL			REAL ESTATE TAX	.79	8	CLEANING	.06	2
CONTRACT	.68	7	GAS	.13	2	SEC CONTRACTS	.23	7	BUILDING INS	.13	8	REPAIR/MAINT	.63	7
SUP/MAT/MISC	.10	7	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM	.26	2	**ADMIN TOTAL**	.57	8	OTHER TAX	.03	2	SECURITY		
REPR/MAINT TOTAL	1.57	7	PURCH CH WTR			PAYROLL	.24	5				ADMINISTRATIVE	.24	5
PAYROLL	.63	7	COAL			MGMT FEES	.33	7	**LEASING EXPENSES**	.53	8			
ELEVATOR	.19	7	WATER/SEWER	.08	6	PROF FEES	.08	6	ADV/PROMOTION	.11	6	**TOTAL CONTRACTS**	1.10	7
HVAC	.11	7	**RDS/GNDS/SEC**	.36	7	GEN OFC EXP	.05	6	COMMISSIONS	.02	3	CLEANING	.68	7
ELECTRICAL	.03	7	**TOTAL**			OTHER ADM EXP	.08	6	PROF FEES	.12	5	REPAIR/MAINT	.23	4
STRUCT/ROOF	.22	4	RDS/GNDS TOTAL	.05	6				TENANT ALTS	.58	5	RDS/GROUNDS	.06	5
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	7
FIRE/LIFE SFTY	.02	5	RDS/GNDS CONTR	.06	5				OTHER LEASING	.03	4	ADMINISTRATIVE	.40	7
OTHER MAINT/SUP	.44	7	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	3,137,825 SQ. FT.				3,135,863 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					12.90	11.46	9.23	13.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	37	12.91	11.51	9.23	13.58				
NET PARKING INC									
MISCELLANEOUS	27	.20	.12	.02	.20				
TOTAL INCOME	37	13.07	11.68	9.25	13.60				
EXPENSE									
CLEANING	37	.78	.74	.64	.90	.78	.74	.64	.90
REPAIR-MAINT	41	.67	.64	.56	.74	.67	.64	.56	.74
UTILITIES	43	1.81	1.71	1.48	1.94	1.80	1.71	1.48	1.94
RDS/GRNDS/SEC	43	.44	.34	.23	.49	.44	.34	.23	.49
ADMINISTRATIVE	43	.58	.51	.27	.76	.58	.51	.27	.77
TOTAL OPER EXP	37	4.27	4.15	3.80	4.71	4.27	4.15	3.80	4.72
FIXED EXPENSES	37	2.04	1.94	1.66	2.25	2.04	1.94	1.66	2.25
TOTAL OPER+FIX	31	6.54	6.25	5.88	6.79	6.54	6.25	5.88	6.79
LEASING EXP	36	2.31	2.44	.30	3.39				
TOTAL PAYROLL	43	.63	.31	.21	.37				
TOTAL CONTRACT	40	.87	.85	.45	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	710	35
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	244	25
AVG % OFFICE OCCUPANCY	80.8	41
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.57	37
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	29

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	37	**UTILITIES TOTAL**	1.81	43	SECURITY TOTAL	.17	40	**FIXED EXP TOTAL**	2.07	36	**TOTAL PAYROLL**	.63	43
PAYROLL	.31	21	ELECTRICAL	1.62	43	SEC PAYROLL	.47	5	REAL ESTATE TAX	1.97	36	CLEANING	.31	21
CONTRACT	.54	34	GAS	.14	34	SEC CONTRACTS	.10	34	BUILDING INS	.09	35	REPAIR/MAINT	.24	40
SUP/MAT/MISC	.07	31	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.06	23
TRASH REMOVAL	.04	35	PURCH STEAM			**ADMIN TOTAL**	.58	43	OTHER TAX			SECURITY	.47	5
REPR/MAINT TOTAL	.67	41	PURCH CH WTR			PAYROLL	.10	26				ADMINISTRATIVE	.10	26
PAYROLL	.24	40	COAL			MGMT FEES	.46	34	**LEASING EXPENSES**	2.31	36			
ELEVATOR	.07	35	WATER/SEWER	.08	40	PROF FEES	.03	34	ADV/PROMOTION	.07	31	**TOTAL CONTRACTS**	.87	40
HVAC	.09	35	**RDS/GNDS/SEC**	.44	43	GEN OFC EXP	.05	37	COMMISSIONS	.03	16	CLEANING	.54	34
ELECTRICAL	.05	35	**TOTAL**			OTHER ADM EXP	.07	37	PROF FEES	.56	29	REPAIR/MAINT	.11	13
STRUCT/ROOF	.08	32	RDS/GNDS TOTAL	.28	43				TENANT ALTS	1.85	33	RDS/GROUNDS	.22	39
PLUMBING	.01	33	RDS/GNDS PAYRL	.06	23				BUY-OUTS			SECURITY	.10	34
FIRE/LIFE SFTY	.02	30	RDS/GNDS CONTR	.22	39				OTHER LEASING			ADMINISTRATIVE	.49	37
OTHER MAINT/SUP	.17	41	RDS/GNDS OTHER	.08	35									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	237,317 SQ. FT.				237,317 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					6.40	9.51	3.16	11.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	6.40	9.51	3.16	11.76				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	6.43	9.51	3.16	11.82				
EXPENSE									
CLEANING	8	.82	.86	.54	1.13	.82	.86	.54	1.13
REPAIR-MAINT	8	.53	.56	.43	.71	.53	.56	.43	.71
UTILITIES	8	1.91	2.05	1.24	2.75	1.91	2.05	1.24	2.75
RDS/GRNDS/SEC	8	.47	.47	.19	.75	.47	.47	.19	.75
ADMINISTRATIVE	8	.28	.24	.18	.41	.28	.24	.18	.41
TOTAL OPER EXP	8	4.01	4.47	2.86	5.63	4.01	4.47	2.86	5.63
FIXED EXPENSES	6	1.09	1.13	.76	1.83	1.09	1.13	.76	1.83
TOTAL OPER + FIX	6	6.11	6.64	4.68	6.94	6.11	6.64	4.68	6.94
LEASING EXP	4	2.09	1.50	.05	3.55				
TOTAL PAYROLL	8	1.04	.21	.12	1.87				
TOTAL CONTRACT	7	.41	.48	.25	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5389	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	4
AVG % OFFICE OCCUPANCY	94.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.93	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**8**
PAYROLL	1.05	3
CONTRACT	.27	7
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	**.53**	**8**
PAYROLL	.21	8
ELEVATOR	.05	5
HVAC	.19	5
ELECTRICAL	.02	5
STRUCT/ROOF	.02	5
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.14	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.91**	**8**
ELECTRICAL	1.75	8
GAS	.13	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	**.47**	**8**
RDS/GNDS TOTAL	.24	8
RDS/GNDS PAYRL	.20	3
RDS/GNDS CONTR	.16	6
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	8
SEC PAYROLL	.46	2
SEC CONTRACTS	.03	5
SEC OTHER		
ADMIN TOTAL	**.28**	**8**
PAYROLL	.18	3
MGMT FEES	.28	5
PROF FEES	.05	4
GEN OFC EXP	.02	5
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.33**	**5**
REAL ESTATE TAX	1.25	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.09**	**4**
ADV/PROMOTION	.02	4
COMMISSIONS		
PROF FEES	.88	2
TENANT ALTS	2.41	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.04**	**8**
CLEANING	1.05	3
REPAIR/MAINT	.21	8
RDS/GROUNDS	.20	3
SECURITY	.46	2
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	**.41**	**7**
CLEANING	.27	7
REPAIR/MAINT		
RDS/GROUNDS	.16	6
SECURITY	.03	5
ADMINISTRATIVE	.31	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,318,548 SQ. FT.				1,318,548 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					11.85	11.62	10.77	13.46
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	11.87	11.62	10.77	13.46				
NET PARKING INC									
MISCELLANEOUS	13	.34	.20	.07	.31				
TOTAL INCOME	15	12.16	11.77	10.88	13.51				
EXPENSE									
CLEANING	15	.72	.70	.62	.79	.72	.70	.62	.79
REPAIR-MAINT	16	.66	.63	.56	.72	.66	.63	.56	.72
UTILITIES	16	1.75	1.71	1.50	1.87	1.75	1.71	1.50	1.87
RDS/GRNDS/SEC	16	.35	.34	.25	.40	.35	.34	.25	.40
ADMINISTRATIVE	16	.64	.61	.48	.81	.64	.61	.48	.81
TOTAL OPER EXP	15	4.07	4.12	3.80	4.34	4.07	4.12	3.80	4.34
FIXED EXPENSES	14	1.92	1.93	1.72	2.03	1.92	1.93	1.72	2.03
TOTAL OPER + FIX	13	6.15	6.15	5.81	6.31	6.15	6.15	5.81	6.31
LEASING EXP	15	2.85	3.21	.70	3.92				
TOTAL PAYROLL	16	.42	.29	.22	.37				
TOTAL CONTRACT	15	.79	.88	.70	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6549	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	6
AVG % OFFICE OCCUPANCY	81.3	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.32	15
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**15**
PAYROLL	.20	6
CONTRACT	.53	14
SUP/MAT/MISC	.11	14
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	**.66**	**16**
PAYROLL	.24	15
ELEVATOR	.07	16
HVAC	.09	15
ELECTRICAL	.05	15
STRUCT/ROOF	.12	14
PLUMBING	.01	14
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.12	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.75**	**16**
ELECTRICAL	1.56	16
GAS	.16	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	16
RDS/GNDS/SEC TOTAL	**.35**	**16**
RDS/GNDS TOTAL	.27	16
RDS/GNDS PAYRL	.03	8
RDS/GNDS CONTR	.21	15
RDS/GNDS OTHER	.06	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	15
SEC PAYROLL		
SEC CONTRACTS	.06	14
SEC OTHER		
ADMIN TOTAL	**.64**	**16**
PAYROLL	.09	10
MGMT FEES	.42	15
PROF FEES	.05	14
GEN OFC EXP	.05	15
OTHER ADM EXP	.11	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.92**	**14**
REAL ESTATE TAX	1.83	14
BUILDING INS	.11	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.85**	**15**
ADV/PROMOTION	.05	15
COMMISSIONS	.03	6
PROF FEES	.81	12
TENANT ALTS	2.40	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**16**
CLEANING	.20	6
REPAIR/MAINT	.24	15
RDS/GROUNDS	.03	8
SECURITY		
ADMINISTRATIVE	.09	10
TOTAL CONTRACTS	**.79**	**15**
CLEANING	.53	14
REPAIR/MAINT	.11	4
RDS/GROUNDS	.21	15
SECURITY	.06	14
ADMINISTRATIVE	.47	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

SUBURBAN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS, 1,419,114 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 1,417,152 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	7					15.13	15.02	11.11	17.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	15.12	15.02	11.11	17.64				
NET PARKING INC									
MISCELLANEOUS	6	.05	.03	.02	.06				
TOTAL INCOME	7	15.16	15.17	11.15	17.67				
EXPENSE									
CLEANING	9	.62	.75	.69	.94	.83	.75	.70	.94
REPAIR-MAINT	9	.69	.68	.59	.78	.69	.68	.59	.78
UTILITIES	9	1.85	1.56	1.44	2.21	1.85	1.56	1.44	2.21
RDS/GRNDS/SEC	9	.53	.39	.31	.74	.53	.39	.31	.74
ADMINISTRATIVE	9	.58	.60	.31	.81	.58	.60	.31	.82
TOTAL OPER EXP	9	4.49	4.20	3.82	5.06	4.49	4.20	3.82	5.07
FIXED EXPENSES	7	2.35	2.37	2.11	2.57	2.36	2.39	2.11	2.57
TOTAL OPER + FIX	7	7.01	6.86	6.36	7.37	7.02	6.86	6.36	7.39
LEASING EXP	7	1.63	2.22	1.30	2.51				
TOTAL PAYROLL	9	.79	.32	.31	1.26				
TOTAL CONTRACT	8	1.04	.96	.81	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9250	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	7
AVG % OFFICE OCCUPANCY	90.7	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.05	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**9**	**UTILITIES TOTAL**	**1.85**	**9**	SECURITY TOTAL	.23	9	**FIXED EXP TOTAL**	**2.35**	**7**	**TOTAL PAYROLL**	**.79**	**9**
PAYROLL	.32	7	ELECTRICAL	1.69	9	SEC PAYROLL	.47	2	REAL ESTATE TAX	2.27	7	CLEANING	.32	7
CONTRACT	.60	8	GAS	.11	7	SEC CONTRACTS	.15	7	BUILDING INS	.08	8	REPAIR/MAINT	.25	9
SUP/MAT/MISC	.04	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.06	7
TRASH REMOVAL	.04	8	PURCH STEAM						OTHER TAX			SECURITY	.47	2
REPR/MAINT TOTAL	**.69**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.58**	**9**				ADMINISTRATIVE	.11	8
PAYROLL	.25	9	COAL			PAYROLL	.11	8	**LEASING EXPENSES**	**1.63**	**7**			
ELEVATOR	.09	9	WATER/SEWER	.07	9	MGMT FEES	.54	7	ADV/PROMOTION	.11	7	**TOTAL CONTRACTS**	**1.04**	**8**
HVAC	.07	7	**RDS/GNDS/SEC TOTAL**	**.53**	**9**	PROF FEES	.01	6	COMMISSIONS	.03	5	CLEANING	.60	8
ELECTRICAL	.05	7	RDS/GNDS TOTAL	.30	9	GEN OFC EXP	.05	7	PROF FEES	.37	7	REPAIR/MAINT	.12	4
STRUCT/ROOF	.05	5	RDS/GNDS PAYRL	.06	7	OTHER ADM EXP	.04	7	TENANT ALTS	1.13	7	RDS/GROUNDS	.23	8
PLUMBING	.01	7	RDS/GNDS CONTR	.23	6				BUY-OUTS			SECURITY	.15	7
FIRE/LIFE SFTY	.02	7	RDS/GNDS OTHER	.06	8				OTHER LEASING			ADMINISTRATIVE	.56	7
OTHER MAINT/SUP	.22	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lansing, MI

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS, 469,316 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 462,291 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	2					11.30	10.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.59	10.70						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.72	10.79						
EXPENSE									
CLEANING	3	1.61	1.59			1.63	1.59		
REPAIR-MAINT	3	1.81	1.95			1.84	1.95		
UTILITIES	3	2.03	2.05			2.03	2.05		
RDS/GRNDS/SEC	3	.40	.21			.41	.21		
ADMINISTRATIVE	3	.76	.80			.77	.80		
TOTAL OPER EXP	3	6.61	6.50			6.71	6.50		
FIXED EXPENSES	3	2.06	1.72			2.10	1.72		
TOTAL OPER + FIX	3	8.67	8.22			8.80	8.22		
LEASING EXP									
TOTAL PAYROLL	3	1.42	.86						
TOTAL CONTRACT	3	1.78	1.93						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2980	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	586	2
AVG % OFFICE OCCUPANCY	[illegible]	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.61**	**3**	**UTILITIES TOTAL**	**2.01**	**2**	SECURITY TOTAL	.40	3	**FIXED EXP TOTAL**	**2.06**	**3**	**TOTAL PAYROLL**	**1.42**	**3**
PAYROLL	.51	2	ELECTRICAL	1.69	2	SEC PAYROLL			REAL ESTATE TAX	1.28	3	CLEANING	.51	2
CONTRACT	1.10	3	GAS			SEC CONTRACTS	.40	3	BUILDING INS	.38	2	REPAIR/MAINT	.81	3
SUP/MAT/MISC	.15	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.71**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.78**	**3**				ADMINISTRATIVE	.50	2
PAYROLL	.61	3	COAL			PAYROLL	.50	2	**LEASING EXPENSES**					
ELEVATOR	.38	2	WATER/SEWER			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.78**	**3**
HVAC			**RDS/GNDS/SEC TOTAL**	**.40**	**3**	PROF FEES			COMMISSIONS			CLEANING	1.10	3
ELECTRICAL			RDS/GNDS TOTAL			GEN OFC EXP	.35	3	PROF FEES			REPAIR/MAINT	.28	3
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS CONTR						BUY-OUTS			SECURITY	.40	3
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.68	2												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Las Vegas, NV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	296,591 SQ. FT.				289,675 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					14.55	11.38	7.84	15.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	14.58	11.38	7.84	15.13				
NET PARKING INC									
MISCELLANEOUS	9	.20	.93	.10	1.37				
TOTAL INCOME	9	16.15	12.11	8.54	17.23				
EXPENSE									
CLEANING	4	.95	.89	.61	.97	.97	.89	.61	.99
REPAIR-MAINT	9	1.15	1.22	1.01	1.44	1.17	1.24	1.01	1.44
UTILITIES	8	2.07	1.53	.79	2.56	2.12	1.53	.79	2.59
RDS/GRNDS/SEC	9	.42	.39	.25	.67	.43	.40	.25	.67
ADMINISTRATIVE	9	.80	.71	.45	.86	.82	.71	.45	.89
TOTAL OPER EXP	3	5.64	5.66			5.79	5.76		
FIXED EXPENSES	9	1.15	.90	.49	1.09	1.18	.90	.49	1.09
TOTAL OPER + FIX	3	6.84	6.82			7.02	7.03		
LEASING EXP	9	3.15	1.40	.73	2.03				
TOTAL PAYROLL	2	.65	.90						
TOTAL CONTRACT	9	1.13	.71	.63	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6095	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	8
AVG % OFFICE OCCUPANCY	94.7	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.41	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	4
PAYROLL		
CONTRACT	.81	4
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.15	9
PAYROLL		
ELEVATOR	.25	4
HVAC	.25	9
ELECTRICAL	.13	8
STRUCT/ROOF	.01	8
PLUMBING	.03	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	8
ELECTRICAL	1.70	4
GAS	.33	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC	.42	9
TOTAL		
RDS/GNDS TOTAL	.23	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	4
SEC PAYROLL		
SEC CONTRACTS	.35	3
SEC OTHER	.02	2
ADMIN TOTAL	.80	9
PAYROLL		
MGMT FEES	.53	8
PROF FEES	.27	9
GEN OFC EXP	.08	8
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.15	9
REAL ESTATE TAX	.88	9
BUILDING INS	.25	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.15	9
ADV/PROMOTION	.04	5
COMMISSIONS		
PROF FEES	.47	8
TENANT ALTS	2.62	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.13	9
CLEANING	.81	4
REPAIR/MAINT	.10	6
RDS/GROUNDS	.30	6
SECURITY	.35	3
ADMINISTRATIVE	.76	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	55,757 SQ. FT.				55,757 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.07	11.38	7.90	13.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.07	11.38	7.90	13.56				
NET PARKING INC									
MISCELLANEOUS	4	.93	1.27	.63	1.73				
TOTAL INCOME	4	12.00	12.11	9.13	14.69				
EXPENSE									
CLEANING	3	.63	.85			.63	.85		
REPAIR-MAINT	4	1.05	1.36	.93	1.45	1.05	1.36	.93	1.45
UTILITIES	3	1.85	1.53			1.85	1.53		
RDS/GRNDS/SEC	4	.44	.31	.15	.79	.44	.21	.15	.79
ADMINISTRATIVE	4	.55	.54	.36	.89	.55	.54	.36	.89
TOTAL OPER EXP	2	6.08	6.12			6.08	6.12		
FIXED EXPENSES	4	.89	.90	.64	1.00	.89	.90	.64	1.00
TOTAL OPER + FIX	2	6.99	7.02			6.99	7.02		
LEASING EXP	4	1.29	1.40	.82	1.97				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.63	.64	.53	.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3380	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	4
AVG % OFFICE OCCUPANCY	84.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.42	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	3
PAYROLL		
CONTRACT	.50	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	1.05	4
PAYROLL		
ELEVATOR	.21	3
HVAC	.50	4
ELECTRICAL	.11	4
STRUCT/ROOF	.04	3
PLUMBING	.07	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	3
ELECTRICAL	1.66	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	3
RDS/GNDS/SEC	.44	4
TOTAL		
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	.55	4
PAYROLL		
MGMT FEES	.57	3
PROF FEES	.09	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	4
REAL ESTATE TAX	.76	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.29	4
ADV/PROMOTION	.11	4
COMMISSIONS		
PROF FEES	.66	3
TENANT ALTS	.80	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.63	4
CLEANING	.50	3
REPAIR/MAINT	.10	2
RDS/GROUNDS	.23	2
SECURITY	.03	2
ADMINISTRATIVE	.42	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Lexington, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	736,334 SQ. FT.				736,334 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					14.78	15.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.89	15.06						
NET PARKING INC									
MISCELLANEOUS	3	.28	.24						
TOTAL INCOME	3	15.24	15.54						
EXPENSE									
CLEANING	3	.81	.75			.81	.75		
REPAIR-MAINT	3	.76	.76			.76	.76		
UTILITIES	3	1.34	1.33			1.34	1.33		
RDS/GRNDS/SEC	2	.23	.23			.23	.23		
ADMINISTRATIVE	3	1.27	1.13			1.27	1.13		
TOTAL OPER EXP	3	4.37	4.38			4.37	4.38		
FIXED EXPENSES	3	.92	.82			.92	.82		
TOTAL OPER+FIX	3	5.29	5.41			5.29	5.41		
LEASING EXP	3	.38	.32						
TOTAL PAYROLL	3	.46	.30						
TOTAL CONTRACT	3	1.08	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10430	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	2
AVG % OFFICE OCCUPANCY	92.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.79	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**3**	**UTILITIES TOTAL**	**1.34**	**3**	SECURITY TOTAL	.20	2	**FIXED EXP TOTAL**	**.92**	**3**	**TOTAL PAYROLL**	**.46**	**3**
PAYROLL			ELECTRICAL	1.22	3	SEC PAYROLL			REAL ESTATE TAX	.65	3	CLEANING		
CONTRACT	.59	3	GAS			SEC CONTRACTS	.19	2	BUILDING INS	.26	3	REPAIR/MAINT		
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	**1.27**	**3**	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	**.76**	**3**	PURCH CH WTR			PAYROLL	.25	3	**LEASING EXPENSES**	**.38**	**3**	ADMINISTRATIVE	.25	3
PAYROLL			COAL			MGMT FEES	.64	3	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**1.08**	**3**
ELEVATOR	.22	3	WATER/SEWER	.10	3	PROF FEES	.18	3	COMMISSIONS			CLEANING	.59	3
HVAC	.12	2	**RDS/GNDS/SEC**	**.23**	**2**	GEN OFC EXP	.07	2	PROF FEES	.31	2	REPAIR/MAINT	.39	2
ELECTRICAL	.08	2	**TOTAL**			OTHER ADM EXP	.18	2	TENANT ALTS	.14	2	RDS/GROUNDS	.03	2
STRUCT/ROOF			RDS/GNDS TOTAL	.04	2				BUY-OUTS			SECURITY	.19	2
PLUMBING	.02	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.82	3
FIRE/LIFE SFTY	.11	3	RDS/GNDS CONTR	.03	2									
OTHER MAINT/SUP	.16	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,647,799 SQ. FT.				1,581,051 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	10					9.30	9.24	8.08	10.31
RETAIL AREA	7	8.01	8.22	6.61	1..02				
OTHER AREA									
TOTAL RENT	10	9.30	9.24	8.36	10.13				
NET PARKING INC	3	1.20	1.35						
MISCELLANEOUS	7	.47	.02	.01	.97				
TOTAL INCOME	10	10.56	10.24	9.21	10.90				
EXPENSE									
CLEANING	10	.63	.60	.47	.72	.65	.60	.54	.75
REPAIR-MAINT	10	.70	.66	.47	.86	.73	.68	.47	1.04
UTILITIES	10	1.95	1.65	1.39	1.82	2.01	1.65	1.39	1.82
RDS/GRNDS/SEC	10	.15	.15	.09	.16	.16	.16	.10	.17
ADMINISTRATIVE	10	.43	.38	.34	.48	.44	.48	.35	.51
TOTAL OPER EXP	10	3.86	3.34	2.95	3.81	4.02	3.34	3.18	4.02
FIXED EXPENSES	10	.75	.65	.55	.76	.78	.67	.59	.80
TOTAL OPER+FIX	10	4.61	3.86	3.74	4.43	4.81	3.86	3.79	4.67
LEASING EXP	9	.04	.05	.02	.08				
TOTAL PAYROLL	10	.23	.21	.16	.31				
TOTAL CONTRACT	10	1.04	.76	.65	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8262	10
AVG SQFT/RETAIL TENANT	2135	7
AVG SQFT/OFFICE WORKER	244	9
AVG % OFFICE OCCUPANCY	88.3	10
AVG % RETAIL OCCUPANCY	95.9	7
AVG $ RATE YR-END RENT	11.69	9
AVG NET PRKNG INC/STALL	744.40	3
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**10**	**UTILITIES TOTAL**	**1.95**	**10**	SECURITY TOTAL	.14	7	**FIXED EXP TOTAL**	**.75**	**10**	**TOTAL PAYROLL**	**.23**	**10**
PAYROLL			ELECTRICAL	1.86	10	SEC PAYROLL			REAL ESTATE TAX	.60	10	CLEANING		
CONTRACT	.61	10	GAS	.06	8	SEC CONTRACTS	.13	7	BUILDING INS	.15	10	REPAIR/MAINT	.22	9
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX	.01	8	RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM			**ADMIN TOTAL**	**.43**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.67**	**9**	PURCH CH WTR			PAYROLL	.06	2	**LEASING EXPENSES**	**.04**	**9**	ADMINISTRATIVE	.06	2
PAYROLL	.22	9	COAL			MGMT FEES	.39	9	ADV/PROMOTION	.01	6	**TOTAL CONTRACTS**	**1.04**	**10**
ELEVATOR	.22	9	WATER/SEWER	.06	10	PROF FEES	.04	9	COMMISSIONS			CLEANING	.61	10
HVAC	.08	9	**RDS/GNDS/SEC**	**.15**	**10**	GEN OFC EXP	.02	9	PROF FEES	.01	2	REPAIR/MAINT	.43	3
ELECTRICAL	.06	8	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.03	9	RDS/GROUNDS	.02	9
STRUCT/ROOF	.02	8	RDS/GNDS TOTAL	.02	9				BUY-OUTS			SECURITY	.13	7
PLUMBING	.03	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.43	9
FIRE/LIFE SFTY	.01	9	RDS/GNDS CONTR	.02	9									
OTHER MAINT/SUP	.06	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Little Rock, AR

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	9 BLDS	502,201 SQ. FT.				487,775 SQ. FT.			
OFFICE AREA	9					8.36	8.44	6.96	9.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.20	8.53	6.46	9.95				
NET PARKING INC									
MISCELLANEOUS	6	.14	.09	.02	.18				
TOTAL INCOME	9	8.32	8.75	6.47	9.95				
EXPENSE									
CLEANING	9	.63	.64	.53	.71	.65	.65	.53	.74
REPAIR-MAINT	9	.76	.64	.40	.76	.78	.67	.40	.81
UTILITIES	9	1.90	1.68	1.20	1.95	1.95	1.69	1.25	2.08
RDS/GRNDS/SEC	9	.27	.23	.18	.27	.26	.24	.19	.27
ADMINISTRATIVE	8	.65	.50	.35	.73	.67	.55	.37	.73
TOTAL OPER EXP	9	4.15	3.41	2.87	4.41	4.27	3.68	2.87	4.57
FIXED EXPENSES	9	.60	.69	.50	.89	.62	.69	.52	.94
TOTAL OPER + FIX	9	4.75	4.07	3.63	5.31	4.89	4.57	3.63	5.31
LEASING EXP	8	1.01	.86	.50	1.23				
TOTAL PAYROLL	8	.42	.16	.12	.27				
TOTAL CONTRACT	9	.82	.82	.73	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1491	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	8
AVG % OFFICE OCCUPANCY	83.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.17	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	9
PAYROLL		
CONTRACT	.57	9
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.76	9
PAYROLL	.21	8
ELEVATOR	.17	6
HVAC	.17	9
ELECTRICAL	.05	7
STRUCT/ROOF		
PLUMBING	.02	7
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.18	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	9
ELECTRICAL	1.69	9
GAS	.15	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC	.27	9
TOTAL		
RDS/GNDS TOTAL	.13	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	7
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER		
ADMIN TOTAL	.65	8
PAYROLL	.40	2
MGMT FEES	.38	7
PROF FEES	.08	6
GEN OFC EXP	.07	6
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.60	9
REAL ESTATE TAX	.43	9
BUILDING INS	.16	9
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	1.01	8
ADV/PROMOTION	.02	7
COMMISSIONS		
PROF FEES	.11	5
TENANT ALTS	.92	7
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	8
CLEANING		
REPAIR/MAINT	.21	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	2
TOTAL CONTRACTS	.82	9
CLEANING	.57	9
REPAIR/MAINT	.13	2
RDS/GROUNDS	.13	7
SECURITY	.19	4
ADMINISTRATIVE	.36	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	4 BLDS	117,558 SQ. FT.				115,287 SQ. FT.			
OFFICE AREA	4					9.52	9.98	7.81	10.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.50	9.95	7.78	10.32				
NET PARKING INC									
MISCELLANEOUS	2	.06	.05						
TOTAL INCOME	4	9.53	9.95	7.79	10.37				
EXPENSE									
CLEANING	4	.71	.71	.56	.81	.73	.71	.56	.86
REPAIR-MAINT	4	.51	.52	.40	.64	.52	.52	.40	.67
UTILITIES	4	1.36	1.23	.83	1.69	1.39	1.28	.88	1.69
RDS/GRNDS/SEC	4	.22	.23	.20	.26	.23	.24	.20	.27
ADMINISTRATIVE	3	.48	.50			.50	.55		
TOTAL OPER EXP	4	3.10	3.06	2.54	3.52	3.16	3.22	2.54	3.68
FIXED EXPENSES	4	.89	.89	.73	1.02	.91	.94	.73	1.07
TOTAL OPER + FIX	4	3.99	3.95	3.27	4.54	4.07	4.16	3.27	4.75
LEASING EXP	3	1.71	1.13						
TOTAL PAYROLL	3	.13	.13						
TOTAL CONTRACT	4	.84	.85	.78	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2037	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	238	4
AVG % OFFICE OCCUPANCY	86.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.66	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	4
PAYROLL		
CONTRACT	.62	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.51	4
PAYROLL	.13	3
ELEVATOR	.07	3
HVAC	.14	4
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	4
ELECTRICAL	1.25	4
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC	.22	4
TOTAL		
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	3
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.48	3
PAYROLL		
MGMT FEES	.43	3
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	4
REAL ESTATE TAX	.67	4
BUILDING INS	.20	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.71	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES	.27	2
TENANT ALTS	1.95	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.13	3
CLEANING		
REPAIR/MAINT	.13	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	4
CLEANING	.62	4
REPAIR/MAINT	.13	2
RDS/GROUNDS	.19	3
SECURITY		
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	9,673,791 SQ. FT.				9,359,722 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	29					22.12	20.89	16.06	24.06
RETAIL AREA	12	18.72	31.42	21.18	37.98				
OTHER AREA	2	13.75	13.11						
TOTAL RENT	29	21.94	20.89	15.58	24.65				
NET PARKING INC	14	2.12	1.80	1.33	2.60				
MISCELLANEOUS	18	.76	.18	.08	.59				
TOTAL INCOME	29	24.68	23.08	17.43	27.74				
EXPENSE									
CLEANING	31	.96	.96	.72	1.11	.98	.96	.72	1.11
REPAIR-MAINT	30	1.58	1.55	.98	1.76	1.63	1.59	1.03	1.89
UTILITIES	31	2.03	2.06	1.73	2.30	2.07	2.08	1.73	2.41
RDS/GRNDS/SEC	31	.60	.54	.45	.77	.62	.55	.47	.80
ADMINISTRATIVE	29	1.08	1.14	.77	1.41	1.12	1.17	.78	1.44
TOTAL OPER EXP	30	6.30	6.16	5.22	7.59	6.51	6.16	5.36	8.34
FIXED EXPENSES	31	2.40	1.91	1.55	2.56	2.48	2.04	1.55	2.56
TOTAL OPER + FIX	30	8.70	8.66	6.99	10.13	9.00	8.66	6.99	11.04
LEASING EXP	26	3.59	1.61	.32	3.52				
TOTAL PAYROLL	23	1.16	1.08	.80	1.80				
TOTAL CONTRACT	31	1.24	1.16	.48	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8732	27
AVG SQFT/RETAIL TENANT	2526	13
AVG SQFT/OFFICE WORKER	266	23
AVG % OFFICE OCCUPANCY	88.9	28
AVG % RETAIL OCCUPANCY	70.3	13
AVG $ RATE YR-END RENT	25.82	28
AVG NET PRKNG INC/STALL	1308.12	12
RENTABLE/GROSS SQFT	.93	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	30	**UTILITIES TOTAL**	2.04	30	SECURITY TOTAL	.53	30	**FIXED EXP TOTAL**	2.39	30	**TOTAL PAYROLL**	1.16	23
PAYROLL	.56	7	ELECTRICAL	1.82	30	SEC PAYROLL	.37	6	REAL ESTATE TAX	1.79	30	CLEANING	.88	7
CONTRACT	.69	29	GAS	.06	25	SEC CONTRACTS	.51	24	BUILDING INS	.57	30	REPAIR/MAINT	.60	17
SUP/MAT/MISC	.05	27	FUEL OIL			SEC OTHER	.03	10	PERS PROP TAX	.02	11	RDS/GROUNDS		
TRASH REMOVAL	.04	22	PURCH STEAM						OTHER TAX	.05	21	SECURITY	.37	6
REPR/MAINT TOTAL	1.55	29	PURCH CH WTR	.70	3	**ADMIN TOTAL**	1.10	28				ADMINISTRATIVE	.40	20
PAYROLL	.80	17	COAL			PAYROLL	.40	20	**LEASING EXPENSES**	3.59	26			
ELEVATOR	.32	29	WATER/SEWER	.08	27	MGMT FEES	.49	27	ADV/PROMOTION	.06	20	**TOTAL CONTRACTS**	1.24	31
HVAC	.29	29	**RDS/GNDS/SEC**	.60	30	PROF FEES	.08	23	COMMISSIONS	.04	19	CLEANING	.69	29
ELECTRICAL	.09	28	**TOTAL**			GEN OFC EXP	.17	20	PROF FEES	.38	23	REPAIR/MAINT	.82	6
STRUCT/ROOF	.19	18	RDS/GNDS TOTAL	.08	26	OTHER ADM EXP	.08	22	TENANT ALTS	2.22	22	RDS/GROUNDS	.06	24
PLUMBING	.02	27	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.51	24
FIRE/LIFE SFTY	.09	18	RDS/GNDS CONTR	.06	24				OTHER LEASING	1.64	18	ADMINISTRATIVE	.52	28
OTHER MAINT/SUP	.20	29	RDS/GNDS OTHER	.04	16									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	256,634 SQ. FT.				246,457 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.22	17.58		
RETAIL AREA	2	28.01	22.14						
OTHER AREA									
TOTAL RENT	3	17.80	21.78						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	18.04	21.92						
EXPENSE									
CLEANING	3	1.27	.85			1.32	.93		
REPAIR-MAINT	2	1.66	1.66			1.76	1.76		
UTILITIES	3	1.75	1.90			1.77	1.91		
RDS/GRNDS/SEC	3	.67	.61			.70	.61		
ADMINISTRATIVE	2	1.07	1.02			1.08	1.04		
TOTAL OPER EXP	2	6.24	6.23			6.72	6.73		
FIXED EXPENSES	3	1.14	.81			1.19	.83		
TOTAL OPER + FIX	2	9.51	9.49			10.06	10.08		
LEASING EXP	2	1.10	1.08						
TOTAL PAYROLL	2	2.33	2.33						
TOTAL CONTRACT	3	1.20	1.27						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8044	3
AVG SQFT/RETAIL TENANT	2617	2
AVG SQFT/OFFICE WORKER	213	2
AVG % OFFICE OCCUPANCY	88.1	3
AVG % RETAIL OCCUPANCY	77.1	2
AVG $ RATE YR-END RENT	18.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	3	**UTILITIES TOTAL**	1.96	2	SECURITY TOTAL	.65	2	**FIXED EXP TOTAL**	1.14	3	**TOTAL PAYROLL**	2.33	2
PAYROLL			ELECTRICAL	1.88	2	SEC PAYROLL			REAL ESTATE TAX	.80	3	CLEANING		
CONTRACT	.59	3	GAS	.05	2	SEC CONTRACTS	.65	2	BUILDING INS	.32	3	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM						OTHER TAX	.04	2	SECURITY		
REPR/MAINT TOTAL	1.66	2	PURCH CH WTR			**ADMIN TOTAL**	1.07	2				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	1.10	2			
ELEVATOR	.27	2	WATER/SEWER			MGMT FEES	.78	2	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	1.20	3
HVAC	.26	2	**RDS/GNDS/SEC**	.69	2	PROF FEES			COMMISSIONS	.09	2	CLEANING	.39	3
ELECTRICAL	.13	2	**TOTAL**			GEN OFC EXP			PROF FEES	.25	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.04	2	OTHER ADM EXP			TENANT ALTS	.72	2	RDS/GROUNDS	.02	2
PLUMBING	.16	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.65	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.78	2
OTHER MAINT/SUP	.38	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	1,871,940 SQ. FT.				1,791,323 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					22.04	22.65	15.17	28.26	
RETAIL AREA	5	31.84	42.81	27.20	57.38					
OTHER AREA										
TOTAL RENT	9	22.00	20.52	15.17	27.62					
NET PARKING INC	6	1.87	2.05	1.35	2.54					
MISCELLANEOUS	9	.18	.12	.02	.20					
TOTAL INCOME	9	24.78	22.88	17.43	30.36					
EXPENSE										
CLEANING	10	.98	1.02	.95	1.19	1.00	1.05	.96	1.19	
REPAIR-MAINT	10	1.75	1.54	1.08	1.87	1.82	1.54	1.09	1.98	
UTILITIES	10	2.02	2.26	1.54	2.32	2.07	2.27	1.54	2.45	
RDS/GRNDS/SEC	10	.70	.69	.47	.90	.74	.74	.53	.91	
ADMINISTRATIVE	10	1.53	1.23	1.08	1.77	1.60	1.29	1.11	1.86	
TOTAL OPER EXP	10	6.99	6.34	5.34	8.39	7.30	6.36	5.59	8.79	
FIXED EXPENSES	10	1.84	1.83	1.55	2.21	1.92	1.94	1.55	2.25	
TOTAL OPER + FIX	10	8.83	8.31	6.78	10.53	9.23	8.73	6.78	11.04	
LEASING EXP	9	1.48	1.59	.23	2.43					
TOTAL PAYROLL	10	1.46	1.17	.76	1.39					
TOTAL CONTRACT	10	1.28	1.20	.49	2.02					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5019	7
AVG SQFT/RETAIL TENANT	3149	6
AVG SQFT/OFFICE WORKER	276	7
AVG % OFFICE OCCUPANCY	91.3	7
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	28.17	10
AVG NET PRKNG INC/STALL	1139.61	6
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**10**	**UTILITIES TOTAL**	**2.02**	**10**	SECURITY TOTAL	.63	10	**FIXED EXP TOTAL**	**1.84**	**10**	**TOTAL PAYROLL**	**1.46**	**10**
PAYROLL	.95	3	ELECTRICAL	1.87	10	SEC PAYROLL	.71	3	REAL ESTATE TAX	1.30	10	CLEANING	.95	3
CONTRACT	.55	10	GAS	.07	9	SEC CONTRACTS	.57	7	BUILDING INS	.48	10	REPAIR/MAINT	.67	8
SUP/MAT/MISC	.11	10	FUEL OIL			SEC OTHER	.03	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	10	PURCH STEAM						OTHER TAX	.09	8	SECURITY	.71	3
REPR/MAINT TOTAL	**1.75**	**10**	PURCH CH WTR			**ADMIN TOTAL**	**1.53**	**10**				ADMINISTRATIVE	.57	8
PAYROLL	.67	8	COAL			PAYROLL	.57	8	**LEASING EXPENSES**	**1.48**	**9**			
ELEVATOR	.29	10	WATER/SEWER	.10	9	MGMT FEES	.65	10	ADV/PROMOTION	.05	5	**TOTAL CONTRACTS**	**1.28**	**10**
HVAC	.22	10	**RDS/GNDS/SEC**	**.70**	**10**	PROF FEES	.19	9	COMMISSIONS	.09	4	CLEANING	.55	10
ELECTRICAL	.15	9	**TOTAL**			GEN OFC EXP	.20	10	PROF FEES	.38	7	REPAIR/MAINT	.61	4
STRUCT/ROOF	.31	6	RDS/GNDS TOTAL	.10	8	OTHER ADM EXP	.06	8	TENANT ALTS	1.38	7	RDS/GROUNDS	.06	7
PLUMBING	.03	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.57	7
FIRE/LIFE SFTY	.08	7	RDS/GNDS CONTR	.06	7				OTHER LEASING	.04	4	ADMINISTRATIVE	.82	10
OTHER MAINT/SUP	.29	10	RDS/GNDS OTHER	.08	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	2,167,412 SQ. FT.				2,035,588 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					21.83	20.66	20.14	22.85	
RETAIL AREA	2	5.89	12.15							
OTHER AREA										
TOTAL RENT	4	20.50	19.76	17.63	22.59					
NET PARKING INC	2	2.55	2.33							
MISCELLANEOUS	3	.57	.59							
TOTAL INCOME	4	23.86	24.02	22.57	24.92					
EXPENSE										
CLEANING	5	1.22	.98	.78	1.74	1.24	.98	.80	1.78	
REPAIR-MAINT	5	1.85	1.18	.96	2.77	1.97	1.61	1.01	2.77	
UTILITIES	5	2.35	2.27	2.00	2.65	2.48	2.39	2.05	3.01	
RDS/GRNDS/SEC	5	.73	.53	.36	1.14	.77	.55	.37	1.28	
ADMINISTRATIVE	5	1.15	1.25	.81	1.44	1.22	1.31	.84	1.70	
TOTAL OPER EXP	5	7.30	6.16	5.73	8.94	7.77	6.42	5.88	10.11	
FIXED EXPENSES	5	2.62	2.56	2.29	2.95	2.79	2.56	2.35	3.58	
TOTAL OPER + FIX	5	9.92	8.94	8.02	11.78	10.56	9.32	8.24	13.53	
LEASING EXP	4	9.29	8.06	2.21	13.97					
TOTAL PAYROLL	4	1.28	1.35	.78	2.00					
TOTAL CONTRACT	5	1.11	.32	.04	2.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10182	5
AVG SQFT/RETAIL TENANT	2233	2
AVG SQFT/OFFICE WORKER	343	4
AVG % OFFICE OCCUPANCY	86.5	5
AVG % RETAIL OCCUPANCY	42.7	2
AVG $ RATE YR-END RENT	23.36	4
AVG NET PRKNG INC/STALL	1139.67	2
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**4**	**UTILITIES TOTAL**	**2.35**	**5**	SECURITY TOTAL	.66	5	**FIXED EXP TOTAL**	**2.66**	**4**	**TOTAL PAYROLL**	**1.28**	**4**
PAYROLL	.89	2	ELECTRICAL	1.97	5	SEC PAYROLL	.55	2	REAL ESTATE TAX	2.17	4	CLEANING	.89	2
CONTRACT	.97	3	GAS	.12	4	SEC CONTRACTS	.69	3	BUILDING INS	.46	4	REPAIR/MAINT	.51	2
SUP/MAT/MISC	.13	4	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM						OTHER TAX	.03	3	SECURITY	.55	2
REPR/MAINT TOTAL	**1.80**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**1.28**	**4**				ADMINISTRATIVE	.44	4
PAYROLL	.51	2	COAL			PAYROLL	.44	4	**LEASING EXPENSES**	**9.29**	**4**			
ELEVATOR	.29	4	WATER/SEWER	.06	5	MGMT FEES	.68	3	ADV/PROMOTION	.21	3	**TOTAL CONTRACTS**	**1.11**	**5**
HVAC	.43	4	**RDS/GNDS/SEC**	**.73**	**5**	PROF FEES	.10	4	COMMISSIONS	.05	3	CLEANING	.97	3
ELECTRICAL	.18	4	**TOTAL**			GEN OFC EXP	.24	4	PROF FEES	.48	3	REPAIR/MAINT		
STRUCT/ROOF	.48	3	RDS/GNDS TOTAL	.11	3	OTHER ADM EXP	.04	2	TENANT ALTS	4.04	3	RDS/GROUNDS	.09	3
PLUMBING	.03	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.69	3
FIRE/LIFE SFTY	.09	3	RDS/GNDS CONTR	.09	3				OTHER LEASING	4.86	4	ADMINISTRATIVE	.57	4
OTHER MAINT/SUP	.20	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	4,116,760 SQ. FT.				4,060,609 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					23.59	23.36	18.53	28.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	23.57	23.33	16.55	28.59				
NET PARKING INC	4	1.44	1.64	.87	2.02				
MISCELLANEOUS	5	1.05	.29	.08	2.24				
TOTAL INCOME	5	25.98	28.96	18.05	30.05				
EXPENSE									
CLEANING	5	.92	.92	.76	1.04	.92	.92	.77	1.04
REPAIR-MAINT	5	1.58	1.59	1.50	1.66	1.60	1.59	1.52	1.68
UTILITIES	5	1.91	1.94	1.39	2.39	1.91	1.94	1.40	2.39
RDS/GRNDS/SEC	5	.56	.50	.47	.66	.57	.50	.47	.68
ADMINISTRATIVE	5	.96	.79	.69	1.28	.97	.80	.69	1.33
TOTAL OPER EXP	5	5.93	5.76	5.21	6.64	6.01	5.89	5.21	6.77
FIXED EXPENSES	5	2.83	2.83	1.74	3.64	2.86	2.94	1.76	3.64
TOTAL OPER + FIX	5	8.75	8.94	7.43	9.62	8.87	8.96	7.52	9.81
LEASING EXP	4	2.63	2.82	.22	5.98				
TOTAL PAYROLL	5	1.05	1.04	.96	1.14				
TOTAL CONTRACT	5	1.41	1.53	.81	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12829	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	3
AVG % OFFICE OCCUPANCY	90.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.71	3
AVG NET PRKNG INC/STALL	1581.60	2
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**5**
PAYROLL		
CONTRACT	.73	5
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.58**	**5**
PAYROLL	.66	4
ELEVATOR	.37	5
HVAC	.32	5
ELECTRICAL	.04	5
STRUCT/ROOF	.02	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.09	5
OTHER MAINT/SUP	.18	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.91**	**5**
ELECTRICAL	1.82	5
GAS	.02	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	**.56**	**5**
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	5
SEC PAYROLL		
SEC CONTRACTS	.49	5
SEC OTHER		
ADMIN TOTAL	**.96**	**5**
PAYROLL	.36	5
MGMT FEES	.39	5
PROF FEES	.02	3
GEN OFC EXP	.14	3
OTHER ADM EXP	.12	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.83**	**5**
REAL ESTATE TAX	2.02	5
BUILDING INS	.76	5
PERS PROP TAX	.03	2
OTHER TAX	.05	3
LEASING EXPENSES	**2.63**	**4**
ADV/PROMOTION	.02	3
COMMISSIONS	.01	3
PROF FEES	.28	4
TENANT ALTS	2.51	3
BUY-OUTS		
OTHER LEASING	.57	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.05**	**5**
CLEANING		
REPAIR/MAINT	.66	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	5
TOTAL CONTRACTS	**1.41**	**5**
CLEANING	.73	5
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY	.49	5
ADMINISTRATIVE	.40	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	74 BLDS	8,045,705 SQ. FT.				7,722,808 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	68					21.76	18.39	14.50	25.13
RETAIL AREA	6	28.51	28.42	24.86	34.28				
OTHER AREA									
TOTAL RENT	68	21.87	18.51	13.81	24.54				
NET PARKING INC	21	2.17	2.00	.99	2.59				
MISCELLANEOUS	40	.23	.19	.06	.26				
TOTAL INCOME	68	23.23	19.63	13.91	25.50				
EXPENSE									
CLEANING	67	.86	.83	.66	.94	.88	.84	.66	.96
REPAIR-MAINT	64	1.16	1.08	.85	1.37	1.21	1.08	.85	1.45
UTILITIES	66	2.10	2.18	1.83	2.51	2.15	2.24	1.83	2.52
RDS/GRNDS/SEC	73	.64	.51	.34	.73	.66	.52	.34	.76
ADMINISTRATIVE	74	1.09	.93	.47	1.49	1.14	.93	.55	1.49
TOTAL OPER EXP	64	5.87	5.63	5.01	6.66	6.13	5.65	5.03	6.89
FIXED EXPENSES	74	2.34	1.71	1.18	2.30	2.44	1.72	1.18	2.40
TOTAL OPER + FIX	64	8.22	7.62	6.44	8.67	8.58	7.62	6.54	9.08
LEASING EXP	50	2.63	1.24	.30	2.70				
TOTAL PAYROLL	50	.88	.72	.57	.97				
TOTAL CONTRACT	70	1.47	1.17	.82	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6130	65
AVG SQFT/RETAIL TENANT	5923	9
AVG SQFT/OFFICE WORKER	246	60
AVG % OFFICE OCCUPANCY	91.0	67
AVG % RETAIL OCCUPANCY	79.4	9
AVG $ RATE YR-END RENT	26.88	62
AVG NET PRKNG INC/STALL	795.17	17
RENTABLE/GROSS SQFT	.94	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**64**
PAYROLL	.21	4
CONTRACT	.72	63
SUP/MAT/MISC	.07	44
TRASH REMOVAL	.04	61
REPR/MAINT TOTAL	**1.17**	**61**
PAYROLL	.46	43
ELEVATOR	.17	51
HVAC	.25	61
ELECTRICAL	.07	40
STRUCT/ROOF	.11	27
PLUMBING	.04	37
FIRE/LIFE SFTY	.08	21
OTHER MAINT/SUP	.21	58

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.11**	**63**
ELECTRICAL	1.97	63
GAS	.09	54
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	60
RDS/GNDS/SEC TOTAL	**.65**	**70**
RDS/GNDS TOTAL	.21	68
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	65
RDS/GNDS OTHER	.09	45

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	65
SEC PAYROLL	.34	5
SEC CONTRACTS	.40	59
SEC OTHER	.03	17
ADMIN TOTAL	**1.08**	**71**
PAYROLL	.42	41
MGMT FEES	.72	62
PROF FEES	.15	26
GEN OFC EXP	.11	49
OTHER ADM EXP	.11	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.37**	**71**
REAL ESTATE TAX	1.86	71
BUILDING INS	.47	71
PERS PROP TAX	.01	6
OTHER TAX	.08	21
LEASING EXPENSES	**2.63**	**50**
ADV/PROMOTION	.09	35
COMMISSIONS	.11	30
PROF FEES	.79	42
TENANT ALTS	2.42	46
BUY-OUTS	.21	2
OTHER LEASING	.19	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.88**	**50**
CLEANING	.21	4
REPAIR/MAINT	.46	43
RDS/GROUNDS		
SECURITY	.34	5
ADMINISTRATIVE	.42	41
TOTAL CONTRACTS	**1.47**	**70**
CLEANING	.72	63
REPAIR/MAINT	.75	15
RDS/GROUNDS	.19	65
SECURITY	.40	59
ADMINISTRATIVE	.69	66

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Los Angeles, CA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS		849,080 SQ. FT.			823,277 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					19.17	17.93	14.27	22.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	19.49	19.57	14.27	22.53				
NET PARKING INC	4	1.33	1.17	.71	2.04				
MISCELLANEOUS	3	.26	.25						
TOTAL INCOME	10	20.16	20.06	14.27	24.07				
EXPENSE									
CLEANING	10	.84	.85	.65	.97	.84	.85	.65	.97
REPAIR-MAINT	10	1.24	1.12	.84	1.63	1.28	1.12	.84	1.63
UTILITIES	10	2.35	2.36	1.85	2.70	2.35	2.36	1.85	2.70
RDS/GRNDS/SEC	11	.44	.36	.16	.58	.46	.36	.17	.58
ADMINISTRATIVE	12	.99	1.12	.41	1.27	1.02	1.12	.50	1.27
TOTAL OPER EXP	10	6.15	5.65	5.13	7.02	6.37	5.90	5.13	7.02
FIXED EXPENSES	12	1.79	1.47	.74	1.81	1.85	1.47	.81	1.81
TOTAL OPER+FIX	10	8.05	7.70	6.69	8.89	8.34	7.83	7.07	9.72
LEASING EXP	4	2.52	1.85	.29	5.29				
TOTAL PAYROLL	7	.90	.67	.43	.76				
TOTAL CONTRACT	10	1.15	.76	.68	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5302	11
AVG SQFT/RETAIL TENANT	12901	2
AVG SQFT/OFFICE WORKER	242	11
AVG % OFFICE OCCUPANCY	92.1	11
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	23.14	10
AVG NET PRKNG INC/STALL	364.56	4
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**9**	**UTILITIES TOTAL**	**2.42**	**9**	SECURITY TOTAL	.33	7	**FIXED EXP TOTAL**	**1.80**	**11**	**TOTAL PAYROLL**	**.90**	**7**
PAYROLL			ELECTRICAL	2.19	9	SEC PAYROLL			REAL ESTATE TAX	1.54	11	CLEANING		
CONTRACT	.69	8	GAS	.20	7	SEC CONTRACTS	.16	5	BUILDING INS	.24	11	REPAIR/MAINT	.53	5
SUP/MAT/MISC	.17	6	FUEL OIL			SEC OTHER	.08	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM						OTHER TAX	.03	3	SECURITY		
REPR/MAINT TOTAL	**1.25**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.96**	**11**				ADMINISTRATIVE	.46	4
PAYROLL	.53	5	COAL			PAYROLL	.46	4	**LEASING EXPENSES**	**2.52**	**4**	**TOTAL CONTRACTS**	**1.15**	**10**
ELEVATOR	.11	9	WATER/SEWER	.08	8	MGMT FEES	.67	10	ADV/PROMOTION			CLEANING	.69	8
HVAC	.27	9	**RDS/GNDS/SEC**	**.48**	**10**	PROF FEES	.12	5	COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.06	8	**TOTAL**			GEN OFC EXP	.14	2	PROF FEES	1.31	3	RDS/GROUNDS	.16	8
STRUCT/ROOF	.04	5	RDS/GNDS TOTAL	.27	9	OTHER ADM EXP	.17	6	TENANT ALTS	1.54	4	SECURITY	.16	5
PLUMBING	.04	8	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.74	10
FIRE/LIFE SFTY	.06	3	RDS/GNDS CONTR	.16	8				OTHER LEASING					
OTHER MAINT/SUP	.41	9	RDS/GNDS OTHER	.18	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS		3,039,206 SQ. FT.			2,904,237 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					20.66	20.59	17.46	25.62
RETAIL AREA	3	27.68	26.34						
OTHER AREA									
TOTAL RENT	16	20.78	20.59	17.46	25.58				
NET PARKING INC	10	1.89	2.13	1.17	2.65				
MISCELLANEOUS	11	.36	.24	.15	.31				
TOTAL INCOME	16	22.22	23.01	18.59	27.18				
EXPENSE									
CLEANING	17	.82	.86	.65	.95	.85	.86	.65	.98
REPAIR-MAINT	17	1.05	1.08	.82	1.33	1.08	1.08	.82	1.40
UTILITIES	17	2.07	2.04	1.77	2.44	2.13	2.22	1.77	2.47
RDS/GRNDS/SEC	17	.59	.52	.39	.73	.61	.52	.39	.83
ADMINISTRATIVE	17	1.09	.92	.60	1.59	1.14	.92	.68	1.74
TOTAL OPER EXP	17	5.61	5.52	4.70	6.52	5.87	5.52	4.70	7.34
FIXED EXPENSES	17	1.97	1.97	1.61	2.38	2.06	2.00	1.63	2.44
TOTAL OPER+FIX	17	7.58	7.92	6.39	8.67	7.94	7.92	6.39	9.37
LEASING EXP	14	3.44	1.16	.28	2.20				
TOTAL PAYROLL	14	.73	.73	.56	.84				
TOTAL CONTRACT	16	1.35	1.28	1.02	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5925	16
AVG SQFT/RETAIL TENANT	2938	3
AVG SQFT/OFFICE WORKER	249	15
AVG % OFFICE OCCUPANCY	90.0	16
AVG % RETAIL OCCUPANCY	95.5	3
AVG $ RATE YR-END RENT	24.48	15
AVG NET PRKNG INC/STALL	610.71	8
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**16**	**UTILITIES TOTAL**	**2.04**	**16**	SECURITY TOTAL	.46	16	**FIXED EXP TOTAL**	**1.96**	**16**	**TOTAL PAYROLL**	**.73**	**14**
PAYROLL			ELECTRICAL	1.90	16	SEC PAYROLL			REAL ESTATE TAX	1.55	16	CLEANING		
CONTRACT	.70	16	GAS	.07	14	SEC CONTRACTS	.42	16	BUILDING INS	.35	16	REPAIR/MAINT	.44	13
SUP/MAT/MISC	.07	16	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.04	15	PURCH STEAM						OTHER TAX	.12	6	SECURITY		
REPR/MAINT TOTAL	**1.04**	**16**	PURCH CH WTR			**ADMIN TOTAL**	**1.06**	**16**				ADMINISTRATIVE	.37	11
PAYROLL	.44	13	COAL			PAYROLL	.37	11	**LEASING EXPENSES**	**3.44**	**14**	**TOTAL CONTRACTS**	**1.35**	**16**
ELEVATOR	.16	16	WATER/SEWER	.08	16	MGMT FEES	.70	14	ADV/PROMOTION	.01	4	CLEANING	.70	16
HVAC	.16	16	**RDS/GNDS/SEC**	**.58**	**16**	PROF FEES	.14	5	COMMISSIONS	.20	5	REPAIR/MAINT	.51	4
ELECTRICAL	.06	10	**TOTAL**			GEN OFC EXP	.11	10	PROF FEES	.88	11	RDS/GROUNDS	.11	13
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.13	15	OTHER ADM EXP	.11	9	TENANT ALTS	2.92	12	SECURITY	.42	16
PLUMBING	.06	9	RDS/GNDS PAYRL						BUY-OUTS	.21	2	ADMINISTRATIVE	.76	14
FIRE/LIFE SFTY	.07	9	RDS/GNDS CONTR	.11	13				OTHER LEASING	.12	4			
OTHER MAINT/SUP	.20	15	RDS/GNDS OTHER	.06	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Louisville, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	1,234,221 SQ. FT.				1,188,830 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.56	10.20						
NET PARKING INC	2	.44	.35						
MISCELLANEOUS									
TOTAL INCOME	2	12.20	10.56						
EXPENSE									
CLEANING	4	.93	.82	.71	1.03	.95	.84	.71	1.06
REPAIR-MAINT	4	1.17	1.13	.87	1.60	1.20	1.17	.89	1.62
UTILITIES	4	2.04	1.93	1.48	2.18	2.08	1.97	1.48	2.22
RDS/GRNDS/SEC	4	.41	.52	.15	.77	.42	.52	.15	.79
ADMINISTRATIVE	4	.97	.76	.53	1.22	1.01	.78	.53	1.27
TOTAL OPER EXP	4	5.52	5.51	4.29	6.25	5.73	5.64	4.42	6.39
FIXED EXPENSES	4	.89	1.03	.73	1.05	.93	1.05	.74	1.07
TOTAL OPER+FIX	4	6.41	6.56	5.32	7.00	6.65	6.72	5.48	7.15
LEASING EXP									
TOTAL PAYROLL	4	.95	.76	.29	1.93				
TOTAL CONTRACT	4	1.14	1.10	.44	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29405	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	4
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**4**
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	**1.17**	**4**
PAYROLL	.41	4
ELEVATOR	.20	4
HVAC	.22	4
ELECTRICAL	.05	4
STRUCT/ROOF	.01	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.03**	**4**
ELECTRICAL	1.88	4
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	**.41**	**4**
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	4
SEC PAYROLL		
SEC CONTRACTS	.20	4
SEC OTHER	.02	3
ADMIN TOTAL	**1.12**	**3**
PAYROLL	.58	2
MGMT FEES	.36	2
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.31	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.89**	**4**
REAL ESTATE TAX	.73	4
BUILDING INS	.16	4
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**4**
CLEANING		
REPAIR/MAINT	.41	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	2
TOTAL CONTRACTS	**1.14**	**4**
CLEANING	.55	4
REPAIR/MAINT	.53	2
RDS/GROUNDS	.03	3
SECURITY	.20	4
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	510,921 SQ. FT.				499,096 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.95	.74			.96	.74		
REPAIR-MAINT	3	1.19	1.10			1.21	1.14		
UTILITIES	3	1.89	1.72			1.89	1.72		
RDS/GRNDS/SEC	3	.60	.76			.62	.76		
ADMINISTRATIVE	3	1.12	.65			1.15	.65		
TOTAL OPER EXP	3	5.75	5.68			5.89	5.68		
FIXED EXPENSES	3	.70	1.03			.72	1.03		
TOTAL OPER+FIX	3	6.45	6.74			6.60	6.74		
LEASING EXP									
TOTAL PAYROLL	3	1.81	1.18						
TOTAL CONTRACT	3	.52	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36079	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	94.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**3**
PAYROLL		
CONTRACT	.30	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.19**	**3**
PAYROLL	.50	3
ELEVATOR	.15	3
HVAC	.15	3
ELECTRICAL	.07	3
STRUCT/ROOF	.01	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**3**
ELECTRICAL	1.68	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	2
RDS/GNDS/SEC TOTAL	**.60**	**3**
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	3
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER	.05	2
ADMIN TOTAL	**1.12**	**3**
PAYROLL	.58	2
MGMT FEES	.36	2
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.31	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.70**	**3**
REAL ESTATE TAX	.58	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.81**	**3**
CLEANING		
REPAIR/MAINT	.50	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	2
TOTAL CONTRACTS	**.52**	**3**
CLEANING	.30	3
REPAIR/MAINT		
RDS/GROUNDS	.01	2
SECURITY	.18	3
ADMINISTRATIVE	.37	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Louisville, KY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	381,781 SQ. FT.				374,726 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					7.79	8.58	6.51	11.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.87	8.69	6.63	11.02				
NET PARKING INC									
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	5	7.89	8.71	6.66	11.02				
EXPENSE									
CLEANING	3	.46	.51			.46	.53		
REPAIR-MAINT	4	.85	.46			.86	.49		
UTILITIES	4	1.36	1.35			1.37	1.35		
RDS/GRNDS/SEC	3	.18	.19			.18	.19		
ADMINISTRATIVE	5	.88	.86	.55	1.01	.90	.86	.55	1.03
TOTAL OPER EXP									
FIXED EXPENSES	5	.64	.65	.53	.79	.65	.67	.55	.79
TOTAL OPER + FIX									
LEASING EXP	5	1.09	.55	.24	1.43				
TOTAL PAYROLL	5	.59	.60	.45	.67				
TOTAL CONTRACT	3	.39	.46						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2454	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	2
AVG % OFFICE OCCUPANCY	79.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.75	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.46**	**3**
PAYROLL		
CONTRACT	.38	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**.85**	**4**
PAYROLL	.22	4
ELEVATOR	.08	4
HVAC	.10	4
ELECTRICAL	.01	2
STRUCT/ROOF	.04	3
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.34**	**3**
ELECTRICAL	1.13	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	**.18**	**3**
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.94**	**4**
PAYROLL	.34	4
MGMT FEES	.41	4
PROF FEES	.13	2
GEN OFC EXP	.06	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.64**	**5**
REAL ESTATE TAX	.54	5
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.09**	**5**
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.22	4
TENANT ALTS	1.57	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.59**	**5**
CLEANING		
REPAIR/MAINT	.22	4
RDS/GROUNDS	.17	2
SECURITY		
ADMINISTRATIVE	.34	4
TOTAL CONTRACTS	**.39**	**3**
CLEANING	.36	3
REPAIR/MAINT		
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Madison, WI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,760,873 SQ. FT.				1,709,896 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	12					17.51	18.10	10.04	18.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	17.01	17.01	10.04	18.10				
NET PARKING INC									
MISCELLANEOUS	5	.17	.05						
TOTAL INCOME	12	17.02	17.01	10.19	18.10				
EXPENSE									
CLEANING	12	1.78	1.37	.97	1.71	1.78	1.37	.97	1.71
REPAIR-MAINT	12	1.87	1.62	.75	1.94	1.87	1.62	.75	1.94
UTILITIES	9	1.51	1.19	.99	1.55	1.51	1.19	.99	1.55
RDS/GRNDS/SEC	12	1.09	.92	.28	1.16	1.12	.92	.28	1.18
ADMINISTRATIVE	12	.83	.84	.77	.90	.85	.85	.77	.93
TOTAL OPER EXP	9	7.13	6.48	4.16	7.34	7.35	6.48	4.16	7.81
FIXED EXPENSES	12	2.53	2.50	1.76	2.61	2.60	2.50	1.76	2.69
TOTAL OPER + FIX	9	9.69	8.77	7.23	9.87	9.98	8.77	7.23	10.50
LEASING EXP	5	.28	.22						
TOTAL PAYROLL	11	3.75	3.40	.64	4.00				
TOTAL CONTRACT	12	.42	.52	.41	.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	85113	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	8
AVG % OFFICE OCCUPANCY	100.0	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.88	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.78**	**12**
PAYROLL	1.59	7
CONTRACT	.87	5
SUP/MAT/MISC	.19	12
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	**1.87**	**12**
PAYROLL	1.29	11
ELEVATOR		
HVAC	.37	12
ELECTRICAL	.05	12
STRUCT/ROOF	.10	10
PLUMBING	.01	11
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**9**
ELECTRICAL	1.36	9
GAS	.11	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	**1.09**	**12**
RDS/GNDS TOTAL	.64	12
RDS/GNDS PAYRL	.33	6
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.30	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	8
SEC PAYROLL	.17	7
SEC CONTRACTS	.18	8
SEC OTHER	.13	7
ADMIN TOTAL	**.83**	**12**
PAYROLL	.52	11
MGMT FEES	.41	5
PROF FEES	.04	5
GEN OFC EXP	.23	8
OTHER ADM EXP	.05	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.53**	**12**
REAL ESTATE TAX	2.37	12
BUILDING INS	.15	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.28**	**5**
ADV/PROMOTION	.08	5
COMMISSIONS		
PROF FEES		
TENANT ALTS	.18	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.75**	**11**
CLEANING	1.59	7
REPAIR/MAINT	1.29	11
RDS/GROUNDS	.33	6
SECURITY	.17	7
ADMINISTRATIVE	.52	11
TOTAL CONTRACTS	**.42**	**12**
CLEANING	.87	5
REPAIR/MAINT	.20	6
RDS/GROUNDS	.04	9
SECURITY	.18	8
ADMINISTRATIVE	.44	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Memphis, TN

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 13 BLDS, 1,434,587 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 1,430,659 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	11					12.11	11.47	9.68	14.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	12.08	11.47	9.58	14.07				
NET PARKING INC									
MISCELLANEOUS	3	2.88	1.66						
TOTAL INCOME	11	13.33	13.12	9.58	15.93				
EXPENSE									
CLEANING	12	.70	.66	.59	.88	.70	.66	.59	.88
REPAIR-MAINT	13	.57	.51	.38	.63	.57	.51	.38	.63
UTILITIES	13	1.50	1.18	1.05	1.66	1.50	1.18	1.05	1.66
RDS/GRNDS/SEC	13	.43	.45	.30	.57	.43	.45	.30	.57
ADMINISTRATIVE	13	.63	.59	.45	.75	.63	.59	.45	.75
TOTAL OPER EXP	12	3.98	3.59	3.11	4.43	3.99	3.59	3.15	4.43
FIXED EXPENSES	13	.82	.87	.55	1.02	.83	.90	.55	1.02
TOTAL OPER + FIX	12	4.84	4.54	3.93	5.43	4.85	4.54	3.99	5.43
LEASING EXP	6	.52	.10	.04	1.34				
TOTAL PAYROLL	6	.70	.52	.32	.92				
TOTAL CONTRACT	13	.75	.69	.49	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5113	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	6
AVG % OFFICE OCCUPANCY	88.2	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.69	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	9
PAYROLL		
CONTRACT	.46	9
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.63	9
PAYROLL	.25	5
ELEVATOR	.11	8
HVAC	.14	9
ELECTRICAL	.01	6
STRUCT/ROOF		
PLUMBING	.02	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.16	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	12
ELECTRICAL	1.46	12
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	12
RDS/GNDS/SEC TOTAL	.43	13
RDS/GNDS TOTAL	.30	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	13
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	9
SEC PAYROLL		
SEC CONTRACTS	.18	9
SEC OTHER		
ADMIN TOTAL	.70	9
PAYROLL	.38	4
MGMT FEES	.36	9
PROF FEES	.04	7
GEN OFC EXP	.06	6
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.82	13
REAL ESTATE TAX	.74	13
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAX	.12	2
LEASING EXPENSES	.52	6
ADV/PROMOTION	.04	6
COMMISSIONS	.05	2
PROF FEES	.18	3
TENANT ALTS	1.36	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	6
CLEANING		
REPAIR/MAINT	.25	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	4
TOTAL CONTRACTS	.75	13
CLEANING	.46	9
REPAIR/MAINT		
RDS/GROUNDS	.29	13
SECURITY	.18	9
ADMINISTRATIVE	.39	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 4 BLDS, 329,800 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 329,800 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	2					10.85	10.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.85	10.92						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	10.85	10.92						
EXPENSE									
CLEANING	4	.66	.66	.52	.80	.66	.66	.52	.80
REPAIR-MAINT	4	.64	.50	.43	.85	.64	.50	.43	.85
UTILITIES	4	2.20	1.13	.81	3.49	2.20	1.13	.81	3.49
RDS/GRNDS/SEC	4	.49	.54	.27	.64	.49	.54	.27	.64
ADMINISTRATIVE	4	.52	.56	.38	.67	.52	.56	.38	.67
TOTAL OPER EXP	4	4.52	3.33	2.63	6.23	4.52	3.33	2.63	6.23
FIXED EXPENSES	4	.61	.55	.51	.70	.61	.55	.51	.70
TOTAL OPER + FIX	4	5.12	4.03	3.18	6.90	5.12	4.03	3.18	6.90
LEASING EXP									
TOTAL PAYROLL	2	.30	.29						
TOTAL CONTRACT	4	.74	.61	.47	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5269	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	2
AVG % OFFICE OCCUPANCY	74.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.21	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	2
PAYROLL		
CONTRACT	.58	2
SUP/MAT/MISC	.16	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.90	2
PAYROLL	.30	2
ELEVATOR		
HVAC	.12	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.37	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.58	3
ELECTRICAL	2.52	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.49	4
RDS/GNDS TOTAL	.35	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	2
SEC PAYROLL		
SEC CONTRACTS	.25	2
SEC OTHER		
ADMIN TOTAL	.38	2
PAYROLL		
MGMT FEES	.33	2
PROF FEES	.02	2
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.61	4
REAL ESTATE TAX	.53	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX	.12	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	2
CLEANING		
REPAIR/MAINT	.30	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.74	4
CLEANING	.58	2
REPAIR/MAINT		
RDS/GROUNDS	.34	4
SECURITY	.25	2
ADMINISTRATIVE	.36	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Memphis, TN

SUBURBAN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: # BLDS	DOLLARS/SQ. FT.: AVG	MEDIAN	MID RANGE: LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT.: AVG	MEDIAN	MID RANGE: LOW	HIGH
	7 BLDS	1,043,517 SQ. FT.				1,039,589 SQ. FT.			
OFFICE AREA	7					12.30	11.47	9.58	14.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.27	11.47	9.58	14.64				
NET PARKING INC									
MISCELLANEOUS	3	2.88	1.66						
TOTAL INCOME	7	13.81	13.12	9.58	17.61				
EXPENSE									
CLEANING	6	.72	.66	.57	.65	.72	.66	.57	.65
REPAIR-MAINT	7	.55	.57	.39	.63	.55	.57	.39	.63
UTILITIES	7	1.27	1.15	1.06	1.49	1.27	1.15	1.06	1.49
RDS/GRNDS/SEC	7	.40	.39	.30	.45	.41	.39	.30	.45
ADMINISTRATIVE	7	.67	.73	.45	.80	.67	.73	.45	.81
TOTAL OPER EXP	6	3.78	3.59	3.21	4.19	3.80	3.59	3.21	4.19
FIXED EXPENSES	7	.88	.91	.82	1.00	.88	.91	.83	1.00
TOTAL OPER+FIX	6	4.72	4.57	3.97	5.20	4.74	4.57	4.00	5.20
LEASING EXP	4	.36	.10	.06	.73				
TOTAL PAYROLL	4	.79	.72	.52	1.04				
TOTAL CONTRACT	7	.73	.61	.51	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6338	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	3
AVG % OFFICE OCCUPANCY	90.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.80	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	5	**UTILITIES TOTAL**	1.27	7	SECURITY TOTAL	.16	6	**FIXED EXP TOTAL**	.88	7	**TOTAL PAYROLL**	.79	4
PAYROLL			ELECTRICAL	1.20	7	SEC PAYROLL			REAL ESTATE TAX	.80	7	CLEANING		
CONTRACT	.43	5	GAS	.07	3	SEC CONTRACTS	.16	6	BUILDING INS	.13	4	REPAIR/MAINT	.24	3
SUP/MAT/MISC	.08	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.59	5	PURCH CH WTR			**ADMIN TOTAL**	.77	5				ADMINISTRATIVE	.38	4
PAYROLL	.24	3	COAL			PAYROLL	.38	4	**LEASING EXPENSES**	.36	4			
ELEVATOR	.12	5	WATER/SEWER	.04	7	MGMT FEES	.35	5	ADV/PROMOTION	.04	4	**TOTAL CONTRACTS**	.73	7
HVAC	.14	5	**RDS/GNDS/SEC**	.40	7	PROF FEES	.04	4	COMMISSIONS			CLEANING	.43	5
ELECTRICAL	.01	3	**TOTAL**			GEN OFC EXP	.07	4	PROF FEES	.18	3	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.27	7	OTHER ADM EXP	.01	4	TENANT ALTS			RDS/GROUNDS	.26	7
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.18	6
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.26	7				OTHER LEASING			ADMINISTRATIVE	.39	5
OTHER MAINT/SUP	.12	5	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: # BLDS	DOLLARS/SQ. FT.: AVG	MEDIAN	MID RANGE: LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT.: AVG	MEDIAN	MID RANGE: LOW	HIGH
	8 BLDS	2,909,492 SQ. FT.				2,837,518 SQ. FT.			
OFFICE AREA	7					22.65	20.68	16.17	26.19
RETAIL AREA	3	11.63	10.55						
OTHER AREA									
TOTAL RENT	8	22.76	19.68	14.50	26.73				
NET PARKING INC	8	.88	.85	.47	1.07				
MISCELLANEOUS	5	.08	.08	.02	.20				
TOTAL INCOME	8	23.71	20.55	15.52	28.09				
EXPENSE									
CLEANING	8	.61	.65	.56	.82	.62	.67	.56	.82
REPAIR-MAINT	8	1.24	1.17	1.06	1.56	1.27	1.19	1.07	1.75
UTILITIES	8	1.80	1.86	1.74	1.98	1.81	1.88	1.77	1.96
RDS/GRNDS/SEC	8	.57	.69	.45	.80	.58	.70	.48	.82
ADMINISTRATIVE	7	1.17	1.29	.92	1.38	1.20	1.35	.94	1.51
TOTAL OPER EXP	8	5.34	5.37	5.19	5.96	5.48	5.46	5.33	5.96
FIXED EXPENSES	9	4.75	4.37	3.84	5.55	4.87	4.50	3.84	5.95
TOTAL OPER+FIX	8	10.09	9.84	9.20	11.55	10.35	10.01	9.32	11.73
LEASING EXP	6	2.77	2.26	1.86	3.54				
TOTAL PAYROLL	8	1.12	1.25	.89	1.49				
TOTAL CONTRACT	8	1.02	1.10	.86	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10612	8
AVG SQFT/RETAIL TENANT	2017	4
AVG SQFT/OFFICE WORKER	330	5
AVG % OFFICE OCCUPANCY	83.8	8
AVG % RETAIL OCCUPANCY	75.7	4
AVG $ RATE YR-END RENT	24.46	7
AVG NET PRKNG INC/STALL	560.69	8
RENTABLE/GROSS SQFT	1.64	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	8	**UTILITIES TOTAL**	1.80	8	SECURITY TOTAL	.47	7	**FIXED EXP TOTAL**	4.75	8	**TOTAL PAYROLL**	1.12	8
PAYROLL			ELECTRICAL	1.73	8	SEC PAYROLL	.33	5	REAL ESTATE TAX	4.32	8	CLEANING		
CONTRACT	.58	7	GAS			SEC CONTRACTS	.43	5	BUILDING INS	.22	8	REPAIR/MAINT	.47	8
SUP/MAT/MISC	.06	6	FUEL OIL			SEC OTHER			PERS PROP TAX	.09	7	RDS/GROUNDS		
TRASH REMOVAL	.06	7	PURCH STEAM						OTHER TAX	.67	3	SECURITY	.33	5
REPR/MAINT TOTAL	1.24	8	PURCH CH WTR			**ADMIN TOTAL**	1.17	7				ADMINISTRATIVE	.36	7
PAYROLL	.47	8	COAL			PAYROLL	.36	7	**LEASING EXPENSES**	2.77	8			
ELEVATOR	.28	6	WATER/SEWER	.07	8	MGMT FEES	.48	7	ADV/PROMOTION	.11	5	**TOTAL CONTRACTS**	1.02	8
HVAC	.15	8	**RDS/GNDS/SEC**	.57	8	PROF FEES	.08	7	COMMISSIONS	.08	4	CLEANING	.58	7
ELECTRICAL	.03	8	**TOTAL**			GEN OFC EXP	.18	7	PROF FEES	.39	5	REPAIR/MAINT	.48	5
STRUCT/ROOF	.02	6	RDS/GNDS TOTAL	.12	8	OTHER ADM EXP	.09	6	TENANT ALTS	1.94	5	RDS/GROUNDS	.11	7
PLUMBING	.02	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.43	5
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.11	7				OTHER LEASING	.81	2	ADMINISTRATIVE	.56	7
OTHER MAINT/SUP	.26	8	RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	849,075 SQ. FT.				849,075 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.34	19.67	12.32	27.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	17.34	19.68	12.32	27.67				
NET PARKING INC	4	.59	.47	.22	.86				
MISCELLANEOUS	2	.11	.10						
TOTAL INCOME	4	18.00	20.55	12.89	28.28				
EXPENSE									
CLEANING	4	.67	.68	.56	.82	.67	.68	.56	.82
REPAIR-MAINT	4	1.26	1.09	.96	1.89	1.26	1.09	.96	1.89
UTILITIES	4	1.64	1.84	1.44	1.96	1.64	1.84	1.44	1.96
RDS/GRNDS/SEC	4	.66	.70	.37	.82	.66	.70	.37	.82
ADMINISTRATIVE	3	1.25	1.46			1.25	1.46		
TOTAL OPER EXP	4	5.31	5.57	4.80	5.96	5.31	5.57	4.80	5.96
FIXED EXPENSES	4	4.12	3.84	3.75	4.43	4.12	3.84	3.75	4.43
TOTAL OPER + FIX	4	9.43	9.41	8.56	10.39	9.43	9.41	8.56	10.39
LEASING EXP	3	1.65	1.86						
TOTAL PAYROLL	4	.98	.95	.79	1.31				
TOTAL CONTRACT	4	1.34	1.48	1.10	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7165	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	371	3
AVG % OFFICE OCCUPANCY	72.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.99	4
AVG NET PRKNG INC/STALL	317.66	4
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	4
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.26	4
PAYROLL	.55	4
ELEVATOR	.24	4
HVAC	.22	4
ELECTRICAL	.02	4
STRUCT/ROOF	.03	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	4
ELECTRICAL	1.57	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.66	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	3
SEC PAYROLL	.16	2
SEC CONTRACTS	.53	3
SEC OTHER		
ADMIN TOTAL	1.25	3
PAYROLL	.39	3
MGMT FEES	.46	3
PROF FEES	.13	3
GEN OFC EXP	.19	3
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.12	4
REAL ESTATE TAX	3.69	4
BUILDING INS	.32	4
PERS PROP TAX	.11	4
OTHER TAX		
LEASING EXPENSES	1.65	3
ADV/PROMOTION	.14	2
COMMISSIONS	.08	2
PROF FEES	.46	2
TENANT ALTS	1.66	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	4
CLEANING		
REPAIR/MAINT	.55	4
RDS/GROUNDS SECURITY	.16	2
ADMINISTRATIVE	.39	3
TOTAL CONTRACTS	1.34	4
CLEANING	.58	4
REPAIR/MAINT	.59	2
RDS/GROUNDS	.09	3
SECURITY	.53	3
ADMINISTRATIVE	.59	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,467,526 SQ. FT.				1,467,526 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					15.02	13.87	11.20	18.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	15.02	13.87	11.20	18.56				
NET PARKING INC	4	.70	.69	.24	1.40				
MISCELLANEOUS	7	.36	.15	.07	.23				
TOTAL INCOME	13	15.65	15.05	11.33	20.18				
EXPENSE									
CLEANING	14	.68	.65	.59	.76	.68	.65	.59	.76
REPAIR-MAINT	14	1.01	.97	.79	1.20	1.01	.97	.79	1.20
UTILITIES	14	1.41	1.56	1.01	2.03	1.41	1.56	1.01	2.03
RDS/GRNDS/SEC	13	.47	.34	.23	.59	.47	.34	.23	.59
ADMINISTRATIVE	12	.84	.64	.45	1.10	.84	.64	.45	1.10
TOTAL OPER EXP	14	4.35	4.42	3.56	5.39	4.35	4.42	3.56	5.39
FIXED EXPENSES	14	2.49	2.14	1.74	3.65	2.49	2.14	1.74	3.65
TOTAL OPER + FIX	14	6.84	6.62	5.26	9.04	6.84	6.62	5.26	9.04
LEASING EXP	8	4.84	1.57	.38	5.71				
TOTAL PAYROLL	12	.80	.74	.58	.95				
TOTAL CONTRACT	13	1.14	1.24	.86	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4051	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	10
AVG % OFFICE OCCUPANCY	81.2	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.34	14
AVG NET PRKNG INC/STALL	247.32	4
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	13
PAYROLL	.08	4
CONTRACT	.49	13
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.08	12
REPR/MAINT TOTAL	1.06	13
PAYROLL	.45	11
ELEVATOR	.12	13
HVAC	.25	13
ELECTRICAL	.05	11
STRUCT/ROOF	.04	8
PLUMBING	.03	10
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.13	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	13
ELECTRICAL	1.41	13
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	13
RDS/GNDS/SEC TOTAL	.47	12
RDS/GNDS TOTAL	.19	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	8
RDS/GNDS OTHER	.12	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	10
SEC PAYROLL		
SEC CONTRACTS	.33	10
SEC OTHER	.01	3
ADMIN TOTAL	.88	11
PAYROLL	.40	7
MGMT FEES	.40	9
PROF FEES	.26	6
GEN OFC EXP	.09	7
OTHER ADM EXP	.07	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	13
REAL ESTATE TAX	2.22	13
BUILDING INS	.20	13
PERS PROP TAX	.09	6
OTHER TAX	.01	4
LEASING EXPENSES	4.84	8
ADV/PROMOTION	.21	7
COMMISSIONS	.17	2
PROF FEES	1.01	6
TENANT ALTS	4.01	6
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	12
CLEANING	.08	4
REPAIR/MAINT	.45	11
RDS/GROUNDS SECURITY		
ADMINISTRATIVE	.40	7
TOTAL CONTRACTS	1.14	13
CLEANING	.49	13
REPAIR/MAINT	.36	10
RDS/GROUNDS	.12	8
SECURITY	.33	10
ADMINISTRATIVE	.48	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	80,945 SQ. FT.				80,945 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					22.87	15.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	22.87	15.28						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	22.87	15.28						
EXPENSE									
CLEANING	3	.91	.75			.91	.75		
REPAIR-MAINT	3	1.57	.99			1.57	.99		
UTILITIES	3	2.44	2.91			2.44	2.91		
RDS/GRNDS/SEC	2	.20	.18			.20	.18		
ADMINISTRATIVE	2	.45	.45			.45	.45		
TOTAL OPER EXP	3	5.31	4.84			5.31	4.84		
FIXED EXPENSES	3	3.57	2.17			3.57	2.17		
TOTAL OPER + FIX	3	8.87	7.01			8.87	7.01		
LEASING EXP									
TOTAL PAYROLL	2	.92	.85						
TOTAL CONTRACT	3	1.42	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1366	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	79.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	34.63	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	1.57	3
PAYROLL	.92	2
ELEVATOR	.16	3
HVAC	.30	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.44	3
ELECTRICAL	2.34	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.20	2
RDS/GNDS TOTAL	.19	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.45	2
PAYROLL		
MGMT FEES	.43	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.57	3
REAL ESTATE TAX	3.00	3
BUILDING INS	.34	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	2
CLEANING		
REPAIR/MAINT	.92	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.42	3
CLEANING	.75	3
REPAIR/MAINT	.64	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	410,127 SQ. FT.				410,127 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					14.83	12.81	12.00	18.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.83	12.81	12.00	18.67				
NET PARKING INC									
MISCELLANEOUS	3	.14	.15						
TOTAL INCOME	6	15.24	12.95	12.00	20.49				
EXPENSE									
CLEANING	6	.67	.63	.59	.65	.67	.63	.59	.65
REPAIR-MAINT	6	1.16	1.00	.76	1.37	1.16	1.00	.76	1.37
UTILITIES	6	1.67	1.74	1.01	2.03	1.67	1.74	1.01	2.03
RDS/GRNDS/SEC	6	.41	.32	.19	.58	.41	.32	.19	.58
ADMINISTRATIVE	5	.97	.88	.53	1.35	.97	.88	.53	1.35
TOTAL OPER EXP	6	4.77	4.95	3.46	5.39	4.77	4.95	3.46	5.39
FIXED EXPENSES	6	2.44	2.03	1.87	3.65	2.44	2.03	1.87	3.65
TOTAL OPER + FIX	6	7.21	6.98	4.95	9.04	7.21	6.98	4.95	9.04
LEASING EXP	4	2.07	1.42	.38	3.73				
TOTAL PAYROLL	6	.72	.69	.42	.94				
TOTAL CONTRACT	6	1.22	1.34	.72	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2682	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	4
AVG % OFFICE OCCUPANCY	82.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	6
PAYROLL	.05	2
CONTRACT	.53	6
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	1.16	6
PAYROLL	.56	5
ELEVATOR	.11	6
HVAC	.18	6
ELECTRICAL	.05	6
STRUCT/ROOF	.08	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.23	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	6
ELECTRICAL	1.60	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.41	6
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL		
SEC CONTRACTS	.36	5
SEC OTHER	.01	2
ADMIN TOTAL	.97	5
PAYROLL	.39	3
MGMT FEES	.44	5
PROF FEES	.26	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.44	6
REAL ESTATE TAX	2.12	6
BUILDING INS	.25	6
PERS PROP TAX	.22	2
OTHER TAX		
LEASING EXPENSES	2.07	4
ADV/PROMOTION	.13	3
COMMISSIONS		
PROF FEES	.65	3
TENANT ALTS	1.86	3
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	6
CLEANING	.05	2
REPAIR/MAINT	.56	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	3
TOTAL CONTRACTS	1.22	6
CLEANING	.53	6
REPAIR/MAINT	.51	4
RDS/GROUNDS	.08	4
SECURITY	.38	5
ADMINISTRATIVE	.61	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

SUBURBAN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	976,454 SQ. FT.				976,454 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					14.25	14.38	12.13	16.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.25	14.38	12.13	16.68				
NET PARKING INC	3	.54	.25						
MISCELLANEOUS	4	.42	.16	.03	1.30				
TOTAL INCOME	4	15.08	15.74	12.86	18.16				
EXPENSE									
CLEANING	5	.66	.64	.54	.79	.66	.64	.54	.79
REPAIR-MAINT	5	.90	.88	.62	1.09	.90	.88	.62	1.09
UTILITIES	5	1.22	1.23	.75	1.56	1.22	1.23	.75	1.56
RDS/GRNDS/SEC	5	.51	.41	.34	.69	.51	.41	.34	.69
ADMINISTRATIVE	5	.81	.67	.50	1.25	.81	.67	.50	1.25
TOTAL OPER EXP	5	4.10	4.00	3.30	4.75	4.10	4.00	3.30	4.75
FIXED EXPENSES	5	2.42	2.35	1.72	3.47	2.42	2.35	1.72	3.47
TOTAL OPER + FIX	5	6.52	5.73	5.47	8.09	6.52	5.73	5.47	8.09
LEASING EXP	3	6.30	6.30						
TOTAL PAYROLL	4	.83	.85	.74	.93				
TOTAL CONTRACT	4	1.08	1.18	.88	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6115	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	5
AVG % OFFICE OCCUPANCY	80.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.28	5
AVG NET PRKNG INC/STALL	189.68	3
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	4
PAYROLL	.08	2
CONTRACT	.45	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	.96	4
PAYROLL	.37	4
ELEVATOR	.13	4
HVAC	.28	4
ELECTRICAL	.06	3
STRUCT/ROOF	.01	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	4
ELECTRICAL	1.24	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.52	4
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	4
SEC PAYROLL		
SEC CONTRACTS	.33	4
SEC OTHER		
ADMIN TOTAL	.83	4
PAYROLL	.40	4
MGMT FEES	.36	2
PROF FEES	.27	2
GEN OFC EXP	.10	3
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.39	4
REAL ESTATE TAX	2.19	4
BUILDING INS	.17	4
PERS PROP TAX	.04	3
OTHER TAX		
LEASING EXPENSES	6.30	3
ADV/PROMOTION	.24	3
COMMISSIONS	.17	2
PROF FEES	1.13	3
TENANT ALTS	4.82	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	4
CLEANING	.08	2
REPAIR/MAINT	.37	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	4
TOTAL CONTRACTS	1.06	4
CLEANING	.45	4
REPAIR/MAINT	.27	3
RDS/GROUNDS	.14	3
SECURITY	.33	4
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Midland, TX

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	817,486 SQ. FT.				816,620 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	6					6.97	7.28	5.60	8.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	6.99	7.28	5.64	8.15				
NET PARKING INC									
MISCELLANEOUS	3	.17	.18						
TOTAL INCOME	6	7.13	7.28	5.69	8.48				
EXPENSE									
CLEANING	6	.58	.57	.52	.65	.58	.57	.52	.65
REPAIR-MAINT	6	.84	.88	.74	1.11	.84	.88	.74	1.11
UTILITIES	6	1.19	1.24	1.05	1.39	1.19	1.24	1.05	1.39
RDS/GRNDS/SEC	5	.28	.23	.04	.42	.28	.23	.04	.42
ADMINISTRATIVE	6	.86	.77	.64	1.05	.86	.77	.64	1.05
TOTAL OPER EXP	6	3.71	3.82	3.44	3.98	3.71	3.82	3.45	3.98
FIXED EXPENSES	6	.91	.80	.52	1.23	.91	.80	.52	1.23
TOTAL OPER + FIX	6	4.62	4.41	4.07	5.20	4.62	4.41	4.08	5.20
LEASING EXP	5	.85	.23	.02	1.34				
TOTAL PAYROLL	5	.67	.72	.55	.94				
TOTAL CONTRACT	6	.70	.59	.40	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3981	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	555	6
AVG % OFFICE OCCUPANCY	71.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.50	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	6
PAYROLL	.14	3
CONTRACT	.49	6
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.83	5
PAYROLL	.28	5
ELEVATOR	.16	5
HVAC	.14	5
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING	.05	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.18	5
ELECTRICAL	1.03	5
GAS	.09	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.28	5
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL		
SEC CONTRACTS	.18	4
SEC OTHER		
ADMIN TOTAL	.78	5
PAYROLL	.37	4
MGMT FEES	.24	5
PROF FEES		
GEN OFC EXP	.13	5
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.83	5
REAL ESTATE TAX	.72	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.85	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.30	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	5
CLEANING	.14	3
REPAIR/MAINT	.28	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	.70	6
CLEANING	.49	6
REPAIR/MAINT		
RDS/GROUNDS	.07	5
SECURITY	.18	4
ADMINISTRATIVE	.27	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Midland, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	581,894 SQ. FT.				581,894 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.80	7.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.80	7.95						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	7.97	7.95						
EXPENSE									
CLEANING	3	.62	.63			.62	.63		
REPAIR-MAINT	3	.77	.78			.77	.78		
UTILITIES	3	1.25	1.24			1.25	1.24		
RDS/GRNDS/SEC	2	.42	.42			.42	.42		
ADMINISTRATIVE	3	.88	.77			.88	.77		
TOTAL OPER EXP	3	3.84	3.97			3.84	3.97		
FIXED EXPENSES	3	1.06	1.20			1.06	1.20		
TOTAL OPER + FIX	3	4.90	5.19			4.90	5.19		
LEASING EXP	2	1.30	1.34						
TOTAL PAYROLL	2	.55	.55						
TOTAL CONTRACT	3	.82	.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5078	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	527	3
AVG % OFFICE OCCUPANCY	72.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.26	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3	**UTILITIES TOTAL**	1.26	2	SECURITY TOTAL	.25	2	**FIXED EXP TOTAL**	.99	2	**TOTAL PAYROLL**	.55	2
PAYROLL			ELECTRICAL	1.08	2	SEC PAYROLL			REAL ESTATE TAX	.90	2	CLEANING		
CONTRACT	.56	3	GAS	.10	2	SEC CONTRACTS	.25	2	BUILDING INS	.09	2	REPAIR/MAINT	.19	2
SUP/MAT/MISC	.02	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.76	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.74	2	PURCH CH WTR			PAYROLL	.35	2				ADMINISTRATIVE	.35	2
PAYROLL	.19	2	COAL			MGMT FEES	.24	2	**LEASING EXPENSES**	1.30	2	**TOTAL CONTRACTS**	.82	3
ELEVATOR	.13	2	WATER/SEWER	.08	2	PROF FEES			ADV/PROMOTION			CLEANING	.56	3
HVAC	.14	2	**RDS/GNDS/SEC**	.42	2	GEN OFC EXP	.12	2	COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP	.04	2	PROF FEES			RDS/GROUNDS	.09	2
STRUCT/ROOF			RDS/GNDS TOTAL	.16	2				TENANT ALTS	1.30	2	SECURITY	.25	2
PLUMBING	.07	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.24	2
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.09	2				OTHER LEASING					
OTHER MAINT/SUP	.14	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	4,155,252 SQ. FT.				3,969,494 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					15.50	10.27	5.71	14.65
RETAIL AREA	9	11.26	10.18	8.61	14.90				
OTHER AREA	3	1.25	2.05						
TOTAL RENT	16	15.61	10.13	6.05	14.56				
NET PARKING INC	6	1.10	1.01	.79	1.28				
MISCELLANEOUS	15	.36	.35	.12	.60				
TOTAL INCOME	16	16.84	11.61	6.60	15.41				
EXPENSE									
CLEANING	18	1.03	.78	.61	1.00	1.06	.79	.65	1.00
REPAIR-MAINT	18	1.04	.86	.74	1.03	1.07	.96	.74	1.06
UTILITIES	17	1.52	1.60	1.05	1.73	1.53	1.60	1.06	1.79
RDS/GRNDS/SEC	17	.57	.30	.23	.61	.60	.31	.25	.66
ADMINISTRATIVE	18	1.05	.71	.48	.94	1.10	.73	.56	1.08
TOTAL OPER EXP	17	5.47	4.48	3.17	5.10	5.74	4.56	3.84	5.49
FIXED EXPENSES	18	2.96	1.74	.82	2.97	3.09	1.74	.96	2.97
TOTAL OPER + FIX	17	8.55	6.06	4.58	7.83	8.98	6.06	5.26	8.13
LEASING EXP	14	.74	.63	.22	1.31				
TOTAL PAYROLL	18	1.41	.60	.33	.98				
TOTAL CONTRACT	18	1.00	.99	.54	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7923	17
AVG SQFT/RETAIL TENANT	2556	8
AVG SQFT/OFFICE WORKER	235	16
AVG % OFFICE OCCUPANCY	85.8	18
AVG % RETAIL OCCUPANCY	98.2	9
AVG $ RATE YR-END RENT	18.39	12
AVG NET PRKNG INC/STALL	662.96	6
RENTABLE/GROSS SQFT	.88	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	18	**UTILITIES TOTAL**	1.52	17	SECURITY TOTAL	.50	16	**FIXED EXP TOTAL**	2.96	18	**TOTAL PAYROLL**	1.41	18
PAYROLL	.67	6	ELECTRICAL	1.06	17	SEC PAYROLL	.53	7	REAL ESTATE TAX	2.76	18	CLEANING	.67	6
CONTRACT	.63	16	GAS	.01	5	SEC CONTRACTS	.27	15	BUILDING INS	.17	18	REPAIR/MAINT	.43	18
SUP/MAT/MISC	.16	17	FUEL OIL			SEC OTHER	.09	6	PERS PROP TAX	.02	8	RDS/GROUNDS	.15	4
TRASH REMOVAL	.05	18	PURCH STEAM	.37	16	**ADMIN TOTAL**	1.05	18	OTHER TAX			SECURITY	.53	7
REPR/MAINT TOTAL	1.04	18	PURCH CH WTR			PAYROLL	.41	8				ADMINISTRATIVE	.41	8
PAYROLL	.43	18	COAL			MGMT FEES	.62	14	**LEASING EXPENSES**	.74	14	**TOTAL CONTRACTS**	1.00	18
ELEVATOR	.20	17	WATER/SEWER	.07	17	PROF FEES	.14	4	ADV/PROMOTION	.07	13	CLEANING	.63	16
HVAC	.14	18	**RDS/GNDS/SEC**	.60	16	GEN OFC EXP	.13	9	COMMISSIONS	.17	3	REPAIR/MAINT	.42	9
ELECTRICAL	.04	18	**TOTAL**			OTHER ADM EXP	.22	14	PROF FEES	.23	12	RDS/GROUNDS	.10	7
STRUCT/ROOF	.05	16	RDS/GNDS TOTAL	.15	9				TENANT ALTS	.89	10	SECURITY	.27	15
PLUMBING	.02	17	RDS/GNDS PAYRL	.15	4				BUY-OUTS			ADMINISTRATIVE	.62	15
FIRE/LIFE SFTY	.06	8	RDS/GNDS CONTR	.10	7				OTHER LEASING	.05	3			
OTHER MAINT/SUP	.15	17	RDS/GNDS OTHER	.01	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,814,421 SQ. FT.				1,677,930 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					8.93	8.43	4.90	11.02
RETAIL AREA	6	12.93	11.44	9.60	15.17				
OTHER AREA	3	1.25	2.05						
TOTAL RENT	11	8.73	9.04	5.41	10.97				
NET PARKING INC	4	.99	1.00	.78	1.24				
MISCELLANEOUS	11	.37	.35	.05	.60				
TOTAL INCOME	11	9.50	10.06	5.86	12.48				
EXPENSE									
CLEANING	12	.72	.64	.59	.84	.74	.71	.62	.84
REPAIR-MAINT	12	.92	.85	.72	1.03	.95	.97	.72	1.05
UTILITIES	11	1.35	1.49	.97	1.71	1.38	1.49	.98	1.71
RDS/GRNDS/SEC	12	.36	.27	.22	.32	.39	.27	.24	.33
ADMINISTRATIVE	12	.63	.68	.46	.82	.68	.73	.50	.84
TOTAL OPER EXP	11	3.99	4.22	3.17	4.53	4.36	4.47	3.84	4.60
FIXED EXPENSES	12	1.53	1.28	.78	2.15	1.66	1.39	.86	2.15
TOTAL OPER + FIX	11	5.64	5.62	3.97	6.91	6.17	6.00	4.96	6.91
LEASING EXP	10	1.03	.63	.22	1.31				
TOTAL PAYROLL	12	.64	.55	.36	.82				
TOTAL CONTRACT	12	.92	.99	.77	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3725	11
AVG SQFT/RETAIL TENANT	2288	5
AVG SQFT/OFFICE WORKER	245	11
AVG % OFFICE OCCUPANCY	78.8	12
AVG % RETAIL OCCUPANCY	98.0	6
AVG $ RATE YR-END RENT	11.55	9
AVG NET PRKNG INC/STALL	517.02	4
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**12**	**UTILITIES TOTAL**	**1.35**	**11**	SECURITY TOTAL	.36	11	**FIXED EXP TOTAL**	**1.53**	**12**	**TOTAL PAYROLL**	**.64**	**12**
PAYROLL	.27	3	ELECTRICAL	.93	11	SEC PAYROLL	.36	5	REAL ESTATE TAX	1.37	12	CLEANING	.27	3
CONTRACT	.57	11	GAS			SEC CONTRACTS	.15	11	BUILDING INS	.16	12	REPAIR/MAINT	.33	12
SUP/MAT/MISC	.08	11	FUEL OIL			SEC OTHER	.15	4	PERS PROP TAX	.01	4	RDS/GROUNDS	.03	2
TRASH REMOVAL	.04	12	PURCH STEAM	.34	11	**ADMIN TOTAL**	**.63**	**12**	OTHER TAX			SECURITY	.36	5
REPR/MAINT TOTAL	**.92**	**12**	PURCH CH WTR			PAYROLL	.33	4				ADMINISTRATIVE	.33	4
PAYROLL	.33	12	COAL			MGMT FEES	.44	11	**LEASING EXPENSES**	**1.03**	**10**			
ELEVATOR	.19	12	WATER/SEWER	.08	11	PROF FEES	.05	2	ADV/PROMOTION	.06	10	**TOTAL CONTRACTS**	**.92**	**12**
HVAC	.09	12	**RDS/GNDS/SEC**	**.39**	**11**	GEN OFC EXP	.10	5	COMMISSIONS	.27	2	CLEANING	.57	11
ELECTRICAL	.04	12	**TOTAL**			OTHER ADM EXP	.08	10	PROF FEES	.10	9	REPAIR/MAINT	.37	6
STRUCT/ROOF	.03	10	RDS/GNDS TOTAL	.14	5				TENANT ALTS	1.00	8	RDS/GROUNDS	.13	4
PLUMBING	.02	12	RDS/GNDS PAYRL	.03	2				BUY-OUTS			SECURITY	.15	11
FIRE/LIFE SFTY	.01	4	RDS/GNDS CONTR	.13	4				OTHER LEASING	.05	3	ADMINISTRATIVE	.45	11
OTHER MAINT/SUP	.23	12	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,189,852 SQ. FT.				1,166,928 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.64	14.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.52	14.67						
NET PARKING INC	2	1.20	1.13						
MISCELLANEOUS	2	.58	.67						
TOTAL INCOME	2	16.30	16.47						
EXPENSE									
CLEANING	3	1.30	1.30			1.30	1.30		
REPAIR-MAINT	3	.99	.94			1.01	.99		
UTILITIES	3	1.35	1.17			1.35	1.17		
RDS/GRNDS/SEC	2	.92	.89			.95	.93		
ADMINISTRATIVE	3	.76	1.07			.78	1.08		
TOTAL OPER EXP	3	5.82	5.79			5.94	6.08		
FIXED EXPENSES	3	2.89	2.97			2.95	2.97		
TOTAL OPER + FIX	3	8.71	8.23			8.89	8.65		
LEASING EXP	2	1.10	1.18						
TOTAL PAYROLL	3	3.06	3.29						
TOTAL CONTRACT	3	.52	.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31361	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	3
AVG % OFFICE OCCUPANCY	86.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	824.63	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**3**	**UTILITIES TOTAL**	**1.35**	**3**	SECURITY TOTAL	.71	2	**FIXED EXP TOTAL**	**2.89**	**3**	**TOTAL PAYROLL**	**3.06**	**3**
PAYROLL	.81	3	ELECTRICAL	.94	3	SEC PAYROLL	.64	2	REAL ESTATE TAX	2.66	3	CLEANING	.81	3
CONTRACT	.26	2	GAS	.01	2	SEC CONTRACTS			BUILDING INS	.13	3	REPAIR/MAINT	.51	3
SUP/MAT/MISC	.24	3	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX	.02	3	RDS/GROUNDS	.20	2
TRASH REMOVAL	.05	3	PURCH STEAM	.34	3	**ADMIN TOTAL**	**.76**	**3**	OTHER TAX			SECURITY	.64	2
REPR/MAINT TOTAL	**.99**	**3**	PURCH CH WTR			PAYROLL	.41	3				ADMINISTRATIVE	.41	3
PAYROLL	.51	3	COAL			MGMT FEES			**LEASING EXPENSES**	**1.10**	**2**			
ELEVATOR	.19	3	WATER/SEWER	.06	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.52**	**3**
HVAC	.11	3	**RDS/GNDS/SEC**	**.92**	**2**	GEN OFC EXP	.11	3	COMMISSIONS			CLEANING	.26	2
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.26	2	PROF FEES			REPAIR/MAINT	.48	2
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.21	2				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL	.20	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.14	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,240,717 SQ. FT.				2,226,267 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					10.89	11.50	9.38	14.27
RETAIL AREA									
OTHER AREA									
TOTAL RENT	28	10.85	11.50	9.38	14.38				
NET PARKING INC									
MISCELLANEOUS	21	1.42	1.34	.04	2.89				
TOTAL INCOME	28	11.91	12.52	10.81	15.02				
EXPENSE									
CLEANING	27	.80	.76	.69	.89	.80	.76	.69	.89
REPAIR-MAINT	29	.67	.57	.42	.74	.67	.57	.42	.74
UTILITIES	26	1.44	1.37	1.25	1.69	1.44	1.37	1.25	1.69
RDS/GRNDS/SEC	28	.40	.37	.29	.47	.40	.37	.29	.47
ADMINISTRATIVE	28	.87	.87	.54	1.24	.88	.87	.56	1.24
TOTAL OPER EXP	26	4.19	4.25	3.78	4.82	4.22	4.25	3.78	4.81
FIXED EXPENSES	28	2.23	1.96	1.79	2.50	2.25	1.96	1.81	2.50
TOTAL OPER + FIX	25	6.50	6.51	6.06	7.05	6.54	6.52	6.06	7.05
LEASING EXP	25	.72	.14	.02	1.13				
TOTAL PAYROLL	26	.47	.33	.28	.44				
TOTAL CONTRACT	29	.94	.85	.73	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4962	27
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	12
AVG % OFFICE OCCUPANCY	89.0	27
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.63	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**27**	**UTILITIES TOTAL**	**1.44**	**26**	SECURITY TOTAL	.04	25	**FIXED EXP TOTAL**	**2.23**	**28**	**TOTAL PAYROLL**	**.47**	**26**
PAYROLL	.91	3	ELECTRICAL	1.31	26	SEC PAYROLL			REAL ESTATE TAX	2.11	28	CLEANING	.91	3
CONTRACT	.57	27	GAS	.09	8	SEC CONTRACTS	.07		BUILDING INS	.12	28	REPAIR/MAINT	.32	11
SUP/MAT/MISC	.07	25	FUEL OIL			SEC OTHER	.02		PERS PROP TAX			RDS/GROUNDS	.13	3
TRASH REMOVAL	.05	26	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.67**	**29**	PURCH CH WTR	.28	2	**ADMIN TOTAL**	**.87**	**29**				ADMINISTRATIVE	.26	19
PAYROLL	.32	11	COAL			PAYROLL	.26	19	**LEASING EXPENSES**	**.72**	**25**			
ELEVATOR	.12	12	WATER/SEWER	.05	25	MGMT FEES	.57	26	ADV/PROMOTION	.03	21	**TOTAL CONTRACTS**	**.94**	**29**
HVAC	.10	29	**RDS/GNDS/SEC**	**.40**	**28**	PROF FEES	.08	21	COMMISSIONS	.08	3	CLEANING	.57	27
ELECTRICAL	.04	25	**TOTAL**			GEN OFC EXP	.05	23	PROF FEES	.21	11	REPAIR/MAINT	.31	6
STRUCT/ROOF	.03	11	RDS/GNDS TOTAL	.35	28	OTHER ADM EXP	.17	16	TENANT ALTS	1.14	10	RDS/GROUNDS	.26	28
PLUMBING	.02	13	RDS/GNDS PAYRL	.13	3				BUY-OUTS			SECURITY	.07	9
FIRE/LIFE SFTY	.03	21	RDS/GNDS CONTR	.26	28				OTHER LEASING	.08	7	ADMINISTRATIVE	.62	27
OTHER MAINT/SUP	.24	29	RDS/GNDS OTHER	.13	20									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	313,617 SQ. FT.				313,617 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					12.17	12.55	9.08	14.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	12.17	12.55	9.08	14.42				
NET PARKING INC									
MISCELLANEOUS	6	1.99	2.02	.54	3.08				
TOTAL INCOME	10	13.53	13.96	11.62	15.76				
EXPENSE									
CLEANING	9	.78	.85	.57	.92	.78	.85	.57	.92
REPAIR-MAINT	11	.55	.51	.39	.58	.55	.51	.39	.58
UTILITIES	8	1.44	1.37	1.13	1.91	1.44	1.37	1.13	1.91
RDS/GRNDS/SEC	10	.42	.45	.32	.48	.42	.45	.32	.48
ADMINISTRATIVE	10	1.19	1.04	.55	1.34	1.19	1.04	.55	1.34
TOTAL OPER EXP	8	4.51	4.55	4.02	5.33	4.51	4.55	4.02	5.33
FIXED EXPENSES	10	1.83	1.84	1.69	2.43	1.83	1.84	1.89	2.43
TOTAL OPER + FIX	7	6.92	6.69	6.47	7.36	6.92	6.69	6.47	7.36
LEASING EXP	9	.80	.11	.02	.27				
TOTAL PAYROLL	9	.39	.30	.25	.56				
TOTAL CONTRACT	11	.83	.83	.54	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3757	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	93.4	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.62	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**9**	**UTILITIES TOTAL**	**1.44**	**8**	SECURITY TOTAL	.02	8	**FIXED EXP TOTAL**	**1.83**	**10**	**TOTAL PAYROLL**	**.39**	**9**
PAYROLL			ELECTRICAL	1.32	8	SEC PAYROLL			REAL ESTATE TAX	1.73	10	CLEANING		
CONTRACT	.63	9	GAS	.15	3	SEC CONTRACTS	.04	2	BUILDING INS	.11	10	REPAIR/MAINT	.22	2
SUP/MAT/MISC	.05	7	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.07	8	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.55**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**1.19**	**10**				ADMINISTRATIVE	.36	7
PAYROLL	.22	2	COAL			PAYROLL	.36	7	**LEASING EXPENSES**	**.80**	**9**			
ELEVATOR	.06	2	WATER/SEWER	.07	8	MGMT FEES	.58	9	ADV/PROMOTION	.03	7	**TOTAL CONTRACTS**	**.83**	**11**
HVAC	.12	11	**RDS/GNDS/SEC**	**.43**	**10**	PROF FEES	.08	7	COMMISSIONS			CLEANING	.63	9
ELECTRICAL	.05	9	**TOTAL**			GEN OFC EXP	.09	8	PROF FEES	.41	2	REPAIR/MAINT	.65	2
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.40	10	OTHER ADM EXP	.30	8	TENANT ALTS	2.39	3	RDS/GROUNDS	.25	10
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	2
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.25	10				OTHER LEASING			ADMINISTRATIVE	.51	10
OTHER MAINT/SUP	.28	11	RDS/GNDS OTHER	.19	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Milwaukee, WI

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	779,274 SQ. FT.				779,274 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.86	11.82	10.44	13.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	11.86	11.82	10.44	13.51				
NET PARKING INC									
MISCELLANEOUS	9	2.29	1.85	.20	3.12				
TOTAL INCOME	10	13.92	12.52	11.88	16.86				
EXPENSE									
CLEANING	10	.78	.75	.69	.84	.78	.75	.69	.84
REPAIR-MAINT	10	.54	.52	.35	.70	.54	.52	.35	.70
UTILITIES	10	1.40	1.36	1.27	1.41	1.40	1.36	1.27	1.41
RDS/GRNDS/SEC	10	.32	.31	.26	.37	.32	.31	.26	.37
ADMINISTRATIVE	10	1.08	1.03	.85	1.43	1.08	1.03	.85	1.43
TOTAL OPER EXP	10	4.11	4.04	3.60	4.37	4.11	4.04	3.60	4.37
FIXED EXPENSES	10	2.08	1.94	1.80	2.70	2.08	1.94	1.80	2.70
TOTAL OPER + FIX	10	6.19	6.31	5.73	6.76	6.19	6.31	5.73	6.76
LEASING EXP	10	.46	.14	.01	1.09				
TOTAL PAYROLL	9	.36	.33	.26	.44				
TOTAL CONTRACT	10	.82	.84	.74	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6267	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	324	3
AVG % OFFICE OCCUPANCY	90.9	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.81	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.08	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	10
PAYROLL		
CONTRACT	.65	10
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	.54	10
PAYROLL	.27	2
ELEVATOR	.08	3
HVAC	.11	10
ELECTRICAL	.05	8
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.26	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	10
ELECTRICAL	1.32	10
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC	.32	10
TOTAL		
RDS/GNDS TOTAL	.30	10
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.17	10
RDS/GNDS OTHER	.11	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	9
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.02	8
ADMIN TOTAL	1.08	10
PAYROLL	.30	8
MGMT FEES	.65	9
PROF FEES	.09	9
GEN OFC EXP	.08	9
OTHER ADM EXP	.18	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	10
REAL ESTATE TAX	1.97	10
BUILDING INS	.11	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	10
ADV/PROMOTION	.03	9
COMMISSIONS		
PROF FEES	.14	6
TENANT ALTS	1.03	3
BUY-OUTS		
OTHER LEASING	.12	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	9
CLEANING		
REPAIR/MAINT	.27	2
RDS/GROUNDS	.13	2
SECURITY		
ADMINISTRATIVE	.30	8
TOTAL CONTRACTS	.82	10
CLEANING	.65	10
REPAIR/MAINT		
RDS/GROUNDS	.17	10
SECURITY		
ADMINISTRATIVE	.74	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,063,901 SQ. FT.				1,051,451 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.16	11.08	8.02	14.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.08	11.12	8.02	13.49				
NET PARKING INC									
MISCELLANEOUS	5	.09	.03	.01	.17				
TOTAL INCOME	7	10.14	11.14	8.17	13.51				
EXPENSE									
CLEANING	7	.83	.73	.72	1.01	.83	.73	.72	1.01
REPAIR-MAINT	7	.82	.76	.69	.92	.82	.76	.69	.92
UTILITIES	7	1.34	1.36	1.12	1.63	1.34	1.36	1.12	1.63
RDS/GRNDS/SEC	7	.46	.48	.39	.50	.46	.48	.39	.50
ADMINISTRATIVE	7	.61	.64	.50	.67	.62	.64	.53	.67
TOTAL OPER EXP	7	4.05	4.23	3.93	4.44	4.10	4.23	3.93	4.49
FIXED EXPENSES	7	2.49	2.28	1.96	2.62	2.52	2.28	1.96	2.62
TOTAL OPER + FIX	7	6.55	6.38	6.23	6.70	6.62	6.51	6.32	6.87
LEASING EXP	5	1.04	1.19	.11	2.04				
TOTAL PAYROLL	7	.58	.38	.33	.96				
TOTAL CONTRACT	7	1.07	1.01	.89	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4360	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	6
AVG % OFFICE OCCUPANCY	85.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.81	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	7
PAYROLL	.93	2
CONTRACT	.49	7
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.82	7
PAYROLL	.33	7
ELEVATOR	.13	7
HVAC	.08	7
ELECTRICAL	.03	7
STRUCT/ROOF	.03	6
PLUMBING	.02	7
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.20	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	7
ELECTRICAL	1.15	7
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.28	2
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC	.46	7
TOTAL		
RDS/GNDS TOTAL	.39	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	7
RDS/GNDS OTHER	.13	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	7
SEC PAYROLL		
SEC CONTRACTS	.08	6
SEC OTHER		
ADMIN TOTAL	.61	7
PAYROLL	.12	3
MGMT FEES	.52	7
PROF FEES	.06	4
GEN OFC EXP	.02	5
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.49	7
REAL ESTATE TAX	2.35	7
BUILDING INS	.14	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.04	5
ADV/PROMOTION	.03	4
COMMISSIONS	.10	2
PROF FEES	.27	3
TENANT ALTS	1.02	4
BUY-OUTS		
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	7
CLEANING	.93	2
REPAIR/MAINT	.33	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.07	7
CLEANING	.49	7
REPAIR/MAINT	.29	4
RDS/GROUNDS	.34	7
SECURITY	.08	6
ADMINISTRATIVE	.53	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	13,554,909 SQ. FT.				12,634,383 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					20.85	19.08	13.71	21.91
RETAIL AREA	21	14.44	12.90	8.31	20.38				
OTHER AREA	7	4.77	5.19	2.44	5.58				
TOTAL RENT	39	19.52	17.73	12.40	21.45				
NET PARKING INC	23	1.01	.86	.68	1.15				
MISCELLANEOUS	33	.33	.19	.04	.44				
TOTAL INCOME	39	20.63	18.84	12.58	22.95				
EXPENSE									
CLEANING	41	1.09	1.09	.93	1.23	1.14	1.11	.98	1.24
REPAIR-MAINT	41	1.21	1.09	.83	1.40	1.27	1.13	.88	1.46
UTILITIES	41	1.56	1.58	1.16	1.87	1.57	1.60	1.16	1.87
RDS/GRNDS/SEC	41	.36	.32	.24	.59	.38	.35	.27	.63
ADMINISTRATIVE	40	1.14	.94	.71	1.39	1.22	.99	.81	1.45
TOTAL OPER EXP	41	5.34	5.15	4.83	5.88	5.73	5.33	4.97	6.15
FIXED EXPENSES	41	5.46	5.06	2.78	6.45	5.85	5.27	3.14	6.85
TOTAL OPER+FIX	41	10.80	10.95	8.22	12.10	11.58	10.95	8.75	12.42
LEASING EXP	34	1.76	.74	.37	1.76				
TOTAL PAYROLL	37	1.01	.76	.50	1.08				
TOTAL CONTRACT	39	1.05	1.26	.85	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11198	41
AVG SQFT/RETAIL TENANT	2285	28
AVG SQFT/OFFICE WORKER	266	34
AVG % OFFICE OCCUPANCY	87.7	41
AVG % RETAIL OCCUPANCY	60.0	28
AVG $ RATE YR-END RENT	20.78	35
AVG NET PRKNG INC/STALL	1917.82	19
RENTABLE/GROSS SQFT	.91	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**39**	**UTILITIES TOTAL**	**1.55**	**39**	SECURITY TOTAL	.30	36	**FIXED EXP TOTAL**	**5.49**	**39**	**TOTAL PAYROLL**	**1.01**	**37**
PAYROLL	.46	22	ELECTRICAL	1.01	39	SEC PAYROLL	.11	17	REAL ESTATE TAX	5.34	39	CLEANING	.46	22
CONTRACT	.63	39	GAS	.11	17	SEC CONTRACTS	.25	35	BUILDING INS	.15	39	REPAIR/MAINT	.40	36
SUP/MAT/MISC	.06	39	FUEL OIL	.03	5	SEC OTHER	.03	18	PERS PROP TAX			RDS/GROUNDS	.02	7
TRASH REMOVAL	.10	39	PURCH STEAM	.27	25				OTHER TAX	.05	2	SECURITY	.11	17
REPR/MAINT TOTAL	**1.20**	**39**	PURCH CH WTR	.51	11	**ADMIN TOTAL**	**1.17**	**38**				ADMINISTRATIVE	.30	31
PAYROLL	.40	36	COAL			PAYROLL	.30	31	**LEASING EXPENSES**	**1.76**	**34**			
ELEVATOR	.22	38	WATER/SEWER	.11	37	MGMT FEES	.61	37	ADV/PROMOTION	.08	27	**TOTAL CONTRACTS**	**1.05**	**39**
HVAC	.11	39				PROF FEES	.11	31	COMMISSIONS	.05	22	CLEANING	.63	39
ELECTRICAL	.07	38	**RDS/GNDS/SEC**	**.35**	**39**	GEN OFC EXP	.15	33	PROF FEES	.23	26	REPAIR/MAINT	.26	20
STRUCT/ROOF	.10	19	**TOTAL**			OTHER ADM EXP	.09	31	TENANT ALTS	.88	31	RDS/GROUNDS	.06	24
PLUMBING	.02	36	RDS/GNDS TOTAL	.07	34				BUY-OUTS			SECURITY	.25	35
FIRE/LIFE SFTY	.03	22	RDS/GNDS PAYRL	.02	7				OTHER LEASING	2.02	11	ADMINISTRATIVE	.71	37
OTHER MAINT/SUP	.35	38	RDS/GNDS CONTR	.06	24									
			RDS/GNDS OTHER	.02	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	95,410 SQ. FT.				95,410 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.33	9.69		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.57	9.69						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.58	9.69						
EXPENSE									
CLEANING	3	1.12	.98			1.12	.98		
REPAIR-MAINT	3	.90	.81			.90	.81		
UTILITIES	3	1.63	1.76			1.63	1.76		
RDS/GRNDS/SEC	3	.39	.14			.39	.14		
ADMINISTRATIVE	3	1.10	1.03			1.10	1.03		
TOTAL OPER EXP	3	5.15	4.82			5.15	4.82		
FIXED EXPENSES	3	2.85	2.64			2.85	2.64		
TOTAL OPER+FIX	3	8.00	8.59			8.00	8.59		
LEASING EXP									
TOTAL PAYROLL	3	.88	1.01						
TOTAL CONTRACT	3	1.17	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7047	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	81.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.84	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3**	**UTILITIES TOTAL**	**1.63**	**3**	SECURITY TOTAL	.56	3	**FIXED EXP TOTAL**	**2.85**	**3**	**TOTAL PAYROLL**	**.88**	**3**
PAYROLL			ELECTRICAL	1.11	3	SEC PAYROLL			REAL ESTATE TAX	2.74	3	CLEANING		
CONTRACT	.76	3	GAS	.26	2	SEC CONTRACTS	.36	3	BUILDING INS	.11	3	REPAIR/MAINT	.37	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**1.10**	**3**				ADMINISTRATIVE	.47	2
PAYROLL	.37	3	COAL			PAYROLL	.47	2	**LEASING EXPENSES**					
ELEVATOR	.16	2	WATER/SEWER	.18	2	MGMT FEES	.47	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.17**	**3**
HVAC	.10	3				PROF FEES			COMMISSIONS			CLEANING	.76	3
ELECTRICAL	.09	3	**RDS/GNDS/SEC**	**.39**	**3**	GEN OFC EXP	.25	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS	.04	2
PLUMBING	.01	2	RDS/GNDS TOTAL	.03	3				BUY-OUTS			SECURITY	.36	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.48	3
OTHER MAINT/SUP	.19	3	RDS/GNDS CONTR	.04	2									
			RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,466,051 SQ. FT.				2,337,465 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					15.96	14.04	13.56	19.32
RETAIL AREA	5	16.39	16.97	12.70	22.99				
OTHER AREA	3	1.66	4.06						
TOTAL RENT	11	15.19	13.92	12.40	19.06				
NET PARKING INC	3	1.48	1.04						
MISCELLANEOUS	9	.38	.17	.04	.40				
TOTAL INCOME	11	15.97	14.27	12.58	19.31				
EXPENSE									
CLEANING	13	1.20	1.09	.90	1.51	1.23	1.12	.95	1.53
REPAIR-MAINT	13	1.61	1.34	.83	1.83	1.67	1.42	.88	1.92
UTILITIES	13	1.64	1.58	1.36	1.73	1.65	1.58	1.44	1.72
RDS/GRNDS/SEC	13	.55	.53	.28	.90	.58	.56	.29	.92
ADMINISTRATIVE	12	.97	.86	.65	1.33	1.03	.93	.66	1.34
TOTAL OPER EXP	13	5.93	4.94	4.67	7.06	6.25	5.20	5.04	7.49
FIXED EXPENSES	13	4.33	4.24	2.62	5.58	4.57	4.25	3.01	5.58
TOTAL OPER + FIX	13	10.26	9.84	7.61	11.05	10.82	10.07	8.62	11.28
LEASING EXP	8	1.17	.71	.47	1.82				
TOTAL PAYROLL	10	1.72	1.01	.41	1.44				
TOTAL CONTRACT	11	1.19	1.39	.82	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4800	13
AVG SQFT/RETAIL TENANT	1769	7
AVG SQFT/OFFICE WORKER	265	11
AVG % OFFICE OCCUPANCY	88.3	13
AVG % RETAIL OCCUPANCY	97.1	7
AVG $ RATE YR-END RENT	16.66	9
AVG NET PRKNG INC/STALL	2031.66	3
RENTABLE/GROSS SQFT	.91	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**11**	**UTILITIES TOTAL**	**1.62**	**11**	SECURITY TOTAL	.55	11	**FIXED EXP TOTAL**	**4.28**	**11**	**TOTAL PAYROLL**	**1.72**	**10**
PAYROLL	.81	7	ELECTRICAL	1.00	11	SEC PAYROLL	.32	4	REAL ESTATE TAX	4.07	11	CLEANING	.81	7
CONTRACT	.54	11	GAS	.06	4	SEC CONTRACTS	.39	11	BUILDING INS	.20	11	REPAIR/MAINT	.66	10
SUP/MAT/MISC	.08	11	FUEL OIL	.01	2	SEC OTHER	.05	5	PERS PROP TAX			RDS/GROUNDS	.03	3
TRASH REMOVAL	.10	11	PURCH STEAM	.49	7				OTHER TAX	.05	2	SECURITY	.32	4
REPR/MAINT TOTAL	**1.64**	**11**	PURCH CH WTR	.54	3	**ADMIN TOTAL**	**1.13**	**10**				ADMINISTRATIVE	.44	7
PAYROLL	.66	10	COAL			PAYROLL	.44	7	**LEASING EXPENSES**	**1.17**	**8**			
ELEVATOR	.19	11	WATER/SEWER	.09	11	MGMT FEES	.62	9	ADV/PROMOTION	.09	5	**TOTAL CONTRACTS**	**1.19**	**11**
HVAC	.24	11				PROF FEES	.07	7	COMMISSIONS	.07	6	CLEANING	.54	11
ELECTRICAL	.20	10	**RDS/GNDS/SEC**	**.59**	**11**	GEN OFC EXP	.18	9	PROF FEES	.52	6	REPAIR/MAINT	.39	6
STRUCT/ROOF	.11	6	**TOTAL**			OTHER ADM EXP	.05	8	TENANT ALTS	.76	6	RDS/GROUNDS	.04	7
PLUMBING	.08	9	RDS/GNDS TOTAL	.07	7				BUY-OUTS			SECURITY	.39	11
FIRE/LIFE SFTY	.04	7	RDS/GNDS PAYRL	.03	3				OTHER LEASING	.01	3	ADMINISTRATIVE	.67	9
OTHER MAINT/SUP	.26	10	RDS/GNDS CONTR	.04	7									
			RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,557,628 SQ. FT.				3,451,239 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					21.87	21.31	18.49	25.27
RETAIL AREA	5	12.35	10.83	5.84	21.02				
OTHER AREA									
TOTAL RENT	9	20.82	21.40	16.95	24.90				
NET PARKING INC	7	1.29	1.00	.58	1.15				
MISCELLANEOUS	8	.36	.23	.03	.68				
TOTAL INCOME	9	22.18	22.25	18.47	26.24				
EXPENSE									
CLEANING	9	1.09	1.12	.93	1.24	1.11	1.22	.95	1.24
REPAIR-MAINT	9	1.15	1.13	.97	1.27	1.18	1.13	1.03	1.30
UTILITIES	9	1.74	1.72	1.49	1.94	1.76	1.72	1.56	1.94
RDS/GRNDS/SEC	9	.41	.37	.28	.52	.42	.37	.29	.54
ADMINISTRATIVE	9	1.10	.97	.87	1.36	1.14	.98	.87	1.45
TOTAL OPER EXP	9	5.49	5.35	5.17	5.89	5.66	5.42	5.37	6.15
FIXED EXPENSES	9	5.73	5.82	5.30	6.68	5.91	5.82	5.43	7.11
TOTAL OPER + FIX	9	11.22	11.71	10.98	12.14	11.57	11.83	10.98	12.68
LEASING EXP	9	1.12	1.17	.55	1.82				
TOTAL PAYROLL	8	.73	.69	.56	.89				
TOTAL CONTRACT	9	1.54	1.46	1.25	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18592	9
AVG SQFT/RETAIL TENANT	1415	6
AVG SQFT/OFFICE WORKER	232	8
AVG % OFFICE OCCUPANCY	87.8	9
AVG % RETAIL OCCUPANCY	70.4	6
AVG $ RATE YR-END RENT	21.49	9
AVG NET PRKNG INC/STALL	1629.29	6
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**9**	**UTILITIES TOTAL**	**1.74**	**9**	SECURITY TOTAL	.30	9	**FIXED EXP TOTAL**	**5.73**	**9**	**TOTAL PAYROLL**	**.73**	**8**
PAYROLL	.06	3	ELECTRICAL	1.37	9	SEC PAYROLL	.04	3	REAL ESTATE TAX	5.56	9	CLEANING	.06	3
CONTRACT	.91	9	GAS	.07	3	SEC CONTRACTS	.29	9	BUILDING INS	.17	9	REPAIR/MAINT	.49	8
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.10	9	PURCH STEAM	.25	5				OTHER TAX			SECURITY	.04	3
REPR/MAINT TOTAL	**1.15**	**9**	PURCH CH WTR	.58	2	**ADMIN TOTAL**	**1.10**	**9**				ADMINISTRATIVE	.26	6
PAYROLL	.49	8	COAL			PAYROLL	.26	6	**LEASING EXPENSES**	**1.12**	**9**			
ELEVATOR	.25	9	WATER/SEWER	.08	9	MGMT FEES	.70	9	ADV/PROMOTION	.08	8	**TOTAL CONTRACTS**	**1.54**	**9**
HVAC	.10	9				PROF FEES	.09	9	COMMISSIONS	.05	7	CLEANING	.91	9
ELECTRICAL	.06	9	**RDS/GNDS/SEC**	**.41**	**9**	GEN OFC EXP	.16	7	PROF FEES	.33	7	REPAIR/MAINT	.33	7
STRUCT/ROOF	.10	6	**TOTAL**			OTHER ADM EXP	.02	8	TENANT ALTS	.83	8	RDS/GROUNDS	.10	7
PLUMBING	.02	9	RDS/GNDS TOTAL	.11	8				BUY-OUTS			SECURITY	.29	9
FIRE/LIFE SFTY	.01	5	RDS/GNDS PAYRL	.02	2				OTHER LEASING	.05	2	ADMINISTRATIVE	.78	9
OTHER MAINT/SUP	.19	9	RDS/GNDS CONTR	.10	7									
			RDS/GNDS OTHER	.02	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA 4 BLDS 3,913,429 SQ. FT. # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 3,639,299 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					25.63	26.17	21.64	29.05
RETAIL AREA	3	17.83	17.11						
OTHER AREA									
TOTAL RENT	4	25.16	25.49	20.82	29.68				
NET PARKING INC	4	.76	.75	.68	.80				
MISCELLANEOUS	3	.30	.25						
TOTAL INCOME	4	26.16	26.61	21.82	30.55				
EXPENSE									
CLEANING	4	1.03	1.01	.92	1.13	1.08	1.09	.99	1.14
REPAIR-MAINT	4	1.18	1.02	.83	1.40	1.25	1.04	.84	1.53
UTILITIES	4	1.68	1.54	1.13	2.06	1.68	1.54	1.13	2.06
RDS/GRNDS/SEC	4	.25	.29	.23	.30	.26	.29	.24	.31
ADMINISTRATIVE	4	1.55	1.52	1.38	1.63	1.66	1.53	1.41	1.80
TOTAL OPER EXP	4	5.68	5.30	4.92	6.09	6.11	5.38	4.95	6.83
FIXED EXPENSES	4	6.58	6.83	6.22	7.16	7.08	7.13	6.85	7.25
TOTAL OPER+FIX	4	12.26	12.32	11.85	12.54	13.18	12.63	11.92	13.96
LEASING EXP	4	2.39	.41	.25	4.13				
TOTAL PAYROLL	4	.95	.72	.60	1.29				
TOTAL CONTRACT	4	.80	1.08	.45	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16919	4
AVG SQFT/RETAIL TENANT	4324	3
AVG SQFT/OFFICE WORKER	271	4
AVG % OFFICE OCCUPANCY	90.2	4
AVG % RETAIL OCCUPANCY	87.4	3
AVG $ RATE YR-END RENT	26.38	3
AVG NET PRKNG INC/STALL	2140.11	4
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**4**
PAYROLL	.36	3
CONTRACT	.58	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.11	4
REPR/MAINT TOTAL	**1.18**	**4**
PAYROLL	.27	3
ELEVATOR	.27	4
HVAC	.09	4
ELECTRICAL	.05	4
STRUCT/ROOF	.10	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.45	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**4**
ELECTRICAL	1.01	4
GAS	.20	2
FUEL OIL		
PURCH STEAM	.26	3
PURCH CH WTR	.38	2
COAL		
WATER/SEWER	.17	3
RDS/GNDS/SEC TOTAL	**.25**	**4**
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL	.13	3
SEC CONTRACTS	.13	3
SEC OTHER	.01	4
ADMIN TOTAL	**1.55**	**4**
PAYROLL	.34	4
MGMT FEES	.77	4
PROF FEES	.20	4
GEN OFC EXP	.15	4
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**6.58**	**4**
REAL ESTATE TAX	6.45	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**2.39**	**4**
ADV/PROMOTION	.11	3
COMMISSIONS	.06	2
PROF FEES	.01	3
TENANT ALTS	.22	4
BUY-OUTS		
OTHER LEASING	1.41	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**4**
CLEANING	.36	3
REPAIR/MAINT	.27	3
RDS/GROUNDS	.02	2
SECURITY	.13	3
ADMINISTRATIVE	.34	4
TOTAL CONTRACTS	**.80**	**4**
CLEANING	.58	4
REPAIR/MAINT	.16	3
RDS/GROUNDS	.03	3
SECURITY	.13	3
ADMINISTRATIVE	.97	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 59 BLDS 7,878,624 SQ. FT. # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 7,798,432 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	57					13.18	13.56	10.00	16.89
RETAIL AREA	5	11.09	9.57	2.50	16.48				
OTHER AREA	4	2.69	2.91	1.26	4.57				
TOTAL RENT	57	13.13	13.51	9.93	16.77				
NET PARKING INC	26	.17	.14	.10	.26				
MISCELLANEOUS	34	.17	.06	.02	.25				
TOTAL INCOME	57	13.35	13.59	10.01	17.03				
EXPENSE									
CLEANING	52	.90	.90	.76	1.05	.90	.90	.76	1.05
REPAIR-MAINT	51	.94	.81	.63	1.04	.95	.81	.63	1.04
UTILITIES	52	1.18	1.16	1.02	1.32	1.19	1.16	1.03	1.32
RDS/GRNDS/SEC	59	.40	.36	.27	.46	.41	.36	.27	.48
ADMINISTRATIVE	59	.77	.71	.58	.93	.77	.71	.59	.96
TOTAL OPER EXP	51	4.24	4.17	3.74	4.56	4.28	4.30	3.78	4.63
FIXED EXPENSES	58	3.59	3.76	3.29	4.15	3.63	3.76	3.29	4.25
TOTAL OPER+FIX	50	7.93	7.94	7.15	8.60	8.02	7.94	7.36	8.73
LEASING EXP	52	1.89	1.21	.57	2.23				
TOTAL PAYROLL	50	.48	.32	.21	.55				
TOTAL CONTRACT	53	1.10	1.00	.85	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5787	52
AVG SQFT/RETAIL TENANT	1827	3
AVG SQFT/OFFICE WORKER	272	49
AVG % OFFICE OCCUPANCY	81.3	54
AVG % RETAIL OCCUPANCY	87.6	3
AVG $ RATE YR-END RENT	17.94	52
AVG NET PRKNG INC/STALL	46.23	17
RENTABLE/GROSS SQFT	.93	42

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**46**
PAYROLL		
CONTRACT	.74	46
SUP/MAT/MISC	.06	35
TRASH REMOVAL	.11	37
REPR/MAINT TOTAL	**.94**	**50**
PAYROLL	.38	37
ELEVATOR	.11	48
HVAC	.12	50
ELECTRICAL	.04	47
STRUCT/ROOF	.05	18
PLUMBING	.02	37
FIRE/LIFE SFTY	.03	20
OTHER MAINT/SUP	.32	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.16**	**50**
ELECTRICAL	1.03	50
GAS	.11	33
FUEL OIL	.01	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	49
RDS/GNDS/SEC TOTAL	**.40**	**57**
RDS/GNDS TOTAL	.19	57
RDS/GNDS PAYRL	.05	15
RDS/GNDS CONTR	.15	47
RDS/GNDS OTHER	.09	30

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	51
SEC PAYROLL		
SEC CONTRACTS	.22	48
SEC OTHER	.03	10
ADMIN TOTAL	**.76**	**57**
PAYROLL	.25	17
MGMT FEES	.57	57
PROF FEES	.06	36
GEN OFC EXP	.05	25
OTHER ADM EXP	.04	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.59**	**58**
REAL ESTATE TAX	3.46	58
BUILDING INS	.13	56
PERS PROP TAX		
OTHER TAX	2.21	3
LEASING EXPENSES	**1.89**	**52**
ADV/PROMOTION	.09	28
COMMISSIONS	.05	21
PROF FEES	.40	44
TENANT ALTS	1.62	39
BUY-OUTS	.24	2
OTHER LEASING	.27	19

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**50**
CLEANING		
REPAIR/MAINT	.38	37
RDS/GROUNDS	.05	15
SECURITY		
ADMINISTRATIVE	.25	17
TOTAL CONTRACTS	**1.10**	**53**
CLEANING	.74	46
REPAIR/MAINT	.17	10
RDS/GROUNDS	.15	47
SECURITY	.22	48
ADMINISTRATIVE	.61	57

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	102,670 SQ. FT.				102,670 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					14.00	13.31	11.74	16.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.03	13.38	11.81	16.89				
NET PARKING INC	2	.30	.32						
MISCELLANEOUS	2	1.41	1.21						
TOTAL INCOME	4	14.86	14.57	12.04	18.19				
EXPENSE									
CLEANING	4	1.37	1.34	1.16	1.50	1.37	1.34	1.16	1.50
REPAIR-MAINT	4	.96	.91	.71	1.19	.96	.91	.71	1.19
UTILITIES	4	1.66	1.57	1.38	2.14	1.66	1.57	1.38	2.14
RDS/GRNDS/SEC	4	.53	.44	.26	.70	.53	.44	.26	.70
ADMINISTRATIVE	4	.73	.71	.67	.81	.73	.71	.67	.81
TOTAL OPER EXP	4	5.25	5.31	4.69	5.82	5.25	5.31	4.69	5.82
FIXED EXPENSES	4	3.31	3.32	2.59	4.06	3.31	3.32	2.59	4.06
TOTAL OPER+FIX	4	8.55	8.63	7.73	9.44	8.55	8.63	7.73	9.44
LEASING EXP	4	1.05	.40	.16	1.67				
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.46	1.37	1.11	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3603	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	3
AVG % OFFICE OCCUPANCY	90.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.79	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.37**	**4**	**UTILITIES TOTAL**	**1.66**	**4**	SECURITY TOTAL	.29	3	**FIXED EXP TOTAL**	**3.31**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.14	4	SEC PAYROLL			REAL ESTATE TAX	3.22	4	CLEANING		
CONTRACT	.99	4	GAS	.29	3	SEC CONTRACTS	.23	3	BUILDING INS	.13	3	REPAIR/MAINT		
SUP/MAT/MISC	.18	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.20	4	PURCH STEAM			**ADMIN TOTAL**	**.73**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.68	4	**LEASING EXPENSES**	**1.05**	**4**			
ELEVATOR	.10	2	WATER/SEWER	.30	4	PROF FEES	.07	2	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.48**	**4**
HVAC	.34	4	**RDS/GNDS/SEC**	**.53**	**4**	GEN OFC EXP			COMMISSIONS	.16	2	CLEANING	.99	4
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP			PROF FEES	.30	2	REPAIR/MAINT		
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.29	4				TENANT ALTS			RDS/GROUNDS	.29	4
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.29	4				OTHER LEASING			ADMINISTRATIVE	.72	4
OTHER MAINT/SUP	.46	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	855,308 SQ. FT.				843,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	11					14.97	16.89	11.81	18.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	14.73	15.05	11.81	17.35				
NET PARKING INC	4	.21	.22	.11	.31				
MISCELLANEOUS	3	.22	.23						
TOTAL INCOME	11	14.85	15.19	12.10	17.41				
EXPENSE									
CLEANING	13	.88	.83	.73	1.01	.88	.83	.73	1.01
REPAIR-MAINT	12	.71	.76	.48	.94	.71	.76	.48	.94
UTILITIES	13	1.22	1.18	1.09	1.32	1.22	1.18	1.09	1.32
RDS/GRNDS/SEC	13	.35	.37	.27	.42	.36	.37	.27	.42
ADMINISTRATIVE	13	.79	.83	.50	1.00	.80	.83	.50	1.07
TOTAL OPER EXP	12	3.95	4.06	3.36	4.32	4.02	4.14	3.36	4.49
FIXED EXPENSES	13	4.22	4.10	3.61	5.16	4.26	4.10	3.61	5.16
TOTAL OPER+FIX	12	8.05	8.05	7.22	8.75	8.18	8.05	7.22	8.75
LEASING EXP	7	1.89	2.16	.82	2.98				
TOTAL PAYROLL	11	.27	.24	.12	.33				
TOTAL CONTRACT	11	.99	.98	.85	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5844	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	8
AVG % OFFICE OCCUPANCY	83.1	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.33	10
AVG NET PRKNG INC/STALL	355.36	2
RENTABLE/GROSS SQFT	.87	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**11**	**UTILITIES TOTAL**	**1.24**	**12**	SECURITY TOTAL	.14	10	**FIXED EXP TOTAL**	**4.22**	**13**	**TOTAL PAYROLL**	**.27**	**11**
PAYROLL			ELECTRICAL	1.10	12	SEC PAYROLL			REAL ESTATE TAX	4.08	13	CLEANING		
CONTRACT	.68	11	GAS	.16	7	SEC CONTRACTS	.14	10	BUILDING INS	.14	12	REPAIR/MAINT	.21	6
SUP/MAT/MISC	.09	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.16	3
TRASH REMOVAL	.14	9	PURCH STEAM			**ADMIN TOTAL**	**.81**	**12**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.71**	**12**	PURCH CH WTR			PAYROLL	.27	4				ADMINISTRATIVE	.27	4
PAYROLL	.21	6	COAL			MGMT FEES	.62	12	**LEASING EXPENSES**	**1.89**	**7**			
ELEVATOR	.06	12	WATER/SEWER	.05	12	PROF FEES	.09	9	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**.99**	**11**
HVAC	.18	12	**RDS/GNDS/SEC**	**.34**	**12**	GEN OFC EXP	.06	3	COMMISSIONS			CLEANING	.68	11
ELECTRICAL	.05	11	**TOTAL**			OTHER ADM EXP	.02	6	PROF FEES	.31	5	REPAIR/MAINT	.15	2
STRUCT/ROOF			RDS/GNDS TOTAL	.23	12				TENANT ALTS	1.41	5	RDS/GROUNDS	.16	11
PLUMBING	.02	7	RDS/GNDS PAYRL	.16	3				BUY-OUTS			SECURITY	.14	10
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.16	11				OTHER LEASING	1.28	3	ADMINISTRATIVE	.69	12
OTHER MAINT/SUP	.30	11	RDS/GNDS OTHER	.10	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Minneapolis, MN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,507,091 SQ. FT.				4,447,178 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					12.64	12.71	9.66	15.59
RETAIL AREA	4	11.66	8.95	2.50	16.48				
OTHER AREA	3	4.33	3.33						
TOTAL RENT	25	12.57	12.64	9.64	15.59				
NET PARKING INC	13	.14	.14	.09	.23				
MISCELLANEOUS	16	.10	.05	.01	.10				
TOTAL INCOME	25	12.73	12.81	9.66	15.62				
EXPENSE									
CLEANING	23	.85	.79	.72	.96	.85	.79	.72	.97
REPAIR-MAINT	23	.96	.82	.64	1.12	.97	.84	.64	1.14
UTILITIES	23	1.11	1.10	.96	1.17	1.12	1.10	.96	1.17
RDS/GRNDS/SEC	25	.37	.32	.24	.46	.38	.33	.25	.47
ADMINIS*RATIVE	25	.78	.69	.55	.97	.79	.70	.55	.97
TOTAL OPER EXP	23	4.12	4.01	3.58	4.41	4.18	4.06	3.60	4.42
FIXED EXPENSES	24	3.42	3.75	2.99	4.01	3.47	3.75	3.02	4.10
TOTAL OPER+FIX	22	7.65	7.63	7.07	8.15	7.76	7.63	7.12	8.39
LEASING EXP	25	1.86	1.03	.72	1.74				
TOTAL PAYROLL	21	.57	.47	.24	.68				
TOTAL CONTRACT	24	.97	.91	.80	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5142	23
AVG SQFT/RETAIL TENANT	2097	2
AVG SQFT/OFFICE WORKER	285	22
AVG % OFFICE OCCUPANCY	79.8	23
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.03	23
AVG NET PRKNG INC/STALL	46.26	11
RENTABLE/GROSS SQFT	.95	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**22**	**UTILITIES TOTAL**	**1.07**	**22**	SECURITY TOTAL	.20	24	**FIXED EXP TOTAL**	**3.42**	**24**	**TOTAL PAYROLL**	**.57**	**21**
PAYROLL			ELECTRICAL	.94	22	SEC PAYROLL			REAL ESTATE TAX	3.29	24	CLEANING		
CONTRACT	.68	22	GAS	.12	15	SEC CONTRACTS	.19	21	BUILDING INS	.13	24	REPAIR/MAINT	.41	19
SUP/MAT/MISC	.05	19	FUEL OIL	.04	2	SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS	.05	4
TRASH REMOVAL	.10	17	PURCH STEAM			**ADMIN TOTAL**	**.76**	**24**	OTHER TAX	2.44	2	SECURITY		
REPR/MAINT TOTAL	**.96**	**22**	PURCH CH WTR			PAYROLL	.23	11				ADMINISTRATIVE	.23	11
PAYROLL	.41	19	COAL			MGMT FEES	.56	24	**LEASING EXPENSES**	**1.86**	**25**			
ELEVATOR	.11	22	WATER/SEWER	.04	22	PROF FEES	.05	17	ADV/PROMOTION	.08	18	**TOTAL CONTRACTS**	**.97**	**24**
HVAC	.10	22	**RDS/GNDS/SEC**	**.36**	**24**	GEN OFC EXP	.07	16	COMMISSIONS	.05	8	CLEANING	.68	22
ELECTRICAL	.03	22	**TOTAL**			OTHER ADM EXP	.05	17	PROF FEES	.43	24	REPAIR/MAINT	.17	6
STRUCT/ROOF	.04	8	RDS/GNDS TOTAL	.17	24				TENANT ALTS	1.68	20	RDS/GROUNDS	.13	20
PLUMBING	.02	18	RDS/GNDS PAYRL	.05	4				BUY-OUTS			SECURITY	.19	21
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.13	20				OTHER LEASING	.02	6	ADMINISTRATIVE	.60	24
OTHER MAINT/SUP	.35	22	RDS/GNDS OTHER	.11	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Morristown, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	801,465 SQ. FT.				801,465 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					32.29	30.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	32.29	30.55						
NET PARKING INC									
MISCELLANEOUS	2	.49	.76						
TOTAL INCOME	2	32.78	31.31						
EXPENSE									
CLEANING	8	1.04	1.03	.98	1.19	1.04	1.03	.98	1.19
REPAIR-MAINT	8	1.44	1.32	.89	1.78	1.44	1.32	.89	1.78
UTILITIES	8	2.35	2.44	1.89	2.70	2.35	2.44	1.89	2.70
RDS/GRNDS/SEC	8	1.15	1.02	.61	1.40	1.15	1.02	.61	1.40
ADMINISTRATIVE	8	.46	.50	.33	.76	.46	.50	.33	.76
TOTAL OPER EXP	8	6.44	6.75	5.44	7.10	6.44	6.75	5.44	7.10
FIXED EXPENSES	8	2.45	2.44	1.97	3.20	2.45	2.44	1.97	3.20
TOTAL OPER+FIX	8	8.89	9.54	7.76	9.95	8.89	9.54	7.76	9.95
LEASING EXP									
TOTAL PAYROLL	8	.99	.98	.49	1.29				
TOTAL CONTRACT	8	1.56	1.58	1.45	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**8**	**UTILITIES TOTAL**	**2.35**	**8**	SECURITY TOTAL	.44	8	**FIXED EXP TOTAL**	**2.45**	**8**	**TOTAL PAYROLL**	**.99**	**8**
PAYROLL			ELECTRICAL	1.97	8	SEC PAYROLL	.16	6	REAL ESTATE TAX	2.25	8	CLEANING		
CONTRACT	.88	8	GAS	.03	7	SEC CONTRACTS	.27	8	BUILDING INS	.16	8	REPAIR/MAINT	.53	8
SUP/MAT/MISC	.08	8	FUEL OIL	.36	6	SEC OTHER	.07	7	PERS PROP TAX			RDS/GROUNDS	.14	6
TRASH REMOVAL	.08	8	PURCH STEAM			**ADMIN TOTAL**	**.46**	**8**	OTHER TAX			SECURITY	.16	6
REPR/MAINT TOTAL	**1.44**	**8**	PURCH CH WTR			PAYROLL	.32	7				ADMINISTRATIVE	.32	7
PAYROLL	.53	8	COAL			MGMT FEES	.62	2	**LEASING EXPENSES**					
ELEVATOR	.12	8	WATER/SEWER	.11	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.56**	**8**
HVAC	.36	8	**RDS/GNDS/SEC**	**1.15**	**8**	GEN OFC EXP			COMMISSIONS			CLEANING	.88	8
ELECTRICAL	.08	8	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.04	8	RDS/GNDS TOTAL	.72	8				TENANT ALTS			RDS/GROUNDS	.29	8
PLUMBING	.03	8	RDS/GNDS PAYRL	.14	6				BUY-OUTS			SECURITY	.27	8
FIRE/LIFE SFTY	.16	7	RDS/GNDS CONTR	.29	8				OTHER LEASING			ADMINISTRATIVE	.62	2
OTHER MAINT/SUP	.14	8	RDS/GNDS OTHER	.33	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,703,531 SQ. FT.				2,571,383 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.95	12.19	10.73	15.19
RETAIL AREA	3	13.54	15.00						
OTHER AREA									
TOTAL RENT	8	13.03	12.21	10.85	15.14				
NET PARKING INC	4	.31	.25	.20	.38				
MISCELLANEOUS	5	.35	.51	.04	1.40				
TOTAL INCOME	8	13.48	12.56	11.18	15.64				
EXPENSE									
CLEANING	8	.66	.66	.55	.78	.66	.67	.55	.78
REPAIR-MAINT	8	.83	.89	.58	1.02	.85	.89	.58	1.02
UTILITIES	8	2.22	1.92	1.64	2.33	2.23	1.93	1.64	2.33
RDS/GRNDS/SEC	8	.33	.26	.16	.37	.34	.26	.16	.39
ADMINISTRATIVE	8	.56	.63	.49	1.10	.59	.64	.50	1.10
TOTAL OPER EXP	8	4.60	4.63	4.11	5.12	4.84	4.77	4.11	5.28
FIXED EXPENSES	8	1.53	1.52	1.39	1.82	1.61	1.66	1.40	1.83
TOTAL OPER + FIX	8	6.14	6.07	5.74	6.39	6.45	6.07	5.74	7.02
LEASING EXP	7	.79	.69	.43	.93				
TOTAL PAYROLL	8	.86	.88	.47	1.02				
TOTAL CONTRACT	8	.65	.80	.45	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14402	6
AVG SQFT/RETAIL TENANT	2719	2
AVG SQFT/OFFICE WORKER	331	7
AVG % OFFICE OCCUPANCY	84.5	7
AVG % RETAIL OCCUPANCY	92.7	3
AVG $ RATE YR-END RENT	16.12	7
AVG NET PRKNG INC/STALL	1266.08	4
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**8**
PAYROLL	.38	2
CONTRACT	.51	7
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	**.83**	**8**
PAYROLL	.41	7
ELEVATOR	.15	8
HVAC	.10	8
ELECTRICAL	.08	7
STRUCT/ROOF	.04	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.07	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.22**	**8**
ELECTRICAL	1.50	8
GAS	.04	6
FUEL OIL	.02	2
PURCH STEAM	.38	2
PURCH CH WTR	.80	3
COAL		
WATER/SEWER	.12	8
RDS/GNDS/SEC TOTAL	**.33**	**8**
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	7
SEC PAYROLL		
SEC CONTRACTS	.24	6
SEC OTHER	.02	2
ADMIN TOTAL	**.56**	**8**
PAYROLL	.23	8
MGMT FEES	.35	7
PROF FEES	.02	7
GEN OFC EXP	.06	8
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.53**	**8**
REAL ESTATE TAX	1.36	8
BUILDING INS	.10	8
PERS PROP TAX	.20	2
OTHER TAX		
LEASING EXPENSES	**.79**	**7**
ADV/PROMOTION	.03	7
COMMISSIONS		
PROF FEES	.13	6
TENANT ALTS	.67	6
BUY-OUTS	.26	2
OTHER LEASING	.11	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**8**
CLEANING	.38	2
REPAIR/MAINT	.41	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	8
TOTAL CONTRACTS	**.65**	**8**
CLEANING	.51	7
REPAIR/MAINT	.58	3
RDS/GROUNDS	.02	6
SECURITY	.24	6
ADMINISTRATIVE	.37	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	2,014,171 SQ. FT.				2,002,377 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					11.30	9.68	8.06	12.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	24	11.28	9.68	7.98	12.96				
NET PARKING INC									
MISCELLANEOUS	19	.10	.18	.04	.29				
TOTAL INCOME	24	11.35	9.89	8.09	13.36				
EXPENSE									
CLEANING	19	.82	.78	.70	.83	.83	.78	.70	.83
REPAIR-MAINT	20	.77	.57	.51	.77	.78	.57	.51	.77
UTILITIES	19	1.71	1.63	1.52	2.04	1.72	1.68	1.52	2.04
RDS/GRNDS/SEC	25	.38	.43	.26	.57	.38	.43	.26	.57
ADMINISTRATIVE	25	.47	.52	.31	.65	.48	.55	.31	.66
TOTAL OPER EXP	19	4.19	4.15	3.68	4.37	4.21	4.15	3.68	4.45
FIXED EXPENSES	22	1.29	1.18	1.03	1.51	1.30	1.30	1.03	1.51
TOTAL OPER + FIX	16	5.50	5.42	4.89	5.97	5.54	5.63	4.89	6.13
LEASING EXP	18	1.72	.72	.04	1.34				
TOTAL PAYROLL	21	.45	.19	.14	.39				
TOTAL CONTRACT	25	.99	.99	.77	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6449	25
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	304	23
AVG % OFFICE OCCUPANCY	85.7	25
AVG % RETAIL OCCUPANCY	69.1	2
AVG $ RATE YR-END RENT	14.72	23
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**19**
PAYROLL	.06	2
CONTRACT	.68	19
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	**.68**	**17**
PAYROLL	.29	13
ELEVATOR	.08	14
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.03	12
PLUMBING	.02	17
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.14	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**19**
ELECTRICAL	1.48	19
GAS	.16	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	19
RDS/GNDS/SEC TOTAL	**.38**	**25**
RDS/GNDS TOTAL	.17	25
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	23
RDS/GNDS OTHER	.07	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	18
SEC PAYROLL		
SEC CONTRACTS	.20	17
SEC OTHER	.01	3
ADMIN TOTAL	**.47**	**25**
PAYROLL	.23	9
MGMT FEES	.35	21
PROF FEES	.09	15
GEN OFC EXP	.04	9
OTHER ADM EXP	.02	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.29**	**22**
REAL ESTATE TAX	1.15	22
BUILDING INS	.13	22
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	**1.72**	**18**
ADV/PROMOTION	.09	13
COMMISSIONS	.15	4
PROF FEES	.39	13
TENANT ALTS	1.99	13
BUY-OUTS	.04	4
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.45**	**21**
CLEANING	.06	2
REPAIR/MAINT	.29	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	9
TOTAL CONTRACTS	**.99**	**25**
CLEANING	.68	19
REPAIR/MAINT	.14	12
RDS/GROUNDS	.16	23
SECURITY	.20	17
ADMINISTRATIVE	.41	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	79,331 SQ. FT.				72,051 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.42	10.78	9.17	12.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.82	10.78	8.74	12.96				
NET PARKING INC									
MISCELLANEOUS	4	.52	.48	.24	.78				
TOTAL INCOME	4	11.36	11.25	9.00	13.74				
EXPENSE									
CLEANING	2	.92	.92			1.03	1.04		
REPAIR-MAINT	3	.90	.53			1.00	.53		
UTILITIES	2	1.84	1.85			2.07	2.06		
RDS/GRNDS/SEC	4	.48	.94	.33	1.29	.52	.94	.34	1.29
ADMINISTRATIVE	4	.69	.63	.57	.77	.76	.67	.63	.78
TOTAL OPER EXP	2	4.73	4.75			5.31	5.33		
FIXED EXPENSES	4	1.18	1.35	1.12	1.55	1.30	1.42	1.26	1.55
TOTAL OPER + FIX	2	5.84	5.86			6.56	6.58		
LEASING EXP	3	.56	.02						
TOTAL PAYROLL	4	.36	.13	.08	.40				
TOTAL CONTRACT	4	1.31	.81	.18	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4074	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	272	4
AVG % OFFICE OCCUPANCY	90.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.32	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**2**	**UTILITIES TOTAL**	**1.84**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.18**	**4**	**TOTAL PAYROLL**	**.36**	**4**
PAYROLL			ELECTRICAL	1.50	2	SEC PAYROLL			REAL ESTATE TAX	1.05	4	CLEANING		
CONTRACT	.78	2	GAS	.11	2	SEC CONTRACTS			BUILDING INS	.13	4	REPAIR/MAINT	.38	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**.69**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.38	3	COAL			MGMT FEES	.51	4	**LEASING EXPENSES**	**.56**	**3**			
ELEVATOR			WATER/SEWER	.23	2	PROF FEES	.16	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.31**	**4**
HVAC	.19	3	**RDS/GNDS/SEC**	**.48**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	.78	2
ELECTRICAL	.09	3	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES			REPAIR/MAINT	.43	3
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.48	4				TENANT ALTS			RDS/GROUNDS	.25	4
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.25	4				OTHER LEASING			ADMINISTRATIVE	.66	4
OTHER MAINT/SUP	.05	3	RDS/GNDS OTHER	.23	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	262,706 SQ. FT.				262,706 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.80	10.07	9.13	10.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.80	10.07	9.13	10.47				
NET PARKING INC									
MISCELLANEOUS	4	.21	.19	.18	.25				
TOTAL INCOME	4	10.01	10.25	9.38	10.65				
EXPENSE									
CLEANING	4	.74	.76	.69	.79	.74	.76	.69	.79
REPAIR-MAINT	4	.47	.49	.38	.54	.47	.49	.38	.54
UTILITIES	4	1.70	1.60	1.45	1.96	1.70	1.60	1.45	1.96
RDS/GRNDS/SEC	4	.43	.43	.40	.47	.43	.43	.40	.47
ADMINISTRATIVE	4	.54	.55	.38	.70	.54	.55	.38	.70
TOTAL OPER EXP	4	3.87	3.89	3.52	4.22	3.87	3.89	3.52	4.22
FIXED EXPENSES	4	1.10	1.05	1.02	1.18	1.10	1.05	1.02	1.18
TOTAL OPER + FIX	4	4.96	4.94	4.54	5.40	4.96	4.94	4.54	5.40
LEASING EXP	4	1.79	.95	.65	2.89				
TOTAL PAYROLL	4	.21	.19	.19	.24				
TOTAL CONTRACT	4	1.01	1.01	.96	1.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3497	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	3
AVG % OFFICE OCCUPANCY	81.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.72	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**4**	**UTILITIES TOTAL**	**1.60**	**4**	SECURITY TOTAL	.13	4	**FIXED EXP TOTAL**	**1.10**	**4**	**TOTAL PAYROLL**	**.21**	**4**
PAYROLL			ELECTRICAL	1.46	4	SEC PAYROLL			REAL ESTATE TAX	1.02	4	CLEANING		
CONTRACT	.59	4	GAS	.16	3	SEC CONTRACTS	.13	4	BUILDING INS	.07	4	REPAIR/MAINT	.18	4
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**.54**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.47**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.18	4	COAL			MGMT FEES	.40	4	**LEASING EXPENSES**	**1.79**	**4**			
ELEVATOR	.03	3	WATER/SEWER	.12	4	PROF FEES	.14	3	ADV/PROMOTION	.04	3	**TOTAL CONTRACTS**	**1.01**	**4**
HVAC	.10	4	**RDS/GNDS/SEC**	**.43**	**4**	GEN OFC EXP	.01	3	COMMISSIONS			CLEANING	.59	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.01	3	PROF FEES	.54	4	REPAIR/MAINT	.03	3
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.30	4				TENANT ALTS	1.61	3	RDS/GROUNDS	.27	4
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.27	4				OTHER LEASING			ADMINISTRATIVE	.50	4
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Nashville, TN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	867,621 SQ. FT.				863,107 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.73	10.69	5.32	16.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.74	10.70	5.32	16.68				
NET PARKING INC									
MISCELLANEOUS	2	.03	.04						
TOTAL INCOME	4	11.75	10.70	5.36	16.68				
EXPENSE									
CLEANING	4	.93	.74	.66	1.06	.93	.74	.67	1.06
REPAIR-MAINT	4	.79	.68	.56	.95	.79	.69	.57	.95
UTILITIES	4	1.92	1.96	1.80	2.06	1.93	2.00	1.84	2.06
RDS/GRNDS/SEC	5	.30	.25	.20	.36	.30	.26	.20	.35
ADMINISTRATIVE	5	.57	.49	.28	.80	.58	.51	.28	.80
TOTAL OPER EXP	4	4.60	4.38	4.05	4.90	4.63	4.38	4.13	4.90
FIXED EXPENSES	5	1.34	1.52	.85	1.90	1.35	1.52	.85	1.95
TOTAL OPER+FIX	4	6.01	5.97	5.96	6.03	6.04	6.03	5.97	6.13
LEASING EXP	4	.99	.69	.03	2.42				
TOTAL PAYROLL	5	.65	.39	.19	.95				
TOTAL CONTRACT	5	.81	.88	.46	1.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9643	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	4
AVG % OFFICE OCCUPANCY	84.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.03	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**4**	**UTILITIES TOTAL**	**1.92**	**4**	SECURITY TOTAL	.22	5	**FIXED EXP TOTAL**	**1.34**	**5**	**TOTAL PAYROLL**	**.65**	**5**
PAYROLL			ELECTRICAL	1.69	4	SEC PAYROLL			REAL ESTATE TAX	1.16	5	CLEANING		
CONTRACT	.71	4	GAS	.23	2	SEC CONTRACTS	.16	4	BUILDING INS	.18	5	REPAIR/MAINT	.37	4
SUP/MAT/MISC	.12	4	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	**.57**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.79**	**4**	PURCH CH WTR			PAYROLL	.27	3				ADMINISTRATIVE	.27	3
PAYROLL	.37	4	COAL			MGMT FEES	.43	4	**LEASING EXPENSES**	**.99**	**4**			
ELEVATOR	.09	4	WATER/SEWER	.11	4	PROF FEES	.06	3	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	**.81**	**5**
HVAC	.09	4	**RDS/GNDS/SEC**	**.30**	**5**	GEN OFC EXP	.03	4	COMMISSIONS			CLEANING	.71	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES	.40	3	REPAIR/MAINT		
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.08	5				TENANT ALTS	1.75	2	RDS/GROUNDS	.08	3
PLUMBING	.03	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.06	3				OTHER LEASING			ADMINISTRATIVE	.48	4
OTHER MAINT/SUP	.11	4	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,773,959 SQ. FT.				3,632,826 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.69	12.73	10.15	13.71
RETAIL AREA	2	9.02	9.10						
OTHER AREA	2	36.72	26.52						
TOTAL RENT	5	11.58	12.05	9.74	13.61				
NET PARKING INC	4	1.06	1.04	.79	1.44				
MISCELLANEOUS	2	2.14	1.70						
TOTAL INCOME	5	13.50	13.39	12.48	14.13				
EXPENSE									
CLEANING	6	.74	.69	.66	1.10	.77	.71	.68	1.10
REPAIR-MAINT	6	1.10	1.19	.79	1.30	1.14	1.22	.79	1.35
UTILITIES	6	1.22	1.09	.82	1.93	1.23	1.12	.82	1.93
RDS/GRNDS/SEC	7	.33	.30	.16	.68	.35	.31	.17	.68
ADMINISTRATIVE	7	.77	.81	.56	.97	.80	.81	.57	1.03
TOTAL OPER EXP	5	4.15	3.85	3.51	5.48	4.32	4.13	3.66	5.48
FIXED EXPENSES	6	1.97	1.85	1.74	3.41	2.05	1.95	1.74	3.41
TOTAL OPER+FIX	5	6.00	5.58	5.14	8.06	6.25	6.00	5.36	8.06
LEASING EXP	4	.78	.99	.07	2.12				
TOTAL PAYROLL	7	1.08	.80	.66	1.61				
TOTAL CONTRACT	7	.86	.96	.52	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20470	6
AVG SQFT/RETAIL TENANT	1829	3
AVG SQFT/OFFICE WORKER	253	5
AVG % OFFICE OCCUPANCY	78.3	6
AVG % RETAIL OCCUPANCY	61.0	3
AVG $ RATE YR-END RENT	14.43	3
AVG NET PRKNG INC/STALL	1205.83	4
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.74**	**6**	**UTILITIES TOTAL**	**1.22**	**6**	SECURITY TOTAL	.33	7	**FIXED EXP TOTAL**	**1.97**	**6**	**TOTAL PAYROLL**	**1.08**	**7**
PAYROLL	.18	3	ELECTRICAL	1.13	6	SEC PAYROLL	.53	3	REAL ESTATE TAX	1.60	6	CLEANING	.18	3
CONTRACT	.54	6	GAS	.03	2	SEC CONTRACTS	.15	6	BUILDING INS	.19	7	REPAIR/MAINT	.49	4
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX	.28	5	RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM			**ADMIN TOTAL**	**.77**	**7**	OTHER TAX			SECURITY	.53	3
REPR/MAINT TOTAL	**1.10**	**6**	PURCH CH WTR			PAYROLL	.38	7				ADMINISTRATIVE	.38	7
PAYROLL	.49	4	COAL			MGMT FEES	.31	4	**LEASING EXPENSES**	**.78**	**4**			
ELEVATOR	.25	6	WATER/SEWER	.08	6	PROF FEES			ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	**.86**	**7**
HVAC	.12	5	**RDS/GNDS/SEC**	**.33**	**7**	GEN OFC EXP	.05	2	COMMISSIONS			CLEANING	.54	6
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.13	3	PROF FEES	.14	3	REPAIR/MAINT		
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.02	2				TENANT ALTS	.70	3	RDS/GROUNDS		
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	6
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.31	4
OTHER MAINT/SUP	.22	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS	41,462,044 SQ. FT.				37,940,126 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					29.76	31.01	19.96	40.81
RETAIL AREA	21	29.33	28.13	21.44	41.65				
OTHER AREA	10	25.13	13.60	5.31	101.82				
TOTAL RENT	42	30.11	30.90	21.19	41.10				
NET PARKING INC									
MISCELLANEOUS	35	1.70	.54	.16	1.70				
TOTAL INCOME	42	31.74	31.68	23.80	41.38				
EXPENSE									
CLEANING	48	2.64	2.49	2.22	2.75	2.75	2.64	2.26	2.91
REPAIR-MAINT	47	3.37	2.26	1.51	2.83	3.52	2.26	1.58	2.89
UTILITIES	49	3.19	2.99	2.64	3.81	3.28	3.09	2.66	3.84
RDS/GRNDS/SEC	45	.83	.57	.26	.97	.91	.63	.28	1.06
ADMINISTRATIVE	49	.94	.83	.48	1.34	1.03	.90	.51	1.49
TOTAL OPER EXP	43	10.88	9.29	7.59	10.76	11.96	9.77	8.28	11.49
FIXED EXPENSES	49	6.56	7.72	6.70	8.68	7.19	8.32	6.98	9.39
TOTAL OPER + FIX	43	17.54	16.88	15.35	19.67	19.29	18.65	16.57	20.49
LEASING EXP	24	.67	.29	.12	.88				
TOTAL PAYROLL	48	2.67	1.98	1.07	3.68				
TOTAL CONTRACT	47	2.69	2.44	.86	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12339	40
AVG SQFT/RETAIL TENANT	4339	37
AVG SQFT/OFFICE WORKER	209	24
AVG % OFFICE OCCUPANCY	93.0	47
AVG % RETAIL OCCUPANCY	97.2	37
AVG $ RATE YR-END RENT	30.17	19
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	35

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.59**	**46**	**UTILITIES TOTAL**	**3.18**	**47**	SECURITY TOTAL	.75	44	**FIXED EXP TOTAL**	**6.57**	**48**	**TOTAL PAYROLL**	**2.67**	**48**
PAYROLL	.99	28	ELECTRICAL	2.50	47	SEC PAYROLL	.55	32	REAL ESTATE TAX	6.17	48	CLEANING	.99	26
CONTRACT	1.60	43	GAS	.02	12	SEC CONTRACTS	.29	27	BUILDING INS	.38	47	REPAIR/MAINT	1.07	44
SUP/MAT/MISC	.11	36	FUEL OIL	.06	6	SEC OTHER	.06	37	PERS PROP TAX			RDS/GROUNDS	.02	18
TRASH REMOVAL	.33	44	PURCH STEAM	.58	46				OTHER TAX	.16	12	SECURITY	.55	32
REPR/MAINT TOTAL	**3.37**	**45**	PURCH CH WTR	.11	3	**ADMIN TOTAL**	**.92**	**46**				ADMINISTRATIVE	.39	36
PAYROLL	1.07	44	COAL			PAYROLL	.39	36	**LEASING EXPENSES**	**.67**	**24**			
ELEVATOR	.41	45	WATER/SEWER	.10	42	MGMT FEES	.41	34	ADV/PROMOTION	.22	14	**TOTAL CONTRACTS**	**2.69**	**47**
HVAC	.20	44				PROF FEES	.16	31	COMMISSIONS	.27	4	CLEANING	1.60	43
ELECTRICAL	.36	41	**RDS/GNDS/SEC TOTAL**	**.82**	**44**	GEN OFC EXP	.24	30	PROF FEES	.20	16	REPAIR/MAINT	1.60	20
STRUCT/ROOF	.58	27	RDS/GNDS TOTAL	.11	28	OTHER ADM EXP	.16	41	TENANT ALTS	.39	19	RDS/GROUNDS	.03	16
PLUMBING	.06	33	RDS/GNDS PAYRL	.02	18				BUY-OUTS	.21	2	SECURITY	.29	27
FIRE/LIFE SFTY	.04	16	RDS/GNDS CONTR	.03	16				OTHER LEASING	.51	2	ADMINISTRATIVE	.48	36
OTHER MAINT/SUP	.95	45	RDS/GNDS OTHER	.09	21									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	812,306 SQ. FT.				740,929 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					31.61	31.70		
RETAIL AREA	4	15.82	19.07	8.05	32.66				
OTHER AREA									
TOTAL RENT	3	30.48	28.80						
NET PARKING INC									
MISCELLANEOUS	3	.74	.18						
TOTAL INCOME	3	31.22	28.98						
EXPENSE									
CLEANING	3	2.25	2.25			2.39	2.32		
REPAIR-MAINT	2	1.86	1.83			1.97	1.96		
UTILITIES	3	3.26	3.78			3.30	3.76		
RDS/GRNDS/SEC	4	.55	.35	.27	.69	.60	.37	.28	.78
ADMINISTRATIVE	4	1.59	1.46	.97	1.87	1.74	1.54	1.08	2.04
TOTAL OPER EXP	2	7.92	8.19			8.39	8.84		
FIXED EXPENSES	4	7.59	7.37	5.89	8.44	8.33	8.36	6.67	9.04
TOTAL OPER + FIX	2	16.66	16.63			17.65	17.89		
LEASING EXP	3	.62	.76						
TOTAL PAYROLL	4	3.74	3.49	2.33	4.96				
TOTAL CONTRACT	3	1.71	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23920	4
AVG SQFT/RETAIL TENANT	3824	3
AVG SQFT/OFFICE WORKER	2..	3
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY	95.6	3
AVG $ RATE YR-END RENT	26.99	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.25**	**3**	**UTILITIES TOTAL**	**3.26**	**3**	SECURITY TOTAL	.53	4	**FIXED EXP TOTAL**	**7.50**	**4**	**TOTAL PAYROLL**	**3.74**	**4**
PAYROLL	2.02	2	ELECTRICAL	2.64	3	SEC PAYROLL	.28	2	REAL ESTATE TAX	7.28	4	CLEANING	2.02	2
CONTRACT			GAS			SEC CONTRACTS	.61	2	BUILDING INS	.31	4	REPAIR/MAINT	.83	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.35	3	PURCH STEAM	.55	3				OTHER TAX			SECURITY	.28	2
REPR/MAINT TOTAL	**1.86**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**1.59**	**4**				ADMINISTRATIVE	.85	2
PAYROLL	.83	2	COAL			PAYROLL	.85	2	**LEASING EXPENSES**	**.62**	**3**			
ELEVATOR	.39	2	WATER/SEWER	.07	3	MGMT FEES	.72	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.71**	**3**
HVAC	.08	2				PROF FEES	.37	4	COMMISSIONS			CLEANING		
ELECTRICAL	.12	2	**RDS/GNDS/SEC TOTAL**	**.55**	**4**	GEN OFC EXP	.09	4	PROF FEES	.09	2	REPAIR/MAINT	.64	2
STRUCT/ROOF			RDS/GNDS TOTAL	.02	2	OTHER ADM EXP	.08	4	TENANT ALTS			RDS/GROUNDS	.02	2
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.61	2
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.83	4
OTHER MAINT/SUP	.30	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,189,755 SQ. FT.				3,987,883 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					34.17	37.44	21.04	44.18
RETAIL AREA	5	48.66	40.10	23.90	64.54				
OTHER AREA	2	10.96	11.83						
TOTAL RENT	9	33.34	37.44	18.68	45.23				
NET PARKING INC									
MISCELLANEOUS	8	.68	.38	.16	1.15				
TOTAL INCOME	9	33.93	38.13	20.19	45.45				
EXPENSE									
CLEANING	10	2.42	2.46	1.87	2.74	2.46	2.57	1.94	2.76
REPAIR-MAINT	10	2.16	2.22	1.51	2.48	2.19	2.22	1.58	2.67
UTILITIES	10	3.07	2.94	2.73	3.41	3.10	3.02	2.87	3.41
RDS/GRNDS/SEC	7	.61	.46	.11	.92	.64	.46	.11	.97
ADMINISTRATIVE	9	1.04	.77	.37	1.68	1.09	.84	.39	1.69
TOTAL OPER EXP	10	9.30	9.51	7.59	10.39	9.77	9.86	8.28	11.23
FIXED EXPENSES	10	8.13	8.60	6.97	9.42	8.54	8.94	7.97	9.49
TOTAL OPER + FIX	10	17.43	17.58	16.34	19.67	18.31	18.50	16.94	19.95
LEASING EXP	6	.79	.25	.11	1.35				
TOTAL PAYROLL	9	1.86	1.20	.99	2.62				
TOTAL CONTRACT	8	2.72	2.71	2.55	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13760	6
AVG SQFT/RETAIL TENANT	5211	4
AVG SQFT/OFFICE WORKER	256	5
AVG % OFFICE OCCUPANCY	94.9	7
AVG % RETAIL OCCUPANCY	63.2	4
AVG $ RATE YR-END RENT	40.01	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.47**	**9**
PAYROLL	1.10	3
CONTRACT	2.07	8
SUP/MAT/MISC	.13	7
TRASH REMOVAL	.30	7
REPR/MAINT TOTAL	**2.23**	**9**
PAYROLL	1.02	9
ELEVATOR	.34	9
HVAC	.19	8
ELECTRICAL	.10	6
STRUCT/ROOF	.03	2
PLUMBING	.10	8
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.51	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.19**	**9**
ELECTRICAL	2.45	9
GAS		
FUEL OIL		
PURCH STEAM	.68	8
PURCH CH WTR	.15	2
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	**.61**	**7**
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	7
SEC PAYROLL		
SEC CONTRACTS	.44	6
SEC OTHER	.04	4
ADMIN TOTAL	**1.18**	**7**
PAYROLL	.42	4
MGMT FEES	.40	7
PROF FEES	.17	7
GEN OFC EXP	.26	7
OTHER ADM EXP	.11	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**8.40**	**9**
REAL ESTATE TAX	8.11	9
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX	.32	4
LEASING EXPENSES	**.79**	**6**
ADV/PROMOTION	.02	4
COMMISSIONS	.63	3
PROF FEES	.54	3
TENANT ALTS	.14	4
BUY-OUTS	.21	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.86**	**9**
CLEANING	1.10	3
REPAIR/MAINT	1.02	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	**2.72**	**8**
CLEANING	2.07	8
REPAIR/MAINT	.41	4
RDS/GROUNDS	.08	3
SECURITY	.44	6
ADMINISTRATIVE	.55	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	16,054,631 SQ. FT.				15,232,094 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					28.24	29.50	19.91	38.66
RETAIL AREA	4	35.72	33.44	13.62	42.80				
OTHER AREA									
TOTAL RENT	10	28.31	29.62	20.38	40.13				
NET PARKING INC									
MISCELLANEOUS	7	1.44	1.28	.15	2.39				
TOTAL INCOME	10	29.32	30.27	20.39	41.38				
EXPENSE									
CLEANING	13	2.70	2.65	2.38	3.45	2.80	2.81	2.40	3.49
REPAIR-MAINT	12	2.20	2.05	1.50	2.72	2.28	2.12	1.55	2.85
UTILITIES	12	3.42	3.10	2.64	4.06	3.54	3.24	2.66	4.20
RDS/GRNDS/SEC	10	.75	.66	.47	1.05	.80	.70	.49	1.07
ADMINISTRATIVE	12	.81	.69	.45	1.26	.86	.74	.45	1.36
TOTAL OPER EXP	10	9.59	9.74	8.31	10.76	10.20	10.17	8.31	11.49
FIXED EXPENSES	12	7.97	8.26	7.23	8.63	8.43	8.76	7.24	9.45
TOTAL OPER + FIX	10	17.99	18.82	15.35	19.98	19.15	20.34	16.00	21.01
LEASING EXP	8	.34	.18	.10	.52				
TOTAL PAYROLL	12	2.33	1.55	.92	2.24				
TOTAL CONTRACT	12	2.28	2.28	1.53	2.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11702	9
AVG SQFT/RETAIL TENANT	7385	9
AVG SQFT/OFFICE WORKER	191	9
AVG % OFFICE OCCUPANCY	92.5	12
AVG % RETAIL OCCUPANCY	99.5	9
AVG $ RATE YR-END RENT	28.77	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.57**	**12**
PAYROLL	1.86	3
CONTRACT	1.81	12
SUP/MAT/MISC	.11	8
TRASH REMOVAL	.33	12
REPR/MAINT TOTAL	**2.25**	**11**
PAYROLL	.89	11
ELEVATOR	.42	11
HVAC	.29	11
ELECTRICAL	.12	10
STRUCT/ROOF	.02	5
PLUMBING	.03	9
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.49	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**3.39**	**11**
ELECTRICAL	2.74	11
GAS	.03	4
FUEL OIL	.07	2
PURCH STEAM	.54	11
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	**.73**	**10**
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	10
SEC PAYROLL	.59	7
SEC CONTRACTS	.20	7
SEC OTHER	.04	7
ADMIN TOTAL	**.75**	**11**
PAYROLL	.31	8
MGMT FEES	.41	9
PROF FEES	.20	6
GEN OFC EXP	.09	8
OTHER ADM EXP	.09	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**7.97**	**12**
REAL ESTATE TAX	7.64	12
BUILDING INS	.28	12
PERS PROP TAX		
OTHER TAX	.12	6
LEASING EXPENSES	**.34**	**8**
ADV/PROMOTION	.09	2
COMMISSIONS		
PROF FEES	.14	5
TENANT ALTS	.26	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.33**	**12**
CLEANING	1.86	3
REPAIR/MAINT	.89	11
RDS/GROUNDS		
SECURITY	.55	7
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	**2.28**	**12**
CLEANING	1.81	12
REPAIR/MAINT	.73	5
RDS/GROUNDS	.54	5
SECURITY	.20	7
ADMINISTRATIVE	.45	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	3,020,268 SQ. FT.				2,980,118 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					13.37	16.69	12.27	19.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	13.37	16.69	12.27	19.61				
NET PARKING INC									
MISCELLANEOUS	10	.58	[illegible]	.07	.69				
TOTAL INCOME	17	13.56	16.[illegible]	12.27	19.64				
EXPENSE									
CLEANING	21	1.49	1.14	.92	1.75	1.49	1.14	.92	1.75
REPAIR-MAINT	21	2.02	1.19	.64	2.35	2.02	1.19	.64	2.35
UTILITIES	18	3.23	2.77	2.15	3.95	3.23	2.77	2.15	3.95
RDS/GRNDS/SEC	13	.95	.31	.23	1.13	.96	.31	.23	1.13
ADMINISTRATIVE	14	.51	.62	.17	.86	.52	.68	.17	.86
TOTAL OPER EXP	18	10.65	7.52	5.75	9.68	10.80	7.73	5.75	9.70
FIXED EXPENSES	20	4.08	3.61	2.37	4.30	4.16	3.61	2.63	4.30
TOTAL OPER + FIX	17	15.54	9.74	8.36	14.96	15.85	11.56	8.36	14.96
LEASING EXP	6	2.51	.40	.13	2.09				
TOTAL PAYROLL	20	2.05	.79	.23	1.27				
TOTAL CONTRACT	21	2.78	1.92	1.24	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18153	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	18
AVG % OFFICE OCCUPANCY	94.4	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.52	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	21
PAYROLL	1.56	8
CONTRACT	.97	20
SUP/MAT/MISC	.14	13
TRASH REMOVAL	.23	21
REPR/MAINT TOTAL	2.08	20
PAYROLL	.96	15
ELEVATOR	.11	15
HVAC	.50	20
ELECTRICAL	.12	14
STRUCT/ROOF	.06	12
PLUMBING	.04	14
FIRE/LIFE SFTY	.05	11
OTHER MAINT/SUP	.74	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.41	17
ELECTRICAL	3.13	17
GAS	.32	10
FUEL OIL	.12	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	17
RDS/GNDS/SEC TOTAL	.95	13
RDS/GNDS TOTAL	.39	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.35	13
RDS/GNDS OTHER	.09	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.93	5
SEC PAYROLL		
SEC CONTRACTS	.93	5
SEC OTHER		
ADMIN TOTAL	.47	13
PAYROLL	.36	7
MGMT FEES	.33	10
PROF FEES	.14	4
GEN OFC EXP	.08	5
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.08	20
REAL ESTATE TAX	3.94	20
BUILDING INS	.20	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.51	6
ADV/PROMOTION	.13	5
COMMISSIONS	.05	2
PROF FEES	1.01	3
TENANT ALTS	1.54	3
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.05	20
CLEANING	1.56	8
REPAIR/MAINT	.96	15
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	7
TOTAL CONTRACTS	2.78	21
CLEANING	.97	20
REPAIR/MAINT	.79	8
RDS/GROUNDS	.35	13
SECURITY	.93	5
ADMINISTRATIVE	.33	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	508,154 SQ. FT.				508,154 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					19.65	19.59	17.49	21.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	19.65	19.59	17.49	21.52				
NET PARKING INC									
MISCELLANEOUS	2	.07	.07						
TOTAL INCOME	4	19.68	19.64	17.56	21.52				
EXPENSE									
CLEANING	6	1.49	1.33	1.12	1.58	1.49	1.33	1.12	1.58
REPAIR-MAINT	6	.81	.55	.41	.69	.81	.55	.41	.69
UTILITIES	3	3.56	3.96			3.56	3.96		
RDS/GRNDS/SEC	5	.56	.31	.26	.93	.56	.31	.26	.93
ADMINISTRATIVE	6	.85	.81	.68	.95	.85	.81	.68	.95
TOTAL OPER EXP	3	8.49	7.79			8.49	7.79		
FIXED EXPENSES	6	4.49	3.10	2.63	7.67	4.49	3.10	2.63	7.67
TOTAL OPER + FIX	3	14.85	15.46			14.85	15.46		
LEASING EXP	3	.16	.13						
TOTAL PAYROLL	5	.69	.32	.13	1.43				
TOTAL CONTRACT	6	1.92	1.82	.88	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33991	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	6
PAYROLL		
CONTRACT	1.26	5
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.20	6
REPR/MAINT TOTAL	.89	5
PAYROLL		
ELEVATOR	.12	2
HVAC	.22	5
ELECTRICAL	.04	3
STRUCT/ROOF	.04	2
PLUMBING	.12	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.56	3
ELECTRICAL	3.19	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.56	5
RDS/GNDS TOTAL	.39	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	5
RDS/GNDS OTHER	.14	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.66	5
PAYROLL	.33	4
MGMT FEES	.27	4
PROF FEES	.30	3
GEN OFC EXP	.03	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.49	6
REAL ESTATE TAX	4.35	6
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.11	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	5
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	1.92	6
CLEANING	1.26	5
REPAIR/MAINT		
RDS/GROUNDS	.31	5
SECURITY		
ADMINISTRATIVE	.27	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	736,241 SQ. FT.				696,091 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.82	18.08		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.82	18.08						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	17.82	18.08						
EXPENSE									
CLEANING	3	1.00	.95			1.00	.95		
REPAIR-MAINT	3	1.22	1.19			1.22	1.19		
UTILITIES	3	2.24	2.28			2.24	2.28		
RDS/GRNDS/SEC	3	1.07	.96			1.13	.96		
ADMINISTRATIVE	3	.81	.57			.86	.68		
TOTAL OPER EXP	3	6.34	6.08			5.71	6.08		
FIXED EXPENSES	3	2.65	2.37			2.81	2.81		
TOTAL OPER + FIX	3	8.99	9.74			9.51	9.74		
LEASING EXP	2	3.75	3.25						
TOTAL PAYROLL	3	.73	.90						
TOTAL CONTRACT	3	2.12	1.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8288	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	3
AVG % OFFICE OCCUPANCY	81.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.59	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.02	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	3	**UTILITIES TOTAL**	2.24	3	SECURITY TOTAL	.73	3	**FIXED EXP TOTAL**	2.65	3	**TOTAL PAYROLL**	.73	3
PAYROLL			ELECTRICAL	2.06	3	SEC PAYROLL			REAL ESTATE TAX	2.49	3	CLEANING		
CONTRACT	.87	3	GAS	.20	2	SEC CONTRACTS	.73	3	BUILDING INS	.16	3	REPAIR/MAINT	.40	3
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM			**ADMIN TOTAL**	.81	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.23	3	PURCH CH WTR			PAYROLL	.53	2				ADMINISTRATIVE	.53	2
PAYROLL	.40	3	COAL			MGMT FEES	.58	2	**LEASING EXPENSES**	3.75	2			
ELEVATOR	.16	3	WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION	.14	2	**TOTAL CONTRACTS**	2.12	3
HVAC	.20	3				GEN OFC EXP	.09	3	COMMISSIONS	.05	2	CLEANING	.87	3
ELECTRICAL	.09	3	**RDS/GNDS/SEC TOTAL**	1.07	3	OTHER ADM EXP			PROF FEES	1.05	2	REPAIR/MAINT		
STRUCT/ROOF	.07	3	RDS/GNDS TOTAL	.35	3				TENANT ALTS	1.54	2	RDS/GROUNDS	.27	3
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.73	3
FIRE/LIFE SFTY	.07	3	RDS/GNDS CONTR	.27	3				OTHER LEASING	.02	2	ADMINISTRATIVE	.58	2
OTHER MAINT/SUP	.22	3	RDS/GNDS OTHER	.08	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Newark, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	3,412,224 SQ. FT.				3,352,325 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					18.28	17.78	15.33	20.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	17.91	17.78	14.24	20.04				
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	5	17.92	17.80	14.24	20.04				
EXPENSE									
CLEANING	26	1.04	1.01	.89	1.09	1.05	1.01	.89	1.09
REPAIR-MAINT	26	1.13	.80	.72	1.03	1.13	.80	.72	1.03
UTILITIES	26	1.61	1.17	1.05	1.37	1.62	1.17	1.05	1.37
RDS/GRNDS/SEC	21	.52	.46	.35	.53	.53	.46	.35	.53
ADMINISTRATIVE	25	.63	.46	.11	.62	.63	.46	.11	.64
TOTAL OPER EXP	26	5.60	3.72	3.47	4.53	5.70	3.72	3.47	4.53
FIXED EXPENSES	26	2.44	2.45	2.21	2.60	2.48	2.47	2.21	2.60
TOTAL OPER + FIX	26	8.04	6.28	5.95	6.72	8.18	6.28	5.95	6.72
LEASING EXP	8	2.23	1.59	.99	3.38				
TOTAL PAYROLL	26	.86	.54	.51	.56				
TOTAL CONTRACT	26	1.70	.88	.84	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23529	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	324	16
AVG % OFFICE OCCUPANCY	92.7	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.88	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	26	**UTILITIES TOTAL**	1.61	26	SECURITY TOTAL	.26	21	**FIXED EXP TOTAL**	2.44	26	**TOTAL PAYROLL**	.86	26
PAYROLL	.10	20	ELECTRICAL	1.34	26	SEC PAYROLL			REAL ESTATE TAX	2.34	26	CLEANING	.10	20
CONTRACT	.75	24	GAS	.13	20	SEC CONTRACTS	.21	21	BUILDING INS	.12	19	REPAIR/MAINT	.45	21
SUP/MAT/MISC	.08	25	FUEL OIL	.08	3	SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.19	26	PURCH STEAM			**ADMIN TOTAL**	.62	25	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.12	26	PURCH CH WTR			PAYROLL	.24	21				ADMINISTRATIVE	.24	21
PAYROLL	.45	21	COAL			MGMT FEES	.46	14	**LEASING EXPENSES**	2.23	8			
ELEVATOR	.07	26	WATER/SEWER	.15	26	PROF FEES	.26	7	ADV/PROMOTION	.16	3	**TOTAL CONTRACTS**	1.70	26
HVAC	.20	26				GEN OFC EXP	.06	15	COMMISSIONS			CLEANING	.75	24
ELECTRICAL	.14	25	**RDS/GNDS/SEC TOTAL**	.52	21	OTHER ADM EXP	.14	13	PROF FEES	.78	3	REPAIR/MAINT	.93	8
STRUCT/ROOF	.04	18	RDS/GNDS TOTAL	.27	21				TENANT ALTS	2.36	6	RDS/GROUNDS	.10	21
PLUMBING	.03	25	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	21
FIRE/LIFE SFTY	.03	22	RDS/GNDS CONTR	.10	21				OTHER LEASING			ADMINISTRATIVE	.44	19
OTHER MAINT/SUP	.26	26	RDS/GNDS OTHER	.19	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Newark, NJ

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	444,535 SQ. FT.				431,063 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.04	1.09	.95	1.11	1.07	1.10	.98	1.16
REPAIR-MAINT	5	.98	.80	.74	1.31	1.01	.80	.74	1.44
UTILITIES	5	1.47	1.50	1.20	1.75	1.52	1.50	1.20	1.92
RDS/GRNDS/SEC	5	.58	.53	.44	.75	.60	.53	.44	.83
ADMINISTRATIVE	5	.52	.51	.44	.60	.54	.51	.44	.66
TOTAL OPER EXP	5	4.59	4.40	3.95	5.35	4.74	4.40	3.95	5.90
FIXED EXPENSES	5	2.31	2.37	2.04	2.53	2.38	2.45	2.04	2.70
TOTAL OPER+FIX	5	6.90	6.63	6.39	7.54	7.12	6.63	6.39	8.30
LEASING EXP									
TOTAL PAYROLL	5	.86	.54	.53	1.35				
TOTAL CONTRACT	5	1.17	.99	.89	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.92	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**5**	**UTILITIES TOTAL**	**1.47**	**5**	SECURITY TOTAL	.21	5	**FIXED EXP TOTAL**	**2.31**	**5**	**TOTAL PAYROLL**	**.86**	**5**
PAYROLL	.18	5	ELECTRICAL	1.24	5	SEC PAYROLL			REAL ESTATE TAX	2.22	5	CLEANING	.18	5
CONTRACT	.70	4	GAS	.14	4	SEC CONTRACTS	.21	5	BUILDING INS	.10	4	REPAIR/MAINT	.57	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.22	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.98**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.52**	**5**				ADMINISTRATIVE	.08	4
PAYROLL	.57	5	COAL			PAYROLL	.08	4	**LEASING EXPENSES**			**TOTAL CONTRACTS**	**1.17**	**5**
ELEVATOR	.08	5	WATER/SEWER	.12	5	MGMT FEES	.44	5	ADV/PROMOTION			CLEANING	.70	4
HVAC	.11	5	**RDS/GNDS/SEC TOTAL**	**.58**	**5**	PROF FEES			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.05	5	RDS/GNDS TOTAL	.36	5	GEN OFC EXP			PROF FEES			RDS/GROUNDS	.12	5
STRUCT/ROOF	.11	4	RDS/GNDS PAYRL			OTHER ADM EXP			TENANT ALTS			SECURITY	.21	5
PLUMBING	.02	5	RDS/GNDS CONTR	.12	5				BUY-OUTS			ADMINISTRATIVE	.44	5
FIRE/LIFE SFTY	.03	5	RDS/GNDS OTHER	.24	4				OTHER LEASING					

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	2,634,749 SQ. FT.				2,586,322 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					18.79	18.06	17.04	20.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	18.79	18.06	17.04	20.04				
NET PARKING INC									
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	18.79	18.07	17.05	20.04				
EXPENSE									
CLEANING	17	.96	.93	.82	1.07	.96	.93	.82	1.07
REPAIR-MAINT	17	1.00	.80	.67	.92	1.00	.80	.67	.92
UTILITIES	17	1.50	1.11	1.02	1.23	1.51	1.11	1.03	1.23
RDS/GRNDS/SEC	16	.51	.40	.33	.51	.51	.40	.33	.51
ADMINISTRATIVE	16	.47	.37	.10	.61	.47	.37	.10	.61
TOTAL OPER EXP	17	5.05	3.49	3.36	4.27	5.14	3.49	3.36	4.27
FIXED EXPENSES	17	2.55	2.48	2.28	2.60	2.59	2.48	2.28	2.61
TOTAL OPER+FIX	17	7.59	5.96	5.85	6.68	7.73	5.97	5.88	6.68
LEASING EXP	4	2.56	1.92	.99	3.38				
TOTAL PAYROLL	17	.82	.53	.44	.56				
TOTAL CONTRACT	17	1.32	.86	.82	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19071	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	312	11
AVG % OFFICE OCCUPANCY	91.0	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.15	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**17**	**UTILITIES TOTAL**	**1.50**	**17**	SECURITY TOTAL	.27	16	**FIXED EXP TOTAL**	**2.55**	**17**	**TOTAL PAYROLL**	**.82**	**17**
PAYROLL	.09	15	ELECTRICAL	1.21	17	SEC PAYROLL			REAL ESTATE TAX	2.44	17	CLEANING	.09	15
CONTRACT	.67	16	GAS	.15	12	SEC CONTRACTS	.22	16	BUILDING INS	.13	15	REPAIR/MAINT	.43	16
SUP/MAT/MISC	.08	16	FUEL OIL	.08	3	SEC OTHER	.02	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.19	17	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.00**	**17**	PURCH CH WTR			**ADMIN TOTAL**	**.46**	**16**				ADMINISTRATIVE	.14	13
PAYROLL	.43	16	COAL			PAYROLL	.14	13	**LEASING EXPENSES**	**2.54**	**4**	**TOTAL CONTRACTS**	**1.32**	**17**
ELEVATOR	.07	17	WATER/SEWER	.15	17	MGMT FEES	.46	9	ADV/PROMOTION	.16	3	CLEANING	.67	16
HVAC	.18	17	**RDS/GNDS/SEC TOTAL**	**.51**	**16**	PROF FEES	.37	3	COMMISSIONS			REPAIR/MAINT	.48	3
ELECTRICAL	.08	16	RDS/GNDS TOTAL	.25	16	GEN OFC EXP	.03	10	PROF FEES	.78	3	RDS/GROUNDS	.10	16
STRUCT/ROOF	.02	14	RDS/GNDS PAYRL			OTHER ADM EXP	.02	8	TENANT ALTS	2.99	2	SECURITY	.22	16
PLUMBING	.02	16	RDS/GNDS CONTR	.10	16				BUY-OUTS			ADMINISTRATIVE	.51	10
FIRE/LIFE SFTY	.03	17	RDS/GNDS OTHER	.18	13				OTHER LEASING					

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Norfolk, VA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	1,501,636 SQ. FT.				1,493,866 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					11.42	10.43	9.41	13.09	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	8	11.43	10.43	9.43	12.73					
NET PARKING INC	2	.38	.34							
MISCELLANEOUS	7	.05	.03	.01	.06					
TOTAL INCOME	8	11.51	10.45	9.55	13.01					
EXPENSE										
CLEANING	9	.75	.79	.56	.84	.75	.80	.56	.84	
REPAIR-MAINT	9	1.04	.94	.69	1.34	1.04	.94	.69	1.34	
UTILITIES	9	1.64	1.52	1.49	2.00	1.65	1.52	1.49	2.06	
RDS/GRNDS/SEC	9	.15	.17	.07	.31	.15	.17	.07	.33	
ADMINISTRATIVE	9	.49	.49	.37	.62	.49	.49	.37	.62	
TOTAL OPER EXP	9	4.07	4.17	3.27	5.05	4.09	4.17	3.29	5.24	
FIXED EXPENSES	9	1.52	1.27	1.10	1.77	1.52	1.27	1.10	1.77	
TOTAL OPER + FIX	9	5.59	6.11	4.43	6.33	5.62	6.11	4.43	6.51	
LEASING EXP	9	.44	.23	.05	.80					
TOTAL PAYROLL	9	.98	.45	.35	1.49					
TOTAL CONTRACT	9	.46	.67	.31	.82					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.6	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	9	**UTILITIES TOTAL**	1.64	9	SECURITY TOTAL	.11	9	**FIXED EXP TOTAL**	1.52	9	**TOTAL PAYROLL**	.98	9
PAYROLL	.32	6	ELECTRICAL	1.49	9	SEC PAYROLL	.04	6	REAL ESTATE TAX	1.36	9	CLEANING	.32	6
CONTRACT	.35	9	GAS	.13	4	SEC CONTRACTS	.08	9	BUILDING INS	.15	9	REPAIR/MAINT	.49	9
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM						OTHER TAX			SECURITY	.04	6
REPR/MAINT TOTAL	1.04	9	PURCH CH WTR			**ADMIN TOTAL**	.49	9				ADMINISTRATIVE	.18	8
PAYROLL	.49	9	COAL			PAYROLL	.18	8	**LEASING EXPENSES**	.44	9			
ELEVATOR	.18	9	WATER/SEWER	.09	9	MGMT FEES	.25	9	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	.46	9
HVAC	.18	9				PROF FEES			COMMISSIONS			CLEANING	.35	9
ELECTRICAL	.04	9	**RDS/GNDS/SEC**	.15	9	GEN OFC EXP	.02	9	PROF FEES	.26	8	REPAIR/MAINT		
STRUCT/ROOF	.06	9	**TOTAL**			OTHER ADM EXP	.04	8	TENANT ALTS	.22	7	RDS/GROUNDS	.04	8
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	9
FIRE/LIFE SFTY			RDS/GNDS CONTR	.04	8				OTHER LEASING			ADMINISTRATIVE	.26	9
OTHER MAINT/SUP	.08	9	RDS/GNDS OTHER	.01	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,036,135 SQ. FT.				1,033,306 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					12.04	11.16	6.20	17.04	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	12.10	11.16	6.32	17.10					
NET PARKING INC										
MISCELLANEOUS	5	.04	.03	.01	.06					
TOTAL INCOME	5	12.14	11.16	6.36	17.15					
EXPENSE										
CLEANING	5	.72	.71	.56	.81	.73	.71	.56	.81	
REPAIR-MAINT	5	.92	.81	.68	1.13	.92	.82	.68	1.13	
UTILITIES	5	1.61	1.50	1.34	2.35	1.62	1.50	1.34	2.35	
RDS/GRNDS/SEC	5	.14	.17	.04	.34	.14	.17	.04	.34	
ADMINISTRATIVE	5	.50	.52	.42	.62	.50	.52	.42	.62	
TOTAL OPER EXP	5	3.90	3.76	3.27	4.99	3.91	3.76	3.29	4.99	
FIXED EXPENSES	5	1.44	1.21	1.10	1.77	1.44	1.21	1.10	1.77	
TOTAL OPER + FIX	5	5.34	5.35	4.39	6.54	5.35	5.35	4.41	6.54	
LEASING EXP	5	.48	.23	.04	1.60					
TOTAL PAYROLL	5	.82	.45	.41	1.14					
TOTAL CONTRACT	5	.52	.67	.32	.82					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.6	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	5	**UTILITIES TOTAL**	1.61	5	SECURITY TOTAL	.12	5	**FIXED EXP TOTAL**	1.44	5	**TOTAL PAYROLL**	.82	5
PAYROLL	.22	4	ELECTRICAL	1.51	5	SEC PAYROLL	.02	4	REAL ESTATE TAX	1.30	5	CLEANING	.22	4
CONTRACT	.40	5	GAS			SEC CONTRACTS	.10	5	BUILDING INS	.14	5	REPAIR/MAINT	.41	5
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM						OTHER TAX			SECURITY	.02	4
REPR/MAINT TOTAL	.92	5	PURCH CH WTR			**ADMIN TOTAL**	.50	5				ADMINISTRATIVE	.20	5
PAYROLL	.41	5	COAL			PAYROLL	.20	5	**LEASING EXPENSES**	.48	5			
ELEVATOR	.17	5	WATER/SEWER	.08	5	MGMT FEES	.25	5	ADV/PROMOTION	.01	5	**TOTAL CONTRACTS**	.52	5
HVAC	.16	5				PROF FEES			COMMISSIONS			CLEANING	.40	5
ELECTRICAL	.04	5	**RDS/GNDS/SEC**	.14	5	GEN OFC EXP	.02	5	PROF FEES	.28	4	REPAIR/MAINT		
STRUCT/ROOF	.05	5	**TOTAL**			OTHER ADM EXP	.03	4	TENANT ALTS	.23	5	RDS/GROUNDS	.02	5
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.02	5				OTHER LEASING			ADMINISTRATIVE	.25	5
OTHER MAINT/SUP	.08	5	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oakland, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	10 BLDS	2,450,705 SQ. FT.				2,382,665 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	10					22.28	19.67	13.98	20.56	
RETAIL AREA	7	16.06	20.31	6.15	24.65					
OTHER AREA										
TOTAL RENT	10	22.36	19.59	13.73	2[illegible]5					
NET PARKING INC	4	.87	.82	.53	.90					
MISCELLANEOUS	7	.02			.09					
TOTAL INCOME	10	22.87	19.77	14.14	21.90					
EXPENSE										
CLEANING	10	1.15	1.07	.90	1.24	1.18	1.14	.91	1.31	
REPAIR-MAINT	10	1.22	1.07	.95	1.48	1.26	1.09	1.04	1.51	
UTILITIES	10	1.94	1.91	1.67	2.20	1.98	2.05	1.68	2.30	
RDS/GRNDS/SEC	10	.49	.46	.28	.66	.50	.47	.30	.68	
ADMINISTRATIVE	10	1.19	1.03	.85	1.39	1.22	1.04	.94	1.41	
TOTAL OPER EXP	10	5.99	5.88	5.24	6.45	6.16	6.10	5.60	6.66	
FIXED EXPENSES	10	2.22	2.26	1.80	2.70	2.29	2.33	1.82	2.98	
TOTAL OPER + FIX	10	8.21	8.04	7.47	9.06	8.45	8.48	7.92	9.35	
LEASING EXP	5	3.88	7.48	2.11	9.98					
TOTAL PAYROLL	8	.86	.66	.47	1.44					
TOTAL CONTRACT	10	1.65	1.67	1.10	2.39					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11031	10
AVG SQFT/RETAIL TENANT	1057	6
AVG SQFT/OFFICE WORKER	332	9
AVG % OFFICE OCCUPANCY	91.7	10
AVG % RETAIL OCCUPANCY	62.9	6
AVG $ RATE YR-END RENT	23.23	7
AVG NET PRKNG INC/STALL	1217.08	4
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**10**	**UTILITIES TOTAL**	**1.94**	**10**	SECURITY TOTAL	.43	10	**FIXED EXP TOTAL**	**2.22**	**10**	**TOTAL PAYROLL**	**.86**	**8**
PAYROLL			ELECTRICAL	1.80	10	SEC PAYROLL			REAL ESTATE TAX	1.90	10	CLEANING		
CONTRACT	.87	10	GAS	.11	9	SEC CONTRACTS	.37	10	BUILDING INS	.30	10	REPAIR/MAINT	.46	4
SUP/MAT/MISC	.09	10	FUEL OIL			SEC OTHER	.09	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	10	PURCH STEAM						OTHER TAX	.02	4	SECURITY		
REPR/MAINT TOTAL	**1.22**	**10**	PURCH CH WTR			**ADMIN TOTAL**	**1.19**	**10**				ADMINISTRATIVE	.42	8
PAYROLL	.46	4	COAL			PAYROLL	.42	8	**LEASING EXPENSES**	**3.88**	**5**			
ELEVATOR	.29	10	WATER/SEWER	.04	10	MGMT FEES	.52	10	ADV/PROMOTION	.13	3	**TOTAL CONTRACTS**	**1.65**	**10**
HVAC	.33	10	**RDS/GNDS/SEC**	**.49**	**10**	PROF FEES	.10	10	COMMISSIONS			CLEANING	.87	10
ELECTRICAL	.06	10	**TOTAL**			GEN OFC EXP	.13	9	PROF FEES	.62	4	REPAIR/MAINT	.57	5
STRUCT/ROOF	.10	4	RDS/GNDS TOTAL	.08	9	OTHER ADM EXP	.09	4	TENANT ALTS	3.00	5	RDS/GROUNDS	.07	9
PLUMBING	.01	10	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.37	10
FIRE/LIFE SFTY	.04	8	RDS/GNDS CONTR	.07	9				OTHER LEASING	.12	3	ADMINISTRATIVE	.62	10
OTHER MAINT/SUP	.11	10	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	1,929,205 SQ. FT.				1,905,093 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					23.15	20.06	17.91	26.86	
RETAIL AREA	3	6.49	10.10							
OTHER AREA										
TOTAL RENT	4	23.29	20.44	17.74	27.38					
NET PARKING INC	2	.89	.90							
MISCELLANEOUS										
TOTAL INCOME	4	23.84	21.07	17.89	28.28					
EXPENSE										
CLEANING	4	1.16	1.15	.98	1.30	1.17	1.15	1.00	1.31	
REPAIR-MAINT	4	1.28	1.08	1.07	1.48	1.30	1.09	1.08	1.50	
UTILITIES	4	1.99	2.02	1.85	2.20	2.01	2.05	1.85	2.24	
RDS/GRNDS/SEC	4	.48	.46	.35	.62	.49	.47	.35	.63	
ADMINISTRATIVE	4	1.18	1.16	1.03	1.39	1.19	1.18	1.04	1.41	
TOTAL OPER EXP	4	6.09	6.01	5.53	6.73	6.17	6.15	5.60	6.84	
FIXED EXPENSES	4	1.97	2.20	1.64	2.30	1.99	2.25	1.67	2.33	
TOTAL OPER + FIX	4	8.06	8.04	7.83	8.37	8.16	8.16	7.92	8.51	
LEASING EXP	3	3.61	3.88							
TOTAL PAYROLL	4	.77	.66	.50	1.11					
TOTAL CONTRACT	4	1.82	1.67	1.40	2.20					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12106	4
AVG SQFT/RETAIL TENANT	1243	3
AVG SQFT/OFFICE WORKER	339	4
AVG % OFFICE OCCUPANCY	92.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	23.30	4
AVG NET PRKNG INC/STALL	1240.20	2
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**4**	**UTILITIES TOTAL**	**1.99**	**4**	SECURITY TOTAL	.43	4	**FIXED EXP TOTAL**	**1.97**	**4**	**TOTAL PAYROLL**	**.77**	**4**
PAYROLL			ELECTRICAL	1.85	4	SEC PAYROLL			REAL ESTATE TAX	1.65	4	CLEANING		
CONTRACT	1.00	4	GAS	.10	4	SEC CONTRACTS	.36	4	BUILDING INS	.29	4	REPAIR/MAINT	.44	3
SUP/MAT/MISC	.09	4	FUEL OIL			SEC OTHER	.08	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.28**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**1.18**	**4**				ADMINISTRATIVE	.44	4
PAYROLL	.44	3	COAL			PAYROLL	.44	4	**LEASING EXPENSES**	**3.61**	**3**			
ELEVATOR	.29	4	WATER/SEWER	.04	4	MGMT FEES	.51	4	ADV/PROMOTION	.13	3	**TOTAL CONTRACTS**	**1.82**	**4**
HVAC	.36	4	**RDS/GNDS/SEC**	**.48**	**4**	PROF FEES	.09	4	COMMISSIONS			CLEANING	1.00	4
ELECTRICAL	.07	4	**TOTAL**			GEN OFC EXP	.10	4	PROF FEES	.61	3	REPAIR/MAINT	.54	3
STRUCT/ROOF	.11	3	RDS/GNDS TOTAL	.08	3	OTHER ADM EXP			TENANT ALTS	2.72	3	RDS/GROUNDS	.07	3
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.36	4
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.07	3				OTHER LEASING	.12	3	ADMINISTRATIVE	.61	4
OTHER MAINT/SUP	.10	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oakland, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	4,057,886 SQ. FT.				3,971,966 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					12.47	12.09	9.23	13.98
RETAIL AREA	2	21.94	22.61						
OTHER AREA									
TOTAL RENT	34	12.77	12.09	9.23	13.98				
NET PARKING INC									
MISCELLANEOUS	7	.45	.11	.06	.52				
TOTAL INCOME	34	13.13	12.09	9.23	13.98				
EXPENSE									
CLEANING	25	.90	.86	.83	.97	.90	.86	.83	.97
REPAIR-MAINT	33	1.40	.60	.29	1.31	1.41	.60	.29	1.36
UTILITIES	25	2.61	1.86	1.63	1.90	2.61	1.86	1.63	1.90
RDS/GRNDS/SEC	49	.60	.37	.33	.53	.61	.37	.33	.53
ADMINISTRATIVE	49	.65	.61	.52	.72	.66	.61	.52	.72
TOTAL OPER EXP	25	6.37	5.15	4.87	5.61	6.53	5.15	4.87	5.81
FIXED EXPENSES	49	2.34	2.48	1.94	2.99	2.39	2.48	1.95	2.99
TOTAL OPER + FIX	25	8.93	7.85	7.06	8.17	9.17	7.91	7.06	8.27
LEASING EXP	25	3.43	.34	.06	1.19				
TOTAL PAYROLL	48	.54	.31	.22	.33				
TOTAL CONTRACT	49	1.51	.21	.16	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12716	48
AVG SQFT/RETAIL TENANT	2114	2
AVG SQFT/OFFICE WORKER	366	36
AVG % OFFICE OCCUPANCY	87.4	48
AVG % RETAIL OCCUPANCY	93.8	2
AVG $ RATE YR-END RENT	17.43	26
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	36

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**25**	**UTILITIES TOTAL**	**2.61**	**25**	SECURITY TOTAL	.39	48	**FIXED EXP TOTAL**	**2.34**	**49**	**TOTAL PAYROLL**	**.54**	**48**
PAYROLL			ELECTRICAL	2.36	25	SEC PAYROLL	.21	16	REAL ESTATE TAX	1.91	49	CLEANING		
CONTRACT	.69	25	GAS	.23	23	SEC CONTRACTS	.30	47	BUILDING INS	.30	49	REPAIR/MAINT	.36	28
SUP/MAT/MISC	.08	9	FUEL OIL			SEC OTHER	.02	21	PERS PROP TAX	.03	17	RDS/GROUNDS		
TRASH REMOVAL	.16	25	PURCH STEAM			**ADMIN TOTAL**	**.65**	**49**	OTHER TAX	.60	6	SECURITY	.21	16
REPR/MAINT TOTAL	**1.40**	**33**	PURCH CH WTR			PAYROLL	.28	31	**LEASING EXPENSES**	**3.43**	**25**	ADMINISTRATIVE	.28	31
PAYROLL	.36	28	COAL			MGMT FEES	.26	34	ADV/PROMOTION	.07	19	**TOTAL CONTRACTS**	**1.51**	**49**
ELEVATOR	.14	24	WATER/SEWER	.06	24	PROF FEES	.05	28	COMMISSIONS	.29	4	CLEANING	.69	25
HVAC	.54	33	**RDS/GNDS/SEC**	**.60**	**49**	GEN OFC EXP	.18	32	PROF FEES	1.65	12	REPAIR/MAINT	1.16	17
ELECTRICAL	.13	31	**TOTAL**			OTHER ADM EXP	.10	31	TENANT ALTS	9.03	2	RDS/GROUNDS	.23	46
STRUCT/ROOF	.03	13	RDS/GNDS TOTAL	.25	48				BUY-OUTS	.17	2	SECURITY	.30	47
PLUMBING	.01	16	RDS/GNDS PAYRL						OTHER LEASING	.91	3	ADMINISTRATIVE	.20	49
FIRE/LIFE SFTY	.16	27	RDS/GNDS CONTR	.23	46									
OTHER MAINT/SUP	.20	33	RDS/GNDS OTHER	.08	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,079,511 SQ. FT.				1,065,998 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.73	15.15	10.80	23.28
RETAIL AREA	2	21.94	22.61						
OTHER AREA									
TOTAL RENT	5	15.88	15.62	10.85	23.38				
NET PARKING INC									
MISCELLANEOUS	4	.19	.11	.06	.31				
TOTAL INCOME	5	16.22	16.79	10.91	23.63				
EXPENSE									
CLEANING	5	.82	.86	.59	.96	.82	.86	.59	.96
REPAIR-MAINT	5	1.12	1.08	.71	1.48	1.14	1.08	.71	1.53
UTILITIES	5	1.77	1.79	1.62	1.88	1.77	1.79	1.62	1.88
RDS/GRNDS/SEC	5	.52	.59	.36	.62	.53	.59	.36	.64
ADMINISTRATIVE	5	.87	.82	.56	1.16	.88	.82	.56	1.21
TOTAL OPER EXP	5	5.10	5.15	4.10	5.84	5.17	5.15	4.10	6.06
FIXED EXPENSES	5	2.22	2.04	1.73	2.69	2.25	2.04	1.73	2.78
TOTAL OPER + FIX	5	7.32	7.85	5.93	8.09	7.41	7.91	5.93	8.39
LEASING EXP	2	11.72	11.07						
TOTAL PAYROLL	5	.71	.78	.22	1.12				
TOTAL CONTRACT	5	1.14	1.22	.57	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10413	4
AVG SQFT/RETAIL TENANT	2114	2
AVG SQFT/OFFICE WORKER	267	3
AVG % OFFICE OCCUPANCY	81.7	4
AVG % RETAIL OCCUPANCY	93.8	2
AVG $ RATE YR-END RENT	19.96	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**5**	**UTILITIES TOTAL**	**1.77**	**5**	SECURITY TOTAL	.34	5	**FIXED EXP TOTAL**	**2.22**	**5**	**TOTAL PAYROLL**	**.71**	**5**
PAYROLL			ELECTRICAL	1.58	5	SEC PAYROLL			REAL ESTATE TAX	1.51	5	CLEANING		
CONTRACT	.66	5	GAS	.13	4	SEC CONTRACTS	.30	4	BUILDING INS	.33	5	REPAIR/MAINT	.58	3
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	5	PURCH STEAM			**ADMIN TOTAL**	**.87**	**5**	OTHER TAX	.60	3	SECURITY		
REPR/MAINT TOTAL	**1.12**	**5**	PURCH CH WTR			PAYROLL	.29	4	**LEASING EXPENSES**	**11.72**	**2**	ADMINISTRATIVE	.29	4
PAYROLL	.58	3	COAL			MGMT FEES	.38	5	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**1.14**	**5**
ELEVATOR	.14	5	WATER/SEWER	.07	5	PROF FEES	.02	2	COMMISSIONS	.32	2	CLEANING	.66	5
HVAC	.19	5	**RDS/GNDS/SEC**	**.52**	**5**	GEN OFC EXP	.14	4	PROF FEES	2.21	2	REPAIR/MAINT		
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP	.14	3	TENANT ALTS	9.03	2	RDS/GROUNDS	.19	3
STRUCT/ROOF	.03	4	RDS/GNDS TOTAL	.18	5				BUY-OUTS			SECURITY	.30	4
PLUMBING	.01	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.39	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.19	3									
OTHER MAINT/SUP	.32	5	RDS/GNDS OTHER	.04	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	541,408 SQ. FT.				537,304 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.15	8.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.20	8.99						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	9.72	9.40						
EXPENSE									
CLEANING	3	.62	.58			.62	.59		
REPAIR-MAINT	3	1.99	2.06			2.00	2.10		
UTILITIES	3	1.75	1.71			1.75	1.71		
RDS/GRNDS/SEC	3	.46	.19			.47	.20		
ADMINISTRATIVE	3	.63	.62			.64	.63		
TOTAL OPER EXP	3	5.45	5.48			5.50	5.58		
FIXED EXPENSES	3	.83	.74			.84	.75		
TOTAL OPER+FIX	3	6.28	6.22			6.33	6.33		
LEASING EXP	2	3.83	3.04						
TOTAL PAYROLL	3	1.59	1.27						
TOTAL CONTRACT	3	.79	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	410	2
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.18	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	2.03	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**3**	**UTILITIES TOTAL**	**1.75**	**3**	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	**.83**	**3**	**TOTAL PAYROLL**	**1.59**	**3**
PAYROLL			ELECTRICAL	1.53	3	SEC PAYROLL			REAL ESTATE TAX	.69	3	CLEANING		
CONTRACT	.57	3	GAS	.14	2	SEC CONTRACTS	.15	3	BUILDING INS	.13	3	REPAIR/MAINT	.92	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.99**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.63**	**3**				ADMINISTRATIVE	.43	3
PAYROLL	.92	3	COAL			PAYROLL	.43	3	**LEASING EXPENSES**	**3.83**	**2**			
ELEVATOR	.13	3	WATER/SEWER	.12	3	MGMT FEES			ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**.79**	**3**
HVAC	.12	2	**RDS/GNDS/SEC**	**.46**	**3**	PROF FEES			COMMISSIONS			CLEANING	.57	3
ELECTRICAL	.03	2	**TOTAL**			GEN OFC EXP	.08	3	PROF FEES	.25	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.08	3	OTHER ADM EXP	.03	2	TENANT ALTS	3.55	2	RDS/GROUNDS	.08	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	3
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.08	3				OTHER LEASING			ADMINISTRATIVE	.15	2
OTHER MAINT/SUP	.78	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	541,408 SQ. FT.				537,304 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.15	8.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.20	8.99						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	9.72	9.40						
EXPENSE									
CLEANING	3	.62	.58			.62	.59		
REPAIR-MAINT	3	1.99	2.06			2.00	2.10		
UTILITIES	3	1.75	1.71			1.75	1.71		
RDS/GRNDS/SEC	3	.46	.19			.47	.20		
ADMINISTRATIVE	3	.63	.62			.64	.63		
TOTAL OPER EXP	3	5.45	5.48			5.50	5.58		
FIXED EXPENSES	3	.83	.74			.84	.75		
TOTAL OPER+FIX	3	6.28	6.22			6.33	6.33		
LEASING EXP	2	3.83	3.04						
TOTAL PAYROLL	3	1.59	1.27						
TOTAL CONTRACT	3	.79	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	410	2
AVG % OFFICE OCCUPANCY	84.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.18	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	2.03	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**3**	**UTILITIES TOTAL**	**1.75**	**3**	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	**.83**	**3**	**TOTAL PAYROLL**	**1.59**	**3**
PAYROLL			ELECTRICAL	1.53	3	SEC PAYROLL			REAL ESTATE TAX	.69	3	CLEANING		
CONTRACT	.57	3	GAS	.14	2	SEC CONTRACTS	.15	3	BUILDING INS	.13	3	REPAIR/MAINT	.92	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.99**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.63**	**3**				ADMINISTRATIVE	.43	3
PAYROLL	.92	3	COAL			PAYROLL	.43	3	**LEASING EXPENSES**	**3.83**	**2**			
ELEVATOR	.13	3	WATER/SEWER	.12	3	MGMT FEES			ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**.79**	**3**
HVAC	.12	2	**RDS/GNDS/SEC**	**.46**	**3**	PROF FEES			COMMISSIONS			CLEANING	.57	3
ELECTRICAL	.03	2	**TOTAL**			GEN OFC EXP	.08	3	PROF FEES	.25	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.08	3	OTHER ADM EXP	.03	2	TENANT ALTS	3.55	2	RDS/GROUNDS	.08	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	3
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.08	3				OTHER LEASING			ADMINISTRATIVE	.15	2
OTHER MAINT/SUP	.78	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	2,357,424 SQ. FT.				2,315,668 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					9.16	7.59	6.78	9.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	9.02	7.59	6.78	9.09				
NET PARKING INC	8	.12	.12	.10	.14				
MISCELLANEOUS	19	.27	.03	.02	.16				
TOTAL INCOME	22	9.32	7.74	6.94	9.34				
EXPENSE									
CLEANING	22	.64	.64	.54	.72	.65	.64	.57	.73
REPAIR-MAINT	22	.83	.75	.56	.91	.84	.75	.56	.91
UTILITIES	22	1.46	1.52	1.31	1.66	1.48	1.52	1.34	1.66
RDS/GRNDS/SEC	22	.25	.23	.18	.29	.26	.23	.18	.29
ADMINISTRATIVE	22	.76	.56	.38	.80	.77	.56	.38	.80
TOTAL OPER EXP	22	3.94	3.77	3.42	4.15	4.01	3.77	3.42	4.15
FIXED EXPENSES	21	.58	.58	.50	.62	.59	.58	.50	.62
TOTAL OPER+FIX	21	4.52	4.37	4.01	4.67	4.60	4.37	4.01	4.67
LEASING EXP	22	.90	.48	.13	.95				
TOTAL PAYROLL	22	.45	.38	.24	.66				
TOTAL CONTRACT	22	1.00	.91	.77	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5293	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	358	16
AVG % OFFICE OCCUPANCY	84.3	22
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.82	17
AVG NET PRKNG INC/STALL	44.53	4
RENTABLE/GROSS SQFT	.96	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**22**	**UTILITIES TOTAL**	**1.46**	**22**	SECURITY TOTAL	.12	22	**FIXED EXP TOTAL**	**.58**	**21**	**TOTAL PAYROLL**	**.45**	**22**
PAYROLL			ELECTRICAL	1.34	22	SEC PAYROLL			REAL ESTATE TAX	.48	21	CLEANING		
CONTRACT	.58	22	GAS	.09	4	SEC CONTRACTS	.11	20	BUILDING INS	.11	21	REPAIR/MAINT	.28	22
SUP/MAT/MISC	.05	17	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS	.01	4
TRASH REMOVAL	.03	22	PURCH STEAM			**ADMIN TOTAL**	**.76**	**22**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.83**	**22**	PURCH CH WTR			PAYROLL	.35	9				ADMINISTRATIVE	.35	9
PAYROLL	.28	22	COAL			MGMT FEES	.36	22	**LEASING EXPENSES**	**.90**	**22**			
ELEVATOR	.14	20	WATER/SEWER	.09	22	PROF FEES	.08	16	ADV/PROMOTION	.07	16	**TOTAL CONTRACTS**	**1.00**	**22**
HVAC	.16	22	**RDS/GNDS/SEC**	**.25**	**22**	GEN OFC EXP	.08	19	COMMISSIONS	.07	8	CLEANING	.58	22
ELECTRICAL	.04	22	**TOTAL**			OTHER ADM EXP	.14	13	PROF FEES	.18	18	REPAIR/MAINT	.35	13
STRUCT/ROOF	.04	15	RDS/GNDS TOTAL	.14	22				TENANT ALTS	.92	15	RDS/GROUNDS	.11	22
PLUMBING	.02	20	RDS/GNDS PAYRL	.01	4				BUY-OUTS			SECURITY	.11	20
FIRE/LIFE SFTY	.01	13	RDS/GNDS CONTR	.11	22				OTHER LEASING	.05	7	ADMINISTRATIVE	.43	22
OTHER MAINT/SUP	.16	22	RDS/GNDS OTHER	.02	20									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	124,711 SQ. FT.				124,711 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.78	7.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.78	7.50						
NET PARKING INC									
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	3	7.83	7.54						
EXPENSE									
CLEANING	3	.65	.64			.65	.64		
REPAIR-MAINT	3	.90	.95			.90	.95		
UTILITIES	3	1.74	1.75			1.74	1.75		
RDS/GRNDS/SEC	3	.27	.26			.27	.26		
ADMINISTRATIVE	3	.50	.42			.50	.42		
TOTAL OPER EXP	3	4.06	4.02			4.06	4.02		
FIXED EXPENSES	3	.59	.59			.59	.59		
TOTAL OPER+FIX	3	4.66	4.66			4.66	4.66		
LEASING EXP	3	.35	.38						
TOTAL PAYROLL	3	.47	.45						
TOTAL CONTRACT	3	.96	.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6793	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	256	2
AVG % OFFICE OCCUPANCY	83.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**3**	**UTILITIES TOTAL**	**1.74**	**3**	SECURITY TOTAL	.11	3	**FIXED EXP TOTAL**	**.59**	**3**	**TOTAL PAYROLL**	**.47**	**3**
PAYROLL			ELECTRICAL	1.65	3	SEC PAYROLL			REAL ESTATE TAX	.41	3	CLEANING		
CONTRACT	.54	3	GAS			SEC CONTRACTS			BUILDING INS	.18	3	REPAIR/MAINT	.35	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER	.10	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	**.50**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.35	3	COAL			PROF FEES			**LEASING EXPENSES**	**.35**	**3**			
ELEVATOR	.08	3	WATER/SEWER	.09	3	MGMT FEES	.33	3	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**.96**	**3**
HVAC	.12	3	**RDS/GNDS/SEC**	**.27**	**3**	GEN OFC EXP	.03	2	COMMISSIONS			CLEANING	.54	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.18	3	REPAIR/MAINT		
STRUCT/ROOF	.10	2	RDS/GNDS TOTAL	.16	3				TENANT ALTS			RDS/GROUNDS	.14	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	3				OTHER LEASING			ADMINISTRATIVE	.33	3
OTHER MAINT/SUP	.19	3	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oklahoma City, OK

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	770,226 SQ. FT.				770,226 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					7.49	7.48	6.51	9.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	7.49	7.50	6.51	9.07				
NET PARKING INC									
MISCELLANEOUS	9	.10	.07	.02	.17				
TOTAL INCOME	10	7.62	7.67	6.59	9.09				
EXPENSE									
CLEANING	10	.66	.64	.53	.82	.66	.64	.53	.82
REPAIR-MAINT	10	.71	.75	.57	.76	.71	.75	.57	.76
UTILITIES	10	1.47	1.48	1.34	1.63	1.47	1.48	1.34	1.63
RDS/GRNDS/SEC	10	.23	.21	.18	.29	.23	.21	.18	.29
ADMINISTRATIVE	10	.66	.62	.48	.82	.66	.62	.48	.82
TOTAL OPER EXP	10	3.73	3.73	3.43	4.13	3.73	3.73	3.43	4.13
FIXED EXPENSES	9	.54	.54	.49	.60	.54	.54	.49	.60
TOTAL OPER+FIX	9	4.24	4.20	4.02	4.60	4.24	4.20	4.02	4.60
LEASING EXP	10	.63	.22	.09	.69				
TOTAL PAYROLL	10	.51	.43	.28	.66				
TOTAL CONTRACT	10	.93	.86	.67	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5712	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	478	6
AVG % OFFICE OCCUPANCY	85.3	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.37	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**10**	**UTILITIES TOTAL**	**1.47**	**10**	SECURITY TOTAL	.05	10	**FIXED EXP TOTAL**	**.54**	**9**	**TOTAL PAYROLL**	**.51**	**10**
PAYROLL			ELECTRICAL	1.40	10	SEC PAYROLL			REAL ESTATE TAX	.46	9	CLEANING		
CONTRACT	.59	10	GAS	.05	2	SEC CONTRACTS	.05	10	BUILDING INS	.09	9	REPAIR/MAINT	.32	10
SUP/MAT/MISC	.05	8	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	10	PURCH STEAM			**ADMIN TOTAL**	**.66**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.71**	**10**	PURCH CH WTR			PAYROLL	.35	5				ADMINISTRATIVE	.35	5
PAYROLL	.32	10	COAL			MGMT FEES	.32	10	**LEASING EXPENSES**	**.63**	**10**			
ELEVATOR	.08	8	WATER/SEWER	.06	10	PROF FEES	.04	8	ADV/PROMOTION	.03	7	**TOTAL CONTRACTS**	**.93**	**10**
HVAC	.12	10				GEN OFC EXP	.07	10	COMMISSIONS	.12	3	CLEANING	.59	10
ELECTRICAL	.05	10	**RDS/GNDS/SEC**	**.23**	**10**	OTHER ADM EXP	.05	7	PROF FEES	.15	8	REPAIR/MAINT	.31	5
STRUCT/ROOF	.05	7	**TOTAL**						TENANT ALTS	.68	6	RDS/GROUNDS	.15	10
PLUMBING	.02	9	RDS/GNDS TOTAL	.17	10				BUY-OUTS			SECURITY	.05	10
FIRE/LIFE SFTY	.01	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.35	10
OTHER MAINT/SUP	.10	10	RDS/GNDS CONTR	.15	10									
			RDS/GNDS OTHER	.03	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,284,723 SQ. FT.				1,242,967 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.24	8.56	7.08	10.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	9.91	7.67	7.09	10.33				
NET PARKING INC	4	.13	.12	.10	.16				
MISCELLANEOUS	5	.45	.04	.02	.84				
TOTAL INCOME	7	10.37	8.56	7.22	10.78				
EXPENSE									
CLEANING	7	.62	.60	.55	.67	.64	.60	.58	.68
REPAIR-MAINT	7	.90	.55	.46	.97	.93	.55	.46	1.05
UTILITIES	7	1.41	1.40	1.24	1.52	1.45	1.40	1.31	1.52
RDS/GRNDS/SEC	7	.26	.23	.17	.25	.27	.23	.17	.27
ADMINISTRATIVE	7	.89	.77	.37	.96	.92	.77	.37	1.03
TOTAL OPER EXP	7	4.08	3.67	2.97	4.09	4.22	3.67	2.97	4.36
FIXED EXPENSES	7	.60	.62	.48	.63	.62	.62	.51	.63
TOTAL OPER+FIX	7	4.68	4.02	3.57	4.60	4.84	4.02	3.57	4.89
LEASING EXP	7	1.02	.87	.65	1.05				
TOTAL PAYROLL	7	.44	.23	.18	.64				
TOTAL CONTRACT	7	.97	.98	.87	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4936	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	356	6
AVG % OFFICE OCCUPANCY	92.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.73	6
AVG NET PRKNG INC/STALL	59.60	2
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.62**	**7**	**UTILITIES TOTAL**	**1.41**	**7**	SECURITY TOTAL	.15	7	**FIXED EXP TOTAL**	**.60**	**7**	**TOTAL PAYROLL**	**.44**	**7**
PAYROLL			ELECTRICAL	1.26	7	SEC PAYROLL			REAL ESTATE TAX	.48	7	CLEANING		
CONTRACT	.57	7	GAS	.11	2	SEC CONTRACTS	.14	7	BUILDING INS	.11	7	REPAIR/MAINT	.26	7
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	7	PURCH STEAM			**ADMIN TOTAL**	**.89**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**7**	PURCH CH WTR			PAYROLL	.35	3				ADMINISTRATIVE	.35	3
PAYROLL	.26	7	COAL			MGMT FEES	.39	7	**LEASING EXPENSES**	**1.02**	**7**			
ELEVATOR	.16	7	WATER/SEWER	.10	7	PROF FEES	.11	6	ADV/PROMOTION	.10	5	**TOTAL CONTRACTS**	**.97**	**7**
HVAC	.20	7				GEN OFC EXP	.10	5	COMMISSIONS	.08	2	CLEANING	.57	7
ELECTRICAL	.03	7	**RDS/GNDS/SEC**	**.26**	**7**	OTHER ADM EXP	.19	5	PROF FEES	.22	5	REPAIR/MAINT	.31	5
STRUCT/ROOF	.03	4	**TOTAL**						TENANT ALTS	.97	6	RDS/GROUNDS	.09	7
PLUMBING	.03	6	RDS/GNDS TOTAL	.11	7				BUY-OUTS			SECURITY	.14	7
FIRE/LIFE SFTY	.01	6	RDS/GNDS PAYRL						OTHER LEASING	.06	4	ADMINISTRATIVE	.49	7
OTHER MAINT/SUP	.19	7	RDS/GNDS CONTR	.09	7									
			RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	3,444,303 SQ. FT.				3,315,739 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					11.65	10.14	7.86	14.72	
RETAIL AREA	2	7.36	17.62							
OTHER AREA										
TOTAL RENT	8	11.05	9.12	7.21	13.02					
NET PARKING INC	6	.50	.29	.25	.35					
MISCELLANEOUS	5	.27	.13	.03	.60					
TOTAL INCOME	8	11.51	9.83	7.48	13.82					
EXPENSE										
CLEANING	22	1.05	.77	.69	1.03	1.07	.81	.72	1.03	
REPAIR-MAINT	22	1.84	1.40	.81	2.08	1.87	1.59	.81	2.24	
UTILITIES	22	2.05	1.96	1.70	2.58	2.06	1.97	1.70	2.64	
RDS/GRNDS/SEC	20	.90	.36	.17	.64	.94	.38	.21	.73	
ADMINISTRATIVE	21	.65	.57	.44	.83	.68	.65	.47	.89	
TOTAL OPER EXP	22	6.40	5.27	4.38	6.56	6.65	5.90	5.14	6.56	
FIXED EXPENSES	21	1.23	1.11	.89	1.64	1.27	1.27	.93	1.88	
TOTAL OPER + FIX	21	7.66	6.12	5.72	7.97	7.94	7.08	6.58	7.97	
LEASING EXP	7	.65	.33	.10	.80					
TOTAL PAYROLL	21	1.81	.53	.22	2.09					
TOTAL CONTRACT	22	.99	.79	.66	1.28					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11274	8
AVG SQFT/RETAIL TENANT	1727	4
AVG SQFT/OFFICE WORKER	280	18
AVG % OFFICE OCCUPANCY	92.8	19
AVG % RETAIL OCCUPANCY	79.1	4
AVG $ RATE YR-END RENT	14.04	10
AVG NET PRKNG INC/STALL	416.27	5
RENTABLE/GROSS SQFT	.79	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**22**	**UTILITIES TOTAL**	**2.04**	**22**	SECURITY TOTAL	.70	19	**FIXED EXP TOTAL**	**1.23**	**21**	**TOTAL PAYROLL**	**1.81**	**21**
PAYROLL	.49	12	ELECTRICAL	1.52	22	SEC PAYROLL	.77	12	REAL ESTATE TAX	1.08	21	CLEANING	.49	12
CONTRACT	.70	22	GAS	.18	16	SEC CONTRACTS	.39	7	BUILDING INS	.12	21	REPAIR/MAINT	.90	20
SUP/MAT/MISC	.10	5	FUEL OIL			SEC OTHER	.09	14	PERS PROP TAX	.02	16	RDS/GROUNDS		
TRASH REMOVAL	.05	21	PURCH STEAM	.49	6	**ADMIN TOTAL**	**.65**	**21**	OTHER TAX	.02	4	SECURITY	.77	12
REPR/MAINT TOTAL	**1.84**	**22**	PURCH CH WTR	.72	4	PAYROLL	.25	16				ADMINISTRATIVE	.25	16
PAYROLL	.90	20	COAL			MGMT FEES	.60	8	**LEASING EXPENSES**	**.65**	**7**			
ELEVATOR	.15	22	WATER/SEWER	.05	22	PROF FEES	.09	4	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	**.99**	**22**
HVAC	.15	22	**RDS/GNDS/SEC**	**.90**	**20**	GEN OFC EXP	.10	18	COMMISSIONS			CLEANING	.70	22
ELECTRICAL	.12	20	**TOTAL**			OTHER ADM EXP	.16	15	PROF FEES	.16	5	REPAIR/MAINT	.24	3
STRUCT/ROOF	.02	16	RDS/GNDS TOTAL	.24	17				TENANT ALTS	.45	6	RDS/GROUNDS	.17	16
PLUMBING	.04	20	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	7
FIRE/LIFE SFTY	.05	18	RDS/GNDS CONTR	.17	16				OTHER LEASING	.03	2	ADMINISTRATIVE	.61	9
OTHER MAINT/SUP	.51	22	RDS/GNDS OTHER	.07	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	90,559 SQ. FT.				73,209 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					13.03	12.83			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	11.02	11.08							
NET PARKING INC	3	.28	.28							
MISCELLANEOUS	2	.31	.43							
TOTAL INCOME	2	11.62	11.80							
EXPENSE										
CLEANING	3	.65	.75			.72	.75			
REPAIR-MAINT	3	.98	.99			1.08	.98			
UTILITIES	3	1.58	1.95			1.73	1.95			
RDS/GRNDS/SEC	3	.12	.16			.15	.16			
ADMINISTRATIVE	3	.85	.49			1.05	.64			
TOTAL OPER EXP	3	4.19	4.21			5.18	5.56			
FIXED EXPENSES	3	1.47	1.51			1.82	1.77			
TOTAL OPER + FIX	3	5.66	5.72			7.00	7.56			
LEASING EXP	2	.74	.70							
TOTAL PAYROLL	3	.54	.13							
TOTAL CONTRACT	3	.73	.75							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.89	3
AVG NET PRKNG INC/STALL	222.08	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**3**	**UTILITIES TOTAL**	**1.58**	**3**	SECURITY TOTAL	.11	3	**FIXED EXP TOTAL**	**1.47**	**3**	**TOTAL PAYROLL**	**.54**	**3**
PAYROLL			ELECTRICAL	1.48	3	SEC PAYROLL			REAL ESTATE TAX	1.28	3	CLEANING		
CONTRACT	.61	3	GAS			SEC CONTRACTS	.11	3	BUILDING INS	.19	3	REPAIR/MAINT	.19	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**.85**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.98**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.19	3	COAL			MGMT FEES	.37	3	**LEASING EXPENSES**	**.74**	**2**			
ELEVATOR	.07	3	WATER/SEWER	.02	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.73**	**3**
HVAC	.25	3	**RDS/GNDS/SEC**	**.12**	**3**	GEN OFC EXP	.07	2	COMMISSIONS			CLEANING	.61	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL						TENANT ALTS	.71	2	RDS/GROUNDS		
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.37	3
OTHER MAINT/SUP	.37	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	656,961 SQ. FT.				607,517 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.47	8.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.82	7.36						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.85	7.49						
EXPENSE									
CLEANING	4	1.41	1.01	.70	1.76	1.42	1.03	.72	1.76
REPAIR-MAINT	4	2.12	1.95	1.74	2.38	2.16	1.99	1.78	2.45
UTILITIES	4	3.27	2.72	2.09	3.83	3.30	2.78	2.15	3.83
RDS/GRNDS/SEC	3	.47	.52			.54	.63		
ADMINISTRATIVE	4	.93	.58	.35	1.20	1.01	.69	.40	1.26
TOTAL OPER EXP	4	8.04	6.68	5.27	9.47	8.69	7.76	5.96	10.06
FIXED EXPENSES	4	1.30	.94	.65	1.61	1.40	1.04	.73	1.69
TOTAL OPER + FIX	4	9.33	7.62	5.92	11.08	10.09	8.71	6.69	11.75
LEASING EXP	2	.06	.07						
TOTAL PAYROLL	4	1.59	1.68	.64	2.81				
TOTAL CONTRACT	4	1.17	.84	.79	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1 90	3
AVG SQFT/RETAIL TENANT	2070	2
AVG SQFT/OFFICE WORKER	209	3
AVG % OFFICE OCCUPANCY	95.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.22	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.41	4	**UTILITIES TOTAL**	3.26	4	SECURITY TOTAL	.58	2	**FIXED EXP TOTAL**	1.30	4	**TOTAL PAYROLL**	1.59	4
PAYROLL			ELECTRICAL	2.01	4	SEC PAYROLL			REAL ESTATE TAX	1.13	4	CLEANING		
CONTRACT	.90	4	GAS	.29	3	SEC CONTRACTS			BUILDING INS	.17	4	REPAIR/MAINT	1.30	3
SUP/MAT/MISC	.17	3	FUEL OIL			SEC OTHER	.06	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM	.67	2	**ADMIN TOTAL**	**.93**	**4**	OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	2.12	4	PURCH CH WTR	1.09	2	PAYROLL	.43	3	**LEASING EXPENSES**	**.06**	**2**	ADMINISTRATIVE	.43	3
PAYROLL	1.30	3	COAL			MGMT FEES	1.01	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.17	4
ELEVATOR	.26	4	WATER/SEWER	.09	4	PROF FEES			COMMISSIONS			CLEANING	.90	4
HVAC	.38	4	**RDS/GNDS/SEC**	**.47**	**3**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.20	2
ELECTRICAL	.08	4	**TOTAL**			OTHER ADM EXP	.01	2	TENANT ALTS	.05	2	RDS/GROUNDS	.09	2
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.09	2				BUY-OUTS			SECURITY		
PLUMBING	.07	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.79	3
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR	.09	2									
OTHER MAINT/SUP	.48	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,242,493 SQ. FT.				1,242,493 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					13.13	12.02	9.68	14.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	13.13	12.02	9.68	14.44				
NET PARKING INC	2	.08	.08						
MISCELLANEOUS	10	.05	.05	.04	.12				
TOTAL INCOME	20	13.16	12.07	9.74	14.46				
EXPENSE									
CLEANING	20	.79	.75	.62	.89	.79	.75	.62	.89
REPAIR-MAINT	16	.68	.61	.42	.69	.68	.61	.42	.69
UTILITIES	20	1.77	1.49	1.32	1.84	1.77	1.49	1.32	1.84
RDS/GRNDS/SEC	20	.24	.16	.14	.33	.24	.16	.14	.33
ADMINISTRATIVE	20	.56	.48	.36	.73	.56	.48	.36	.73
TOTAL OPER EXP	16	3.95	3.81	3.25	3.90	3.95	3.81	3.25	3.90
FIXED EXPENSES	19	1.77	1.72	1.37	2.03	1.77	1.72	1.37	2.03
TOTAL OPER + FIX	16	5.73	5.34	5.01	5.90	5.73	5.34	5.01	5.90
LEASING EXP	10	1.79	.29	.12	2.14				
TOTAL PAYROLL	9	.51	.69	.28	.76				
TOTAL CONTRACT	16	.88	.80	.65	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5459	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	274	13
AVG % OFFICE OCCUPANCY	91.6	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.75	17
AVG NET PRKNG INC/STALL	17.25	2
RENTABLE/GROSS SQFT	.94	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**16**	**UTILITIES TOTAL**	**1.64**	**15**	SECURITY TOTAL	.10	14	**FIXED EXP TOTAL**	**1.78**	**16**	**TOTAL PAYROLL**	**.51**	**9**
PAYROLL	.65	2	ELECTRICAL	1.46	15	SEC PAYROLL			REAL ESTATE TAX	1.64	16	CLEANING	.65	2
CONTRACT	.65	16	GAS	.14	14	SEC CONTRACTS	.10	13	BUILDING INS	.12	16	REPAIR/MAINT	.33	7
SUP/MAT/MISC	.11	14	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX	.05	3	RDS/GROUNDS		
TRASH REMOVAL	.04	16	PURCH STEAM			**ADMIN TOTAL**	**.58**	**16**	OTHER TAX	.03	4	SECURITY		
REPR/MAINT TOTAL	**.68**	**16**	PURCH CH WTR			PAYROLL	.35	5	**LEASING EXPENSES**	**1.79**	**10**	ADMINISTRATIVE	.35	5
PAYROLL	.33	7	COAL			MGMT FEES	.37	15	ADV/PROMOTION	.03	7	**TOTAL CONTRACTS**	**.88**	**16**
ELEVATOR	.09	14	WATER/SEWER	.05	14	PROF FEES	.05	8	COMMISSIONS	.11	2	CLEANING	.65	16
HVAC	.19	14	**RDS/GNDS/SEC**	**.25**	**16**	GEN OFC EXP	.03	8	PROF FEES	.37	8	REPAIR/MAINT		
ELECTRICAL	.05	12	**TOTAL**			OTHER ADM EXP	.03	10	TENANT ALTS	2.14	5	RDS/GROUNDS	.15	14
STRUCT/ROOF	.02	8	RDS/GNDS TOTAL	.16	16				BUY-OUTS			SECURITY	.10	13
PLUMBING	.02	13	RDS/GNDS PAYRL						OTHER LEASING	.11	4	ADMINISTRATIVE	.40	15
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.15	14									
OTHER MAINT/SUP	.19	16	RDS/GNDS OTHER	.08	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	108,845 SQ. FT.				108,845 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.64	11.44	9.49	17.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.64	11.44	9.49	17.61				
NET PARKING INC									
MISCELLANEOUS	3	.14	.17						
TOTAL INCOME	4	15.72	11.56	9.63	17.70				
EXPENSE									
CLEANING	4	.87	.80	.59	1.00	.87	.80	.59	1.00
REPAIR-MAINT	4	.48	.45	.32	.56	.48	.45	.32	.56
UTILITIES	4	1.54	1.44	1.16	1.83	1.54	1.44	1.16	1.83
RDS/GRNDS/SEC	4	.54	.30	.20	.64	.54	.30	.20	.64
ADMINISTRATIVE	4	.49	.53	.41	.64	.49	.53	.41	.64
TOTAL OPER EXP	4	3.93	3.53	3.08	4.27	3.93	3.53	3.08	4.27
FIXED EXPENSES	4	1.73	1.55	1.32	1.87	1.73	1.55	1.32	1.87
TOTAL OPER + FIX	4	5.66	4.88	4.63	5.91	5.66	4.88	4.63	5.91
LEASING EXP	3	.28	.25						
TOTAL PAYROLL	3	.60	.69						
TOTAL CONTRACT	4	1.00	.47	.23	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3214	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	4
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.92	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**4**
PAYROLL	.65	2
CONTRACT	.47	4
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**.48**	**4**
PAYROLL	.12	2
ELEVATOR	.04	3
HVAC	.18	4
ELECTRICAL	.05	2
STRUCT/ROOF	.05	2
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**4**
ELECTRICAL	1.27	4
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.54**	**4**
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	2
SEC PAYROLL		
SEC CONTRACTS	.54	2
SEC OTHER		
ADMIN TOTAL	**.49**	**4**
PAYROLL		
MGMT FEES	.32	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.73**	**4**
REAL ESTATE TAX	1.42	4
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.28**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.14	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.60**	**3**
CLEANING	.65	2
REPAIR/MAINT	.12	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.00**	**4**
CLEANING	.47	4
REPAIR/MAINT		
RDS/GROUNDS	.16	4
SECURITY	.54	2
ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	410,213 SQ. FT.				410,213 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.71	12.40	10.61	13.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.71	12.40	10.61	13.69				
NET PARKING INC									
MISCELLANEOUS	3	.04	.04						
TOTAL INCOME	6	12.75	12.45	10.61	13.74				
EXPENSE									
CLEANING	6	.73	.74	.68	.75	.73	.74	.68	.75
REPAIR-MAINT	5	.62	.57	.34	.87	.62	.57	.34	.87
UTILITIES	6	1.94	1.49	1.47	1.75	1.94	1.49	1.47	1.75
RDS/GRNDS/SEC	6	.14	.14	.12	.15	.14	.14	.12	.15
ADMINISTRATIVE	6	.55	.45	.35	.77	.55	.45	.35	.77
TOTAL OPER EXP	5	3.59	3.75	3.22	3.83	3.59	3.75	3.22	3.83
FIXED EXPENSES	5	1.76	1.85	1.46	2.05	1.76	1.85	1.46	2.05
TOTAL OPER + FIX	5	5.35	5.16	5.06	5.73	5.35	5.16	5.06	5.73
LEASING EXP	2	.03	.03						
TOTAL PAYROLL	2	.46	.43						
TOTAL CONTRACT	5	.83	.80	.72	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6593	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	257	3
AVG % OFFICE OCCUPANCY	94.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.43	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**5**
PAYROLL		
CONTRACT	.68	5
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	**.62**	**5**
PAYROLL	.26	2
ELEVATOR	.05	4
HVAC	.14	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.35	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**4**
ELECTRICAL	1.33	4
GAS	.08	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	**.15**	**5**
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	5
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER		
ADMIN TOTAL	**.59**	**5**
PAYROLL		
MGMT FEES	.44	5
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.76**	**5**
REAL ESTATE TAX	1.63	5
BUILDING INS	.13	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.03**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.46**	**2**
CLEANING		
REPAIR/MAINT	.26	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.83**	**5**
CLEANING	.68	5
REPAIR/MAINT		
RDS/GROUNDS	.11	4
SECURITY	.02	4
ADMINISTRATIVE	.44	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Omaha, NE

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	553,517 SQ. FT.				553,517 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					13.56	13.62	10.07	17.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.56	13.62	10.07	17.51				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	13.59	13.62	10.08	17.55				
EXPENSE									
CLEANING	4	.79	.78	.62	.94	.79	.78	.62	.94
REPAIR-MAINT	4	.81	.71	.68	.97	.81	.71	.68	.97
UTILITIES	4	1.75	1.57	1.06	2.31	1.75	1.57	1.06	2.31
RDS/GRNDS/SEC	4	.23	.15	.14	.30	.23	.15	.14	.30
ADMINISTRATIVE	4	.60	.61	.46	.77	.60	.61	.46	.77
TOTAL OPER EXP	4	4.17	3.88	3.68	4.56	4.17	3.88	3.68	4.56
FIXED EXPENSES	4	1.74	1.86	1.40	2.06	1.74	1.86	1.40	2.06
TOTAL OPER + FIX	4	5.91	5.57	5.23	6.47	5.91	5.57	5.23	6.47
LEASING EXP	2	2.13	2.14						
TOTAL PAYROLL	4	.51	.55	.27	.79				
TOTAL CONTRACT	4	.83	.77	.64	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5304	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	3
AVG % OFFICE OCCUPANCY	89.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.14	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	4
PAYROLL		
CONTRACT	.64	4
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.81	4
PAYROLL	.38	3
ELEVATOR	.12	4
HVAC	.18	4
ELECTRICAL	.05	4
STRUCT/ROOF	.01	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.14	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	4
ELECTRICAL	1.56	4
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	4
SEC PAYROLL		
SEC CONTRACTS	.10	4
SEC OTHER		
ADMIN TOTAL	.60	4
PAYROLL	.33	3
MGMT FEES	.31	4
PROF FEES	.04	3
GEN OFC EXP		
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	1.60	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	2.13	2
ADV/PROMOTION	.33	2
COMMISSIONS		
PROF FEES	.51	2
TENANT ALTS	1.49	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	4
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	.83	4
CLEANING	.64	4
REPAIR/MAINT		
RDS/GROUNDS	.12	3
SECURITY	.10	4
ADMINISTRATIVE	.34	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,045,257 SQ. FT.				1,037,548 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	4					16.21	14.19	12.84	17.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	16.14	14.15	12.84	17.37				
NET PARKING INC									
MISCELLANEOUS	3	.03	.07						
TOTAL INCOME	4	16.27	14.30	12.92	17.49				
EXPENSE									
CLEANING	6	.92	.71	.64	1.00	.93	.71	.64	1.00
REPAIR-MAINT	6	1.22	.93	.65	1.37	1.23	.93	.65	1.38
UTILITIES	6	3.13	2.17	1.74	3.54	3.13	2.17	1.74	3.54
RDS/GRNDS/SEC	6	.95	.55	.50	1.26	.95	.55	.51	1.26
ADMINISTRATIVE	6	.85	.87	.60	1.02	.86	.87	.61	1.02
TOTAL OPER EXP	6	7.07	5.44	4.24	7.97	7.12	5.44	4.30	7.97
FIXED EXPENSES	6	2.51	2.10	1.89	2.89	2.53	2.10	1.92	2.89
TOTAL OPER + FIX	6	9.57	7.51	6.49	10.51	9.65	7.51	6.58	10.51
LEASING EXP	2	.32	.25						
TOTAL PAYROLL	6	.76	.64	.22	.88				
TOTAL CONTRACT	6	1.80	1.09	.85	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6971	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	329	6
AVG % OFFICE OCCUPANCY	90.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.43	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	6
PAYROLL		
CONTRACT	.73	6
SUP/MAT/MISC	.11	6
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	1.22	6
PAYROLL	.45	2
ELEVATOR	.12	6
HVAC	.24	6
ELECTRICAL	.21	6
STRUCT/ROOF	.04	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.13	6
ELECTRICAL	3.03	6
GAS	.08	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.95	6
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.84	6
SEC PAYROLL		
SEC CONTRACTS	.83	6
SEC OTHER	.01	3
ADMIN TOTAL	.85	6
PAYROLL	.54	6
MGMT FEES	.34	4
PROF FEES	.04	4
GEN OFC EXP	.13	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.51	6
REAL ESTATE TAX	2.11	6
BUILDING INS	.39	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	2
ADV/PROMOTION		
COMMISSIONS	.02	2
PROF FEES	.22	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.08	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	6
CLEANING		
REPAIR/MAINT	.45	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.54	6
TOTAL CONTRACTS	1.80	6
CLEANING	.73	6
REPAIR/MAINT	.27	4
RDS/GROUNDS	.12	3
SECURITY	.83	6
ADMINISTRATIVE	.38	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	55 BLDS	6,279,000 SQ. FT.				6,005,663 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	52					15.22	15.88	11.85	19.21
RETAIL AREA	14	11.72	14.00	10.66	19.04				
OTHER AREA	3	.96	.92						
TOTAL RENT	52	15.33	15.86	11.88	18.94				
NET PARKING INC	10	.80	1.00	.28	1.20				
MISCELLANEOUS	20	1.32	.29	.18	3.62				
TOTAL INCOME	52	16.61	16.78	12.31	20.59				
EXPENSE									
CLEANING	53	.72	.71	.60	.91	.73	.71	.61	.93
REPAIR-MAINT	53	1.06	.90	.72	1.29	1.08	.90	.72	1.34
UTILITIES	54	1.64	1.62	1.31	1.96	1.66	1.64	1.31	1.96
RDS/GRNDS/SEC	55	.55	.54	.31	.71	.57	.58	.32	.71
ADMINISTRATIVE	55	.91	.93	.79	1.00	.95	1.01	.79	1.07
TOTAL OPER EXP	52	4.93	4.68	4.12	5.16	5.12	5.04	4.34	5.47
FIXED EXPENSES	55	1.68	1.54	1.31	2.00	1.75	1.56	1.33	2.05
TOTAL OPER + FIX	52	6.70	6.26	5.77	7.37	6.95	6.38	6.02	7.66
LEASING EXP	25	4.16	.95	.19	3.27				
TOTAL PAYROLL	22	.93	1.08	.44	1.27				
TOTAL CONTRACT	33	1.02	.96	.68	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6901	50
AVG SQFT/RETAIL TENANT	3838	14
AVG SQFT/OFFICE WORKER	293	43
AVG % OFFICE OCCUPANCY	82.0	50
AVG % RETAIL OCCUPANCY	87.0	14
AVG $ RATE YR-END RENT	21.72	49
AVG NET PRKNG INC/STALL	230.89	10
RENTABLE/GROSS SQFT	.93	50

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**30**	**UTILITIES TOTAL**	**1.65**	**32**	SECURITY TOTAL	.35	32	**FIXED EXP TOTAL**	**1.68**	**34**	**TOTAL PAYROLL**	**.93**	**22**
PAYROLL	.40	10	ELECTRICAL	1.59	32	SEC PAYROLL	.19	3	REAL ESTATE TAX	1.45	34	CLEANING	.40	10
CONTRACT	.48	30	GAS	.07	18	SEC CONTRACTS	.30	32	BUILDING INS	.23	34	REPAIR/MAINT	.48	14
SUP/MAT/MISC	.08	25	FUEL OIL			SEC OTHER	.04	20	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.04	28	PURCH STEAM			**ADMIN TOTAL**	**.91**	**34**	OTHER TAX			SECURITY	.19	3
REPR/MAINT TOTAL	**1.09**	**31**	PURCH CH WTR			PAYROLL	.43	18				ADMINISTRATIVE	.43	18
PAYROLL	.48	14	COAL			MGMT FEES	.46	34	**LEASING EXPENSES**	**4.16**	**25**			
ELEVATOR	.16	31	WATER/SEWER	.04	28	PROF FEES	.08	24	ADV/PROMOTION	.10	21	**TOTAL CONTRACTS**	**1.02**	**33**
HVAC	.21	31	**RDS/GNDS/SEC**	**.54**	**33**	GEN OFC EXP	.11	31	COMMISSIONS	.07	11	CLEANING	.48	30
ELECTRICAL	.04	26	**TOTAL**			OTHER ADM EXP	.05	14	PROF FEES	1.24	19	REPAIR/MAINT	.45	9
STRUCT/ROOF	.11	8	RDS/GNDS TOTAL	.21	30				TENANT ALTS	3.91	18	RDS/GROUNDS	.17	28
PLUMBING	.02	29	RDS/GNDS PAYRL	.06	3				BUY-OUTS	1.45	5	SECURITY	.30	32
FIRE/LIFE SFTY	.06	20	RDS/GNDS CONTR	.17	28				OTHER LEASING	.06	4	ADMINISTRATIVE	.53	34
OTHER MAINT/SUP	.32	30	RDS/GNDS OTHER	.07	24									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,691 SQ. FT.				101,691 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.20	18.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	19.20	18.84						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	19.22	18.84						
EXPENSE									
CLEANING	3	.95	.96			.95	.96		
REPAIR-MAINT	2	.62	.61			.62	.61		
UTILITIES	3	1.84	1.96			1.84	1.96		
RDS/GRNDS/SEC	3	.50	.29			.50	.29		
ADMINISTRATIVE	3	.81	.81			.81	.81		
TOTAL OPER EXP	2	4.52	4.61			4.52	4.61		
FIXED EXPENSES	3	1.13	.83			1.13	.83		
TOTAL OPER + FIX	2	5.82	5.80			5.82	5.80		
LEASING EXP	2	1.41	1.22						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.13	.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3058	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.71	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**3**	**UTILITIES TOTAL**	**1.84**	**3**	SECURITY TOTAL	.06	2	**FIXED EXP TOTAL**	**1.13**	**3**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.63	3	SEC PAYROLL			REAL ESTATE TAX	.86	3	CLEANING		
CONTRACT	.73	3	GAS	.13	3	SEC CONTRACTS	.06	2	BUILDING INS	.27	3	REPAIR/MAINT		
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**.81**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.62**	**2**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.69	3	**LEASING EXPENSES**	**1.41**	**2**			
ELEVATOR	.06	2	WATER/SEWER	.09	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.13**	**3**
HVAC	.17	2	**RDS/GNDS/SEC**	**.50**	**3**	GEN OFC EXP	.11	2	COMMISSIONS			CLEANING	.73	3
ELECTRICAL			**TOTAL**			OTHER ADM EXP	.06	2	PROF FEES	.11	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.46	3				TENANT ALTS			RDS/GROUNDS	.30	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.30	3				OTHER LEASING			ADMINISTRATIVE	.69	3
OTHER MAINT/SUP	.31	2	RDS/GNDS OTHER	.21	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	283,068 SQ. FT.				263,785 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					12.39	14.76		
RETAIL AREA	2	22.26	22.02						
OTHER AREA									
TOTAL RENT	3	13.46	14.76						
NET PARKING INC									
MISCELLANEOUS	2	4.95	4.94						
TOTAL INCOME	3	17.24	14.76						
EXPENSE									
CLEANING	3	.54	.60			.58	.62		
REPAIR-MAINT	4	.96	.97	.70	1.26	1.03	1.04	.70	1.49
UTILITIES	4	1.39	1.34	1.15	1.69	1.43	1.42	1.15	1.77
RDS/GRNDS/SEC	4	.42	.42	.22	.57	.45	.42	.23	.64
ADMINISTRATIVE	4	1.16	.91	.67	1.81	1.24	1.02	.69	1.92
TOTAL OPER EXP	3	4.06	4.13			4.44	4.32		
FIXED EXPENSES	4	1.92	1.74	1.49	2.18	2.06	2.05	1.69	2.29
TOTAL OPER + FIX	3	6.13	5.81			6.71	6.65		
LEASING EXP	3	.25	.17						
TOTAL PAYROLL	2	1.23	1.18						
TOTAL CONTRACT	4	.45	.48	.24	.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5944	3
AVG SQFT/RETAIL TENANT	5866	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.0	3
AVG % RETAIL OCCUPANCY	91.3	2
AVG $ RATE YR-END RENT	19.49	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.54**	**3**
PAYROLL		
CONTRACT	.25	3
SUP/MAT/MISC	.28	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**.96**	**4**
PAYROLL		
ELEVATOR	.10	4
HVAC	.40	4
ELECTRICAL	.04	3
STRUCT/ROOF	.17	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.24**	**3**
ELECTRICAL	1.20	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.42**	**4**
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER	.02	2
ADMIN TOTAL	**1.14**	**4**
PAYROLL	.52	2
MGMT FEES	.55	4
PROF FEES	.18	4
GEN OFC EXP	.12	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.92**	**4**
REAL ESTATE TAX	1.59	4
BUILDING INS	.33	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.25**	**3**
ADV/PROMOTION	.09	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	2
TOTAL CONTRACTS	**.45**	**4**
CLEANING	.25	3
REPAIR/MAINT		
RDS/GROUNDS	.10	4
SECURITY	.14	4
ADMINISTRATIVE	.73	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	999,964 SQ. FT.				952,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					15.92	13.95		
RETAIL AREA	2	20.37	20.52						
OTHER AREA									
TOTAL RENT	3	15.92	14.28						
NET PARKING INC	2	1.00	1.00						
MISCELLANEOUS	2	3.84	3.84						
TOTAL INCOME	3	19.37	19.17						
EXPENSE									
CLEANING	4	.61	.61	.58	.65	.62	.62	.59	.66
REPAIR-MAINT	4	1.42	1.31	1.00	1.81	1.48	1.40	1.04	1.85
UTILITIES	4	1.36	1.34	1.20	1.58	1.36	1.34	1.20	1.58
RDS/GRNDS/SEC	4	.56	.56	.53	.59	.59	.58	.58	.59
ADMINISTRATIVE	4	.94	.93	.84	1.03	.99	1.01	.88	1.07
TOTAL OPER EXP	4	4.90	4.57	4.28	5.52	5.14	4.98	4.48	5.73
FIXED EXPENSES	4	1.61	1.53	1.37	1.92	1.69	1.59	1.49	1.92
TOTAL OPER + FIX	4	6.51	5.94	5.80	7.29	6.83	6.47	6.06	7.55
LEASING EXP	2	.16	.16						
TOTAL PAYROLL	2	1.29	1.30						
TOTAL CONTRACT	4	.89	1.03	.62	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19440	2
AVG SQFT/RETAIL TENANT	3985	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.0	2
AVG % RETAIL OCCUPANCY	87.0	2
AVG $ RATE YR-END RENT	25.14	4
AVG NET PRKNG INC/STALL	263.66	2
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**4**
PAYROLL		
CONTRACT	.49	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	**1.42**	**4**
PAYROLL	.67	2
ELEVATOR	.18	4
HVAC	.41	4
ELECTRICAL	.04	4
STRUCT/ROOF	.09	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.09	4
OTHER MAINT/SUP	.36	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.36**	**4**
ELECTRICAL	1.35	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	**.56**	**4**
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	4
SEC PAYROLL		
SEC CONTRACTS	.32	4
SEC OTHER	.06	3
ADMIN TOTAL	**.94**	**4**
PAYROLL	.26	2
MGMT FEES	.60	4
PROF FEES	.08	4
GEN OFC EXP	.12	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.61**	**4**
REAL ESTATE TAX	1.33	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.16**	**2**
ADV/PROMOTION	.14	2
COMMISSIONS	.02	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.29**	**2**
CLEANING		
REPAIR/MAINT	.67	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	**.89**	**4**
CLEANING	.49	4
REPAIR/MAINT		
RDS/GROUNDS	.12	3
SECURITY	.32	4
ADMINISTRATIVE	.68	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orange County, CA

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,190,113 SQ. FT.				3,001,672 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.94	13.76	8.75	19.21
RETAIL AREA	5	5.60	10.65	1.40	13.82				
OTHER AREA	3	.96	.92						
TOTAL RENT	8	14.14	13.83	8.84	17.21				
NET PARKING INC	3	.75	.27						
MISCELLANEOUS	6	.95	.21	.14	.77				
TOTAL INCOME	8	15.17	13.94	8.88	17.99				
EXPENSE									
CLEANING	8	.70	.71	.60	.83	.71	.72	.61	.84
REPAIR-MAINT	8	.97	.92	.82	1.15	.99	.93	.83	1.22
UTILITIES	8	1.64	1.60	1.43	1.84	1.67	1.64	1.46	1.86
RDS/GRNDS/SEC	9	.52	.46	.36	.77	.55	.46	.38	.84
ADMINISTRATIVE	9	.83	.93	.76	.99	.88	.96	.77	1.07
TOTAL OPER EXP	8	4.79	4.86	4.51	5.16	5.03	4.97	4.53	5.47
FIXED EXPENSES	9	1.69	1.84	1.05	2.29	1.80	1.86	1.11	2.38
TOTAL OPER+FIX	8	6.66	6.47	6.26	7.37	6.98	6.48	6.27	7.66
LEASING EXP	8	5.89	3.73	.54	7.64				
TOTAL PAYROLL	7	.84	1.18	.57	1.19				
TOTAL CONTRACT	7	.99	.96	.61	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7568	9
AVG SQFT/RETAIL TENANT	3896	5
AVG SQFT/OFFICE WORKER	305	9
AVG % OFFICE OCCUPANCY	79.4	9
AVG % RETAIL OCCUPANCY	83.8	5
AVG $ RATE YR-END RENT	21.05	7
AVG NET PRKNG INC/STALL	221.26	3
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.69**	**5**	**UTILITIES TOTAL**	**1.68**	**7**	SECURITY TOTAL	.28	7	**FIXED EXP TOTAL**	**1.68**	**8**	**TOTAL PAYROLL**	**.84**	**7**
PAYROLL	.27	3	ELECTRICAL	1.64	7	SEC PAYROLL			REAL ESTATE TAX	1.48	8	CLEANING	.27	3
CONTRACT	.49	5	GAS	.03	2	SEC CONTRACTS	.25	7	BUILDING INS	.19	8	REPAIR/MAINT	.48	5
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	**.84**	**8**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.00**	**6**	PURCH CH WTR			PAYROLL	.46	6				ADMINISTRATIVE	.46	6
PAYROLL	.48	5	COAL			MGMT FEES	.37	8	**LEASING EXPENSES**	**5.89**	**8**			
ELEVATOR	.17	6	WATER/SEWER	.03	7	PROF FEES	.06	6	ADV/PROMOTION	.10	6	**TOTAL CONTRACTS**	**.99**	**7**
HVAC	.12	6	**RDS/GNDS/SEC**	**.49**	**7**	GEN OFC EXP	.07	6	COMMISSIONS	.09	3	CLEANING	.49	5
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP	.04	4	PROF FEES	1.56	7	REPAIR/MAINT	.44	4
STRUCT/ROOF	.17	2	RDS/GNDS TOTAL	.20	7				TENANT ALTS	5.01	6	RDS/GROUNDS	.16	5
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS	1.96	2	SECURITY	.25	7
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR	.16	5				OTHER LEASING	.06	4	ADMINISTRATIVE	.42	8
OTHER MAINT/SUP	.22	5	RDS/GNDS OTHER	.10	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,222,991 SQ. FT.				1,220,585 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.38	11.05	9.97	13.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.36	11.01	9.94	13.47				
NET PARKING INC	2	1.50	1.28						
MISCELLANEOUS	4	.40	.32	.13	.50				
TOTAL INCOME	4	12.87	12.80	10.68	14.64				
EXPENSE									
CLEANING	4	.64	.63	.58	.71	.64	.63	.58	.71
REPAIR-MAINT	4	.75	.72	.66	.81	.75	.72	.66	.81
UTILITIES	4	1.48	1.44	1.34	1.63	1.48	1.44	1.34	1.64
RDS/GRNDS/SEC	4	.33	.32	.27	.35	.33	.32	.27	.35
ADMINISTRATIVE	4	1.01	1.07	.98	1.17	1.02	1.07	.98	1.18
TOTAL OPER EXP	4	4.21	4.18	3.90	4.59	4.22	4.18	3.90	4.61
FIXED EXPENSES	4	2.20	2.05	1.70	2.32	2.20	2.06	1.71	2.32
TOTAL OPER+FIX	4	6.41	6.22	5.82	6.68	6.43	6.22	5.82	6.72
LEASING EXP	4	2.06	1.28	.32	3.05				
TOTAL PAYROLL	4	.78	.67	.58	.82				
TOTAL CONTRACT	4	.80	.82	.74	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9602	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	3
AVG % OFFICE OCCUPANCY	69.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.09	3
AVG NET PRKNG INC/STALL	667.47	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**4**	**UTILITIES TOTAL**	**1.48**	**4**	SECURITY TOTAL	.23	4	**FIXED EXP TOTAL**	**2.18**	**4**	**TOTAL PAYROLL**	**.78**	**4**
PAYROLL			ELECTRICAL	1.40	4	SEC PAYROLL			REAL ESTATE TAX	2.04	4	CLEANING		
CONTRACT	.53	4	GAS	.01	2	SEC CONTRACTS	.12	3	BUILDING INS	.14	4	REPAIR/MAINT	.25	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	**1.02**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.75**	**4**	PURCH CH WTR			PAYROLL	.36	4				ADMINISTRATIVE	.36	4
PAYROLL	.25	4	COAL			MGMT FEES	.43	4	**LEASING EXPENSES**	**2.06**	**4**			
ELEVATOR	.14	4	WATER/SEWER	.06	4	PROF FEES	.03	3	ADV/PROMOTION	.10	3	**TOTAL CONTRACTS**	**.80**	**4**
HVAC	.14	4	**RDS/GNDS/SEC**	**.33**	**4**	GEN OFC EXP	.18	4	COMMISSIONS			CLEANING	.53	4
ELECTRICAL	.02	4	**TOTAL**			OTHER ADM EXP	.10	2	PROF FEES	.23	4	REPAIR/MAINT	.17	3
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.10	4				TENANT ALTS	1.61	4	RDS/GROUNDS	.07	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.12	3
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.07	4				OTHER LEASING	.17	2	ADMINISTRATIVE	.46	4
OTHER MAINT/SUP	.15	4	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	568,313 SQ. FT.				565,907 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.67	10.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.63	10.90						
NET PARKING INC									
MISCELLANEOUS	3	.30	.16						
TOTAL INCOME	3	12.28	12.22						
EXPENSE									
CLEANING	3	.63	.61			.64	.62		
REPAIR-MAINT	3	.74	.69			.75	.69		
UTILITIES	3	1.55	1.45			1.56	1.45		
RDS/GRNDS/SEC	3	.30	.30			.30	.30		
ADMINISTRATIVE	3	1.15	1.08			1.16	1.08		
TOTAL OPER EXP	3	4.38	4.29			4.40	4.29		
FIXED EXPENSES	3	1.88	1.94			1.89	1.96		
TOTAL OPER + FIX	3	6.26	5.90			6.29	5.90		
LEASING EXP	3	1.87	.34						
TOTAL PAYROLL	3	.65	.61						
TOTAL CONTRACT	3	.83	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6963	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	2
AVG % OFFICE OCCUPANCY	78.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.76	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**3**	**UTILITIES TOTAL**	**1.55**	**3**	SECURITY TOTAL	.12	3	**FIXED EXP TOTAL**	**1.84**	**3**	**TOTAL PAYROLL**	**.65**	**3**
PAYROLL			ELECTRICAL	1.49	3	SEC PAYROLL			REAL ESTATE TAX	1.75	3	CLEANING		
CONTRACT	.53	3	GAS			SEC CONTRACTS	.12	3	BUILDING INS	.09	3	REPAIR/MAINT	.23	3
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	**1.17**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.74**	**3**	PURCH CH WTR			PAYROLL	.38	3				ADMINISTRATIVE	.38	3
PAYROLL	.23	3	COAL			MGMT FEES	.52	3	**LEASING EXPENSES**	**1.87**	**3**			
ELEVATOR	.10	3	WATER/SEWER	.06	3	PROF FEES	.06	2	ADV/PROMOTION	.16	2	**TOTAL CONTRACTS**	**.83**	**3**
HVAC	.22	3				GEN OFC EXP	.15	3	COMMISSIONS			CLEANING	.53	3
ELECTRICAL	.02	3	**RDS/GNDS/SEC**	**.30**	**3**	OTHER ADM EXP	.10	2	PROF FEES	.17	3	REPAIR/MAINT	.11	2
STRUCT/ROOF	.03	2	**TOTAL**						TENANT ALTS	1.55	3	RDS/GROUNDS	.11	3
PLUMBING	.01	3	RDS/GNDS TOTAL	.18	3				BUY-OUTS			SECURITY	.12	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.57	3
OTHER MAINT/SUP	.11	3	RDS/GNDS CONTR	.11	3									
			RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	566,010 SQ. FT.				566,010 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.73	9.89	8.51	17.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.73	9.89	8.51	17.82				
NET PARKING INC									
MISCELLANEOUS	4	1.06	.26						
TOTAL INCOME	6	12.54	11.68	9.57	17.89				
EXPENSE									
CLEANING	5	.65	.70	.54	.74	.65	.70	.54	.74
REPAIR-MAINT	6	.62	.65	.39	.70	.62	.65	.39	.70
UTILITIES	5	1.56	1.51	1.35	1.76	1.56	1.51	1.35	1.76
RDS/GRNDS/SEC	6	.40	.36	.29	.65	.40	.36	.29	.65
ADMINISTRATIVE	6	1.09	1.02	.84	1.51	1.09	1.02	.84	1.51
TOTAL OPER EXP	5	4.33	4.02	3.76	5.03	4.33	4.02	3.76	5.03
FIXED EXPENSES	6	1.53	1.47	1.39	1.64	1.53	1.47	1.39	1.64
TOTAL OPER + FIX	5	5.86	5.49	5.30	6.59	5.86	5.49	5.30	6.59
LEASING EXP	4	1.26	.38						
TOTAL PAYROLL	4	.72	.62						
TOTAL CONTRACT	4	.93	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5140	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	4
AVG % OFFICE OCCUPANCY	79.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.94	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**4**	**UTILITIES TOTAL**	**1.50**	**4**	SECURITY TOTAL	.13	4	**FIXED EXP TOTAL**	**1.57**	**4**	**TOTAL PAYROLL**	**.72**	**4**
PAYROLL			ELECTRICAL	1.43	4	SEC PAYROLL			REAL ESTATE TAX	1.34	4	CLEANING		
CONTRACT	.49	4	GAS			SEC CONTRACTS	.08	2	BUILDING INS	.14	4	REPAIR/MAINT	.19	4
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER	.11	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	**1.17**	**4**	OTHER TAX	.15	3	SECURITY		
REPR/MAINT TOTAL	**.68**	**4**	PURCH CH WTR			PAYROLL	.52	4				ADMINISTRATIVE	.52	4
PAYROLL	.19	4	COAL			MGMT FEES	.39	4	**LEASING EXPENSES**	**1.26**	**4**			
ELEVATOR	.04	4	WATER/SEWER	.08	4	PROF FEES	.07	2	ADV/PROMOTION	.15	4	**TOTAL CONTRACTS**	**.93**	**4**
HVAC	.16	4				GEN OFC EXP	.22	4	COMMISSIONS	.12	4	CLEANING	.49	4
ELECTRICAL	.04	4	**RDS/GNDS/SEC**	**.44**	**4**	OTHER ADM EXP			PROF FEES	.23	3	REPAIR/MAINT		
STRUCT/ROOF	.05	4	**TOTAL**						TENANT ALTS	1.29	3	RDS/GROUNDS	.23	4
PLUMBING			RDS/GNDS TOTAL	.31	4				BUY-OUTS			SECURITY	.08	2
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING	.02	3	ADMINISTRATIVE	.44	4
OTHER MAINT/SUP	.18	4	RDS/GNDS CONTR	.23	4									
			RDS/GNDS OTHER	.08	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	433,539 SQ. FT.				433,539 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.34	9.89		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.34	9.89						
NET PARKING INC									
MISCELLANEOUS	2	1.38	1.87						
TOTAL INCOME	3	13.31	11.68						
EXPENSE									
CLEANING	3	.72	.74			.72	.74		
REPAIR-MAINT	3	.62	.67			.62	.67		
UTILITIES	3	1.62	1.66			1.62	1.66		
RDS/GRNDS/SEC	3	.44	.36			.44	.36		
ADMINISTRATIVE	3	1.11	.94			1.11	.94		
TOTAL OPER EXP	3	4.51	4.19			4.51	4.19		
FIXED EXPENSES	3	1.50	1.47			1.50	1.47		
TOTAL OPER + FIX	3	6.01	5.66			6.01	5.66		
LEASING EXP	2	1.71	1.85						
TOTAL PAYROLL	2	.76	.80						
TOTAL CONTRACT	2	.90	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6624	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.27	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**2**	**UTILITIES TOTAL**	**1.59**	**2**	SECURITY TOTAL	.19	2	**FIXED EXP TOTAL**	**1.53**	**2**	**TOTAL PAYROLL**	**.76**	**2**
PAYROLL			ELECTRICAL	1.52	2	SEC PAYROLL			REAL ESTATE TAX	1.31	2	CLEANING		
CONTRACT	.58	2	GAS			SEC CONTRACTS	.08	2	BUILDING INS	.11	2	REPAIR/MAINT	.20	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**1.25**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.70**	**2**	PURCH CH WTR			PAYROLL	.57	2				ADMINISTRATIVE	.57	2
PAYROLL	.20	2	COAL			MGMT FEES	.35	2	**LEASING EXPENSES**	**1.71**	**2**			
ELEVATOR	.03	2	WATER/SEWER	.08	2	PROF FEES	.07	2	ADV/PROMOTION	.18	2	**TOTAL CONTRACTS**	**.90**	**2**
HVAC	.14	2	**RDS/GNDS/SEC**	**.53**	**2**	GEN OFC EXP	.27	2	COMMISSIONS	.10	2	CLEANING	.58	2
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.08	2	RDS/GNDS TOTAL	.35	2				TENANT ALTS			RDS/GROUNDS	.23	2
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.23	2				OTHER LEASING			ADMINISTRATIVE	.42	2
OTHER MAINT/SUP	.19	2	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	13,986,274 SQ. FT.				13,593,408 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					17.71	18.59	15.32	21.78
RETAIL AREA	16	18.79	24.55	12.07	32.74				
OTHER AREA									
TOTAL RENT	21	17.78	19.24	14.75	22.26				
NET PARKING INC	5	.39	.43	.23	.55				
MISCELLANEOUS	16	.87	.37	.06	1.11				
TOTAL INCOME	21	18.71	20.06	16.30	23.37				
EXPENSE									
CLEANING	26	1.41	1.48	1.31	1.72	1.43	1.50	1.33	1.76
REPAIR-MAINT	26	1.17	.94	.81	1.41	1.19	.98	.82	1.46
UTILITIES	26	2.49	2.52	2.19	2.74	2.51	2.52	2.19	2.76
RDS/GRNDS/SEC	26	.39	.34	.29	.56	.40	.35	.30	.56
ADMINISTRATIVE	25	.56	.57	.33	.96	.58	.57	.34	.98
TOTAL OPER EXP	26	6.02	6.24	5.32	6.82	6.19	6.44	5.54	6.90
FIXED EXPENSES	26	2.87	3.22	2.42	3.62	2.96	3.42	2.60	3.71
TOTAL OPER + FIX	26	8.89	9.53	8.33	10.11	9.15	9.84	8.44	10.36
LEASING EXP	19	2.24	.97	.24	1.88				
TOTAL PAYROLL	24	1.01	.62	.47	.94				
TOTAL CONTRACT	26	1.57	1.71	1.42	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21250	22
AVG SQFT/RETAIL TENANT	3500	17
AVG SQFT/OFFICE WORKER	266	24
AVG % OFFICE OCCUPANCY	88.5	25
AVG % RETAIL OCCUPANCY	82.7	18
AVG $ RATE YR-END RENT	23.12	20
AVG NET PRKNG INC/STALL	1965.59	5
RENTABLE/GROSS SQFT	.91	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**26**	**UTILITIES TOTAL**	**2.49**	**26**	SECURITY TOTAL	.33	26	**FIXED EXP TOTAL**	**2.87**	**26**	**TOTAL PAYROLL**	**1.01**	**24**
PAYROLL	.87	6	ELECTRICAL	2.22	26	SEC PAYROLL	.30	8	REAL ESTATE TAX	2.54	26	CLEANING	.87	6
CONTRACT	1.24	23	GAS	.06	7	SEC CONTRACTS	.19	25	BUILDING INS	.21	25	REPAIR/MAINT	.55	22
SUP/MAT/MISC	.07	21	FUEL OIL	.04	2	SEC OTHER	.04	15	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	23	PURCH STEAM	.30	16	**ADMIN TOTAL**	**.56**	**25**	OTHER TAX	.34	11	SECURITY	.30	8
REPR/MAINT TOTAL	**1.17**	**26**	PURCH CH WTR			PAYROLL	.20	23				ADMINISTRATIVE	.20	23
PAYROLL	.55	22	COAL			MGMT FEES	.29	21	**LEASING EXPENSES**	**2.24**	**19**			
ELEVATOR	.22	26	WATER/SEWER	.06	26	PROF FEES	.07	20	ADV/PROMOTION	.19	17	**TOTAL CONTRACTS**	**1.57**	**26**
HVAC	.16	26	**RDS/GNDS/SEC**	**.39**	**26**	GEN OFC EXP	.06	23	COMMISSIONS	.10	11	CLEANING	1.24	23
ELECTRICAL	.05	26	**TOTAL**			OTHER ADM EXP	.04	24	PROF FEES	.47	17	REPAIR/MAINT	.35	15
STRUCT/ROOF	.07	10	RDS/GNDS TOTAL	.07	18				TENANT ALTS	1.62	16	RDS/GROUNDS	.09	14
PLUMBING	.02	22	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.19	25
FIRE/LIFE SFTY	.03	16	RDS/GNDS CONTR	.09	14				OTHER LEASING	.57	6	ADMINISTRATIVE	.35	21
OTHER MAINT/SUP	.20	25	RDS/GNDS OTHER	.01	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,133,821 SQ. FT.				1,098,531 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					21.13	20.27	17.33	24.55
RETAIL AREA	6	33.18	24.86	21.57	30.08				
OTHER AREA									
TOTAL RENT	6	21.66	20.95	19.02	25.32				
NET PARKING INC									
MISCELLANEOUS	2	2.43	1.99						
TOTAL INCOME	6	22.48	22.53	19.83	25.32				
EXPENSE									
CLEANING	6	1.62	1.53	1.51	1.77	1.63	1.53	1.51	1.78
REPAIR-MAINT	6	1.08	.98	.89	1.40	1.10	.99	.92	1.44
UTILITIES	6	2.33	2.30	1.99	2.73	2.34	2.30	2.00	2.73
RDS/GRNDS/SEC	6	.49	.45	.30	.63	.51	.45	.31	.71
ADMINISTRATIVE	5	.96	1.07	.61	1.20	.99	1.08	.64	1.21
TOTAL OPER EXP	6	6.36	6.32	5.85	7.00	6.56	6.46	6.05	7.02
FIXED EXPENSES	6	3.42	3.62	2.63	3.89	3.53	3.66	2.96	3.93
TOTAL OPER + FIX	6	9.78	9.84	9.74	10.01	10.09	10.04	9.83	11.03
LEASING EXP	5	1.53	1.37	.94	1.96				
TOTAL PAYROLL	5	.91	.56	.44	1.39				
TOTAL CONTRACT	6	2.20	2.35	2.19	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11341	6
AVG SQFT/RETAIL TENANT	1898	6
AVG SQFT/OFFICE WORKER	277	6
AVG % OFFICE OCCUPANCY	87.7	6
AVG % RETAIL OCCUPANCY	81.3	6
AVG $ RATE YR-END RENT	23.18	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.62**	**6**	**UTILITIES TOTAL**	**2.33**	**6**	SECURITY TOTAL	.43	6	**FIXED EXP TOTAL**	**3.42**	**6**	**TOTAL PAYROLL**	**.91**	**5**
PAYROLL			ELECTRICAL	2.20	6	SEC PAYROLL			REAL ESTATE TAX	3.04	6	CLEANING		
CONTRACT	1.18	6	GAS			SEC CONTRACTS	.41	6	BUILDING INS	.37	6	REPAIR/MAINT	.31	4
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	5	PURCH STEAM	.21	2	**ADMIN TOTAL**	**.96**	**5**	OTHER TAX	.02	4	SECURITY		
REPR/MAINT TOTAL	**1.08**	**6**	PURCH CH WTR			PAYROLL	.28	5				ADMINISTRATIVE	.28	5
PAYROLL	.31	4	COAL			MGMT FEES	.49	5	**LEASING EXPENSES**	**1.53**	**5**			
ELEVATOR	.22	6	WATER/SEWER	.06	6	PROF FEES	.03	5	ADV/PROMOTION	.09	4	**TOTAL CONTRACTS**	**2.20**	**6**
HVAC	.14	6	**RDS/GNDS/SEC**	**.49**	**6**	GEN OFC EXP	.14	5	COMMISSIONS	.01	3	CLEANING	1.18	6
ELECTRICAL	.09	6	**TOTAL**			OTHER ADM EXP	.02	5	PROF FEES	.30	5	REPAIR/MAINT	.56	6
STRUCT/ROOF	.13	3	RDS/GNDS TOTAL	.17	2				TENANT ALTS	1.11	5	RDS/GROUNDS	.17	2
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.41	6
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.17	2				OTHER LEASING			ADMINISTRATIVE	.52	5
OTHER MAINT/SUP	.30	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,111,354 SQ. FT.				2,023,008 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.88	17.59	14.50	20.66
RETAIL AREA	3	25.87	18.04						
OTHER AREA									
TOTAL RENT	4	18.12	17.58	14.59	20.91				
NET PARKING INC									
MISCELLANEOUS	3	.37	.14						
TOTAL INCOME	4	18.39	17.60	15.10	20.98				
EXPENSE									
CLEANING	5	1.68	1.68	1.40	1.94	1.73	1.76	1.48	1.94
REPAIR-MAINT	5	1.41	1.42	.86	2.05	1.46	1.48	.87	2.16
UTILITIES	5	2.89	2.75	2.44	3.57	2.91	2.77	2.48	3.57
RDS/GRNDS/SEC	5	.46	.42	.29	.68	.48	.46	.31	.69
ADMINISTRATIVE	5	.62	.57	.41	.82	.64	.57	.43	.86
TOTAL OPER EXP	5	7.06	6.56	6.30	8.30	7.37	6.79	6.54	8.74
FIXED EXPENSES	5	3.21	3.24	2.70	3.62	3.35	3.49	2.86	3.69
TOTAL OPER + FIX	5	10.27	10.22	9.71	11.00	10.72	10.28	10.22	11.61
LEASING EXP	4	.94	.66	.06	1.85				
TOTAL PAYROLL	5	1.00	.66	.49	1.82				
TOTAL CONTRACT	5	2.25	2.31	1.89	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9187	4
AVG SQFT/RETAIL TENANT	9978	3
AVG SQFT/OFFICE WORKER	231	5
AVG % OFFICE OCCUPANCY	91.5	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	22.21	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.68**	**5**	**UTILITIES TOTAL**	**2.89**	**5**	SECURITY TOTAL	.39	5	**FIXED EXP TOTAL**	**3.21**	**5**	**TOTAL PAYROLL**	**1.00**	**5**
PAYROLL			ELECTRICAL	2.54	5	SEC PAYROLL			REAL ESTATE TAX	2.99	5	CLEANING		
CONTRACT	1.58	5	GAS	.04	2	SEC CONTRACTS	.24	5	BUILDING INS	.22	5	REPAIR/MAINT	.78	4
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM	.34	4	**ADMIN TOTAL**	**.52**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.41**	**5**	PURCH CH WTR			PAYROLL	.30	4				ADMINISTRATIVE	.30	4
PAYROLL	.78	4	COAL			MGMT FEES	.34	4	**LEASING EXPENSES**	**.94**	**4**			
ELEVATOR	.23	5	WATER/SEWER	.07	5	PROF FEES	.02	4	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**2.25**	**5**
HVAC	.26	5	**RDS/GNDS/SEC**	**.46**	**5**	GEN OFC EXP	.06	5	COMMISSIONS	.13	2	CLEANING	1.58	5
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP	.03	5	PROF FEES	.08	3	REPAIR/MAINT	.62	3
STRUCT/ROOF	.16	2	RDS/GNDS TOTAL	.13	3				TENANT ALTS	1.05	3	RDS/GROUNDS	.12	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	5
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.12	3				OTHER LEASING			ADMINISTRATIVE	.36	4
OTHER MAINT/SUP	.15	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	7,834,453 SQ. FT.				7,628,945 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					18.34	18.70	14.96	20.90
RETAIL AREA	5	18.27	24.78	10.56	38.99				
OTHER AREA									
TOTAL RENT	9	18.38	18.76	14.75	21.13				
NET PARKING INC	3	.35	.43						
MISCELLANEOUS	8	1.09	.74	.22	1.36				
TOTAL INCOME	6	19.60	19.20	16.30	22.12				
EXPENSE									
CLEANING	10	1.34	1.33	1.25	1.41	1.36	1.33	1.29	1.41
REPAIR-MAINT	10	1.08	.94	.75	1.03	1.09	.98	.75	1.03
UTILITIES	10	2.54	2.58	2.19	2.73	2.55	2.58	2.19	2.73
RDS/GRNDS/SEC	10	.34	.34	.29	.36	.35	.34	.29	.36
ADMINISTRATIVE	10	.56	.42	.32	.77	.57	.43	.32	.81
TOTAL OPER EXP	10	5.86	5.43	5.10	6.38	6.01	5.98	5.12	6.49
FIXED EXPENSES	10	2.32	2.99	1.80	3.44	2.39	3.06	2.04	3.45
TOTAL OPER + FIX	10	8.18	8.77	7.02	9.44	8.40	8.89	8.31	9.56
LEASING EXP	7	1.16	.60	.33	1.23				
TOTAL PAYROLL	9	.73	.54	.40	.89				
TOTAL CONTRACT	10	1.56	1.56	1.46	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29291	9
AVG SQFT/RETAIL TENANT	2525	6
AVG SQFT/OFFICE WORKER	264	8
AVG % OFFICE OCCUPANCY	86.0	9
AVG % RETAIL OCCUPANCY	75.8	6
AVG $ RATE YR-END RENT	24.55	8
AVG NET PRKNG INC/STALL	1989.73	3
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**10**	**UTILITIES TOTAL**	**2.54**	**10**	SECURITY TOTAL	.27	10	**FIXED EXP TOTAL**	**2.32**	**10**	**TOTAL PAYROLL**	**.73**	**9**
PAYROLL			ELECTRICAL	2.33	10	SEC PAYROLL	.11	3	REAL ESTATE TAX	2.16	10	CLEANING		
CONTRACT	1.21	10	GAS	.06	4	SEC CONTRACTS	.21	10	BUILDING INS	.16	9	REPAIR/MAINT	.47	9
SUP/MAT/MISC	.05	9	FUEL OIL			SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	9	PURCH STEAM	.23	6	**ADMIN TOTAL**	**.56**	**10**	OTHER TAX	.05	3	SECURITY	.11	3
REPR/MAINT TOTAL	**1.08**	**10**	PURCH CH WTR			PAYROLL	.18	9	**LEASING EXPENSES**	**1.16**	**7**	ADMINISTRATIVE	.18	9
PAYROLL	.47	9	COAL			MGMT FEES	.28	9	ADV/PROMOTION	.21	7	**TOTAL CONTRACTS**	**1.56**	**10**
ELEVATOR	.19	10	WATER/SEWER	.05	10	PROF FEES	.08	8	COMMISSIONS	.06	4	CLEANING	1.21	10
HVAC	.14	10	**RDS/GNDS/SEC**	**.34**	**10**	GEN OFC EXP	.05	10	PROF FEES	.14	6	REPAIR/MAINT	.20	4
ELECTRICAL	.03	10	**TOTAL**			OTHER ADM EXP	.04	9	TENANT ALTS	.55	6	RDS/GROUNDS	.08	8
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.07	10				BUY-OUTS			SECURITY	.21	10
PLUMBING	.01	10	RDS/GNDS PAYRL						OTHER LEASING	.71	3	ADMINISTRATIVE	.35	9
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.06	8									
OTHER MAINT/SUP	.23	10	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	2,636,432 SQ. FT.				2,583,340 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					16.30	16.25	13.27	20.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	23	16.13	16.25	13.38	20.44				
NET PARKING INC									
MISCELLANEOUS	15	.39	.22	.13	.51				
TOTAL INCOME	23	16.48	16.73	13.44	20.75				
EXPENSE									
CLEANING	22	1.02	.89	.84	1.08	1.03	.92	.84	1.08
REPAIR-MAINT	22	.89	.66	.54	.89	.90	.66	.54	.97
UTILITIES	22	2.48	2.55	2.15	2.87	2.48	2.55	2.15	2.87
RDS/GRNDS/SEC	23	.43	.34	.20	.57	.44	.34	.20	.57
ADMINISTRATIVE	23	.86	.84	.55	1.04	.88	.84	.55	1.04
TOTAL OPER EXP	20	5.73	5.73	4.73	6.21	5.86	5.73	4.73	6.21
FIXED EXPENSES	23	1.34	1.36	1.15	1.52	1.36	1.36	1.15	1.52
TOTAL OPER + FIX	20	7.06	6.99	6.38	7.37	7.22	7.19	6.48	7.44
LEASING EXP	18	.49	.18	.14	1.05				
TOTAL PAYROLL	19	.61	.54	.40	.67				
TOTAL CONTRACT	23	1.46	1.25	.85	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5731	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	19
AVG % OFFICE OCCUPANCY	83.3	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.05	16
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**22**	**UTILITIES TOTAL**	**2.48**	**22**	SECURITY TOTAL	.23	17	**FIXED EXP TOTAL**	**1.34**	**23**	**TOTAL PAYROLL**	**.61**	**19**
PAYROLL	.20	4	ELECTRICAL	2.28	22	SEC PAYROLL	.03	4	REAL ESTATE TAX	1.14	23	CLEANING	.20	4
CONTRACT	.85	22	GAS	.05	4	SEC CONTRACTS	.19	17	BUILDING INS	.14	23	REPAIR/MAINT	.30	16
SUP/MAT/MISC	.06	19	FUEL OIL	.12	4	SEC OTHER	.04	10	PERS PROP TAX			RDS/GROUNDS	.07	2
TRASH REMOVAL	.09	22	PURCH STEAM			**ADMIN TOTAL**	**.86**	**23**	OTHER TAX	.13	7	SECURITY	.03	4
REPR/MAINT TOTAL	**.89**	**22**	PURCH CH WTR	.06	4	PAYROLL	.32	15	**LEASING EXPENSES**	**.49**	**18**	ADMINISTRATIVE	.32	15
PAYROLL	.30	16	COAL			MGMT FEES	.45	22	ADV/PROMOTION	.09	15	**TOTAL CONTRACTS**	**1.46**	**23**
ELEVATOR	.09	18	WATER/SEWER	.11	21	PROF FEES	.06	17	COMMISSIONS	.07	2	CLEANING	.85	22
HVAC	.23	22	**RDS/GNDS/SEC**	**.43**	**23**	GEN OFC EXP	.08	17	PROF FEES	.12	10	REPAIR/MAINT	.83	4
ELECTRICAL	.05	20	**TOTAL**			OTHER ADM EXP	.04	18	TENANT ALTS	.50	10	RDS/GROUNDS	.20	20
STRUCT/ROOF	.02	9	RDS/GNDS TOTAL	.24	22				BUY-OUTS			SECURITY	.19	17
PLUMBING	.03	17	RDS/GNDS PAYRL	.07	2				OTHER LEASING	.04	2	ADMINISTRATIVE	.46	23
FIRE/LIFE SFTY	.06	6	RDS/GNDS CONTR	.20	20									
OTHER MAINT/SUP	.19	22	RDS/GNDS OTHER	.04	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	89,472 SQ. FT.				89,472 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.05	13.67	9.43	18.29
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.05	13.67	9.43	18.29				
NET PARKING INC									
MISCELLANEOUS	2	.52	.47						
TOTAL INCOME	5	13.35	13.67	9.79	18.40				
EXPENSE									
CLEANING	4	.73	.69	.46	.93	.73	.69	.46	.93
REPAIR-MAINT	5	.51	.40	.32	.86	.51	.40	.32	.86
UTILITIES	4	1.55	1.25	.73	2.37	1.55	1.25	.73	2.37
RDS/GRNDS/SEC	5	.28	.29	.16	.47	.28	.29	.16	.47
ADMINISTRATIVE	5	.86	.97	.35	1.70	.86	.97	.35	1.70
TOTAL OPER EXP	3	5.18	4.21			5.18	4.21		
FIXED EXPENSES	5	1.48	1.28	1.22	2.00	1.48	1.28	1.22	2.00
TOTAL OPER + FIX	3	6.46	5.49			6.46	5.49		
LEASING EXP	3	1.18	.13						
TOTAL PAYROLL									
TOTAL CONTRACT	5	.61	.39	.23	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2835	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	5
AVG % OFFICE OCCUPANCY	91.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.22	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4	**UTILITIES TOTAL**	1.55	4	SECURITY TOTAL			**FIXED EXP TOTAL**	1.48	5	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.33	4	SEC PAYROLL			REAL ESTATE TAX	1.26	5	CLEANING		
CONTRACT	.52	4	GAS			SEC CONTRACTS			BUILDING INS	.21	5	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.15	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.51	5	PURCH CH WTR			**ADMIN TOTAL**	.86	5				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	1.18	3			
ELEVATOR	.06	2	WATER/SEWER	.27	3	MGMT FEES	.58	5	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	.61	5
HVAC	.23	5	**RDS/GNDS/SEC**	.28	5	PROF FEES	.21	3	COMMISSIONS			CLEANING	.52	4
ELECTRICAL	.02	3	**TOTAL**			GEN OFC EXP	.06	4	PROF FEES	.25	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.28	5	OTHER ADM EXP	.14	2	TENANT ALTS			RDS/GROUNDS	.26	4
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.26	4				OTHER LEASING			ADMINISTRATIVE	.69	5
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.09	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	503,473 SQ. FT.				503,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.09	17.39	16.68	20.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	18.09	17.39	16.68	20.66				
NET PARKING INC									
MISCELLANEOUS	5	.29	.25	.14	.42				
TOTAL INCOME	7	18.32	17.42	17.08	20.80				
EXPENSE									
CLEANING	7	1.01	.87	.87	1.00	1.01	.87	.87	1.00
REPAIR-MAINT	7	1.11	.82	.58	1.31	1.11	.82	.58	1.31
UTILITIES	7	2.75	2.68	2.63	2.84	2.75	2.68	2.63	2.84
RDS/GRNDS/SEC	7	.37	.32	.23	.53	.37	.32	.23	.53
ADMINISTRATIVE	7	.63	.81	.30	.90	.63	.81	.30	.90
TOTAL OPER EXP	7	5.86	5.65	5.53	5.90	5.86	5.65	5.53	5.90
FIXED EXPENSES	7	1.12	1.38	.85	1.44	1.12	1.38	.85	1.44
TOTAL OPER + FIX	7	6.98	6.88	6.73	7.19	6.98	6.88	6.73	7.19
LEASING EXP	6	.99	.56	.28	1.38				
TOTAL PAYROLL	7	.56	.54	.37	.62				
TOTAL CONTRACT	7	1.35	1.27	1.17	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7187	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	302	5
AVG % OFFICE OCCUPANCY	88.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.20	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	7	**UTILITIES TOTAL**	2.75	7	SECURITY TOTAL	.09	5	**FIXED EXP TOTAL**	1.12	7	**TOTAL PAYROLL**	.56	7
PAYROLL	.29	3	ELECTRICAL	2.51	7	SEC PAYROLL			REAL ESTATE TAX	.70	7	CLEANING	.29	3
CONTRACT	.73	7	GAS			SEC CONTRACTS	.07	5	BUILDING INS	.15	7	REPAIR/MAINT	.35	6
SUP/MAT/MISC	.07	7	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	7	PURCH STEAM						OTHER TAX	.93	2	SECURITY		
REPR/MAINT TOTAL	1.11	7	PURCH CH WTR	.07	2	**ADMIN TOTAL**	.63	7				ADMINISTRATIVE	.24	4
PAYROLL	.35	6	COAL			PAYROLL	.24	4	**LEASING EXPENSES**	.99	6			
ELEVATOR	.08	6	WATER/SEWER	.15	7	MGMT FEES	.40	6	ADV/PROMOTION	.12	5	**TOTAL CONTRACTS**	1.35	7
HVAC	.20	7	**RDS/GNDS/SEC**	.37	7	PROF FEES	.06	6	COMMISSIONS			CLEANING	.73	7
ELECTRICAL	.08	7	**TOTAL**			GEN OFC EXP	.10	3	PROF FEES	.25	3	REPAIR/MAINT	.41	3
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.31	7	OTHER ADM EXP	.05	6	TENANT ALTS	.72	6	RDS/GROUNDS	.30	6
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.30	6				OTHER LEASING			ADMINISTRATIVE	.38	7
OTHER MAINT/SUP	.41	7	RDS/GNDS OTHER	.07	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,097,839 SQ. FT.				1,044,747 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.20	16.99	12.87	20.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.79	16.26	13.10	20.50				
NET PARKING INC									
MISCELLANEOUS	6	.57	.32	.12	.74				
TOTAL INCOME	6	16.38	16.70	13.22	21.00				
EXPENSE									
CLEANING	6	.98	.95	.87	1.17	1.01	1.00	.93	1.17
REPAIR-MAINT	5	1.07	.84	.65	1.43	1.10	.94	.65	1.46
UTILITIES	6	2.34	2.41	2.08	2.90	2.34	2.41	2.08	2.90
RDS/GRNDS/SEC	6	.28	.30	.16	.39	.30	.32	.16	.40
ADMINISTRATIVE	6	1.00	.85	.71	1.17	1.05	.89	.76	1.17
TOTAL OPER EXP	5	5.65	6.00	4.33	6.88	5.99	6.00	4.69	7.28
FIXED EXPENSES	6	1.58	1.43	1.36	1.56	1.66	1.43	1.36	1.56
TOTAL OPER + FIX	5	7.26	7.37	6.43	8.22	7.70	7.63	6.93	8.69
LEASING EXP	4	.58	.13	.05	.90				
TOTAL PAYROLL	6	.62	.53	.44	.59				
TOTAL CONTRACT	6	1.32	1.20	.98	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5384	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	208	6
AVG % OFFICE OCCUPANCY	83.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.43	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**6**
PAYROLL		
CONTRACT	.80	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	**1.07**	**5**
PAYROLL	.33	5
ELEVATOR	.11	5
HVAC	.28	5
ELECTRICAL	.05	5
STRUCT/ROOF	.01	4
PLUMBING	.04	5
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.19	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.34**	**6**
ELECTRICAL	2.18	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC	**.28**	**6**
TOTAL		
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	6
SEC PAYROLL	.05	2
SEC CONTRACTS	.08	6
SEC OTHER	.01	2
ADMIN TOTAL	**1.00**	**6**
PAYROLL	.34	5
MGMT FEES	.56	6
PROF FEES	.02	3
GEN OFC EXP	.07	5
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.58**	**6**
REAL ESTATE TAX	1.41	6
BUILDING INS	.16	6
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	**.58**	**4**
ADV/PROMOTION	.03	3
COMMISSIONS		
PROF FEES	.18	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.62**	**6**
CLEANING		
REPAIR/MAINT	.33	5
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.34	5
TOTAL CONTRACTS	**1.32**	**6**
CLEANING	.80	6
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY	.08	6
ADMINISTRATIVE	.58	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	2,780,970 SQ. FT.				2,650,024 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					12.34	12.29	9.73	15.15
RETAIL AREA	9	11.55	14.93	7.14	29.20				
OTHER AREA									
TOTAL RENT	21	12.20	12.23	9.96	15.08				
NET PARKING INC	15	.60	.22	.08	1.16				
MISCELLANEOUS	15	.28	.18	.07	.34				
TOTAL INCOME	21	12.85	12.94	10.31	15.52				
EXPENSE									
CLEANING	21	.58	.63	.48	.75	.60	.66	.53	.78
REPAIR-MAINT	21	.89	.86	.58	1.12	.93	.86	.59	1.12
UTILITIES	21	1.75	1.59	1.35	1.91	1.79	1.68	1.35	1.91
RDS/GRNDS/SEC	20	.35	.35	.29	.46	.37	.36	.29	.48
ADMINISTRATIVE	21	.92	.75	.61	1.07	.97	.75	.61	1.12
TOTAL OPER EXP	21	4.53	4.69	4.08	5.07	4.76	4.72	4.08	5.20
FIXED EXPENSES	21	2.04	2.03	1.56	2.39	2.14	2.03	1.56	2.53
TOTAL OPER + FIX	21	6.57	6.67	6.11	6.99	6.89	6.80	6.11	7.70
LEASING EXP	16	2.60	.60	.08	1.43				
TOTAL PAYROLL	17	.89	.74	.41	.94				
TOTAL CONTRACT	17	1.05	1.01	.90	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6864	18
AVG SQFT/RETAIL TENANT	4337	10
AVG SQFT/OFFICE WORKER	275	14
AVG % OFFICE OCCUPANCY	72.4	18
AVG % RETAIL OCCUPANCY	97.8	10
AVG $ RATE YR-END RENT	13.62	18
AVG NET PRKNG INC/STALL	154.03	13
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**17**
PAYROLL	.12	3
CONTRACT	.48	17
SUP/MAT/MISC	.07	14
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	**.96**	**17**
PAYROLL	.40	16
ELEVATOR	.14	16
HVAC	.17	15
ELECTRICAL	.04	12
STRUCT/ROOF	.06	8
PLUMBING	.06	13
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.16	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.77**	**17**
ELECTRICAL	1.64	17
GAS	.06	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	17
RDS/GNDS/SEC	**.38**	**16**
TOTAL		
RDS/GNDS TOTAL	.14	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	14
RDS/GNDS OTHER	.08	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	16
SEC PAYROLL	.08	6
SEC CONTRACTS	.22	15
SEC OTHER	.01	8
ADMIN TOTAL	**.98**	**18**
PAYROLL	.48	14
MGMT FEES	.38	18
PROF FEES	.06	12
GEN OFC EXP	.11	15
OTHER ADM EXP	.03	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.09**	**18**
REAL ESTATE TAX	1.90	18
BUILDING INS	.11	15
PERS PROP TAX	.12	8
OTHER TAX	.88	2
LEASING EXPENSES	**2.60**	**16**
ADV/PROMOTION	.08	10
COMMISSIONS	.07	7
PROF FEES	.47	12
TENANT ALTS	2.73	14
BUY-OUTS		
OTHER LEASING	.09	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.99**	**17**
CLEANING	.12	3
REPAIR/MAINT	.40	16
RDS/GROUNDS		
SECURITY	.08	6
ADMINISTRATIVE	.48	14
TOTAL CONTRACTS	**1.05**	**17**
CLEANING	.48	17
REPAIR/MAINT	.37	12
RDS/GROUNDS	.09	14
SECURITY	.22	15
ADMINISTRATIVE	.42	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	289,868 SQ. FT.				289,868 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					13.09	13.48	11.51	15.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.09	13.48	11.51	15.19				
NET PARKING INC	3	.23	.08						
MISCELLANEOUS	3	.53	.39						
TOTAL INCOME	4	13.73	14.20	12.43	15.52				
EXPENSE									
CLEANING	4	.71	.78	.57	.93	.71	.78	.57	.93
REPAIR-MAINT	4	.72	.75	.55	.95	.72	.75	.55	.95
UTILITIES	4	1.54	1.35	1.17	1.86	1.54	1.35	1.17	1.86
RDS/GRNDS/SEC	4	.37	.34	.20	.59	.37	.34	.20	.59
ADMINISTRATIVE	4	.63	.61	.49	.73	.63	.61	.49	.73
TOTAL OPER EXP	4	3.97	3.93	3.40	4.64	3.97	3.93	3.40	4.64
FIXED EXPENSES	4	2.55	2.18	1.89	3.27	2.55	2.18	1.89	3.27
TOTAL OPER + FIX	4	6.51	6.11	5.44	7.77	6.51	6.11	5.44	7.77
LEASING EXP	3	.41	.60						
TOTAL PAYROLL	3	.38	.40						
TOTAL CONTRACT	3	.77	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6863	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	2
AVG % OFFICE OCCUPANCY	85.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.84	3
AVG NET PRKNG INC/STALL	23.24	2
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	.59	3
PAYROLL	.29	3
ELEVATOR	.03	2
HVAC	.03	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	1.17	3
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.39	3
RDS/GNDS TOTAL	.33	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.32	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL		
MGMT FEES	.43	4
PROF FEES	.13	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.55	4
REAL ESTATE TAX	2.21	4
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.41	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.10	3
BUY-OUTS		
OTHER LEASING	.29	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	3
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.77	3
CLEANING	.51	3
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY	.06	3
ADMINISTRATIVE	.50	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,030,043 SQ. FT.				934,927 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					11.26	10.91	7.40	14.28
RETAIL AREA	3	12.19	14.93						
OTHER AREA									
TOTAL RENT	5	11.32	11.38	7.18	14.60				
NET PARKING INC	2	.63	.82						
MISCELLANEOUS	3	.57	.28						
TOTAL INCOME	5	11.96	12.94	7.38	15.21				
EXPENSE									
CLEANING	5	.58	.63	.48	.69	.62	.66	.53	.75
REPAIR-MAINT	5	1.13	1.12	.69	1.46	1.23	1.12	.79	1.62
UTILITIES	5	1.86	1.80	1.55	2.18	1.96	1.80	1.71	2.30
RDS/GRNDS/SEC	5	.40	.42	.22	.50	.44	.44	.24	.60
ADMINISTRATIVE	5	1.17	1.37	.80	1.46	1.29	1.42	.88	1.70
TOTAL OPER EXP	5	5.13	5.10	4.56	5.61	5.65	5.82	4.99	6.22
FIXED EXPENSES	5	1.77	1.56	1.28	2.49	1.95	1.56	1.42	2.90
TOTAL OPER + FIX	5	6.90	6.92	6.49	7.31	7.61	7.96	6.80	8.44
LEASING EXP	4	4.81	1.43	.41	9.56				
TOTAL PAYROLL	5	1.18	.86	.73	1.67				
TOTAL CONTRACT	5	1.09	.95	.75	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4792	5
AVG SQFT/RETAIL TENANT	5161	4
AVG SQFT/OFFICE WORKER	234	5
AVG % OFFICE OCCUPANCY	63.0	5
AVG % RETAIL OCCUPANCY	97.4	4
AVG $ RATE YR-END RENT	12.59	3
AVG NET PRKNG INC/STALL	190.81	2
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	5
PAYROLL	.10	2
CONTRACT	.45	5
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.13	5
PAYROLL	.48	4
ELEVATOR	.17	5
HVAC	.18	4
ELECTRICAL	.05	3
STRUCT/ROOF	.09	2
PLUMBING	.10	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	5
ELECTRICAL	1.66	5
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.40	5
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	5
SEC PAYROLL		
SEC CONTRACTS	.28	5
SEC OTHER		
ADMIN TOTAL	1.17	5
PAYROLL	.72	5
MGMT FEES	.27	5
PROF FEES	.11	2
GEN OFC EXP	.12	5
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	5
REAL ESTATE TAX	1.56	5
BUILDING INS	.09	5
PERS PROP TAX	.33	2
OTHER TAX		
LEASING EXPENSES	4.81	4
ADV/PROMOTION	.06	4
COMMISSIONS		
PROF FEES	.65	4
TENANT ALTS	4.98	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	5
CLEANING	.10	2
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.72	5
TOTAL CONTRACTS	1.09	5
CLEANING	.45	5
REPAIR/MAINT	.42	3
RDS/GROUNDS	.10	5
SECURITY	.28	5
ADMINISTRATIVE	.31	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 59 BLDS, 2,814,513 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 2,810,023 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	56					12.04	11.14	7.71	15.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	56	12.04	11.14	7.72	15.68				
NET PARKING INC	14	.20	.12	.04	.25				
MISCELLANEOUS	33	.91	.29	.07	.72				
TOTAL INCOME	56	12.79	11.82	7.97	17.23				
EXPENSE									
CLEANING	54	.71	.69	.60	.84	.71	.69	.60	.84
REPAIR-MAINT	54	.72	.70	.59	.85	.72	.70	.59	.85
UTILITIES	56	1.69	1.66	1.42	2.01	1.69	1.66	1.42	2.01
RDS/GRNDS/SEC	59	.40	.33	.25	.51	.40	.33	.25	.51
ADMINISTRATIVE	59	.84	.72	.51	.98	.85	.72	.51	.98
TOTAL OPER EXP	53	4.38	4.51	3.74	5.00	4.39	4.51	3.74	5.05
FIXED EXPENSES	59	2.10	2.02	1.63	2.49	2.10	2.02	1.63	2.49
TOTAL OPER + FIX	53	6.54	6.71	5.63	7.30	6.56	6.71	5.63	7.43
LEASING EXP	44	3.98	.46	.11	1.32				
TOTAL PAYROLL	48	.45	.24	.18	.43				
TOTAL CONTRACT	57	.98	1.00	.67	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3877	54
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	313	35
AVG % OFFICE OCCUPANCY	80.5	54
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.07	48
AVG NET PRKNG INC/STALL	67.94	8
RENTABLE/GROSS SQFT	.94	44

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**52**	**UTILITIES TOTAL**	**1.67**	**53**	SECURITY TOTAL	.12	45	**FIXED EXP TOTAL**	**2.12**	**57**	**TOTAL PAYROLL**	**.45**	**48**
PAYROLL	.04	5	ELECTRICAL	1.54	53	SEC PAYROLL			REAL ESTATE TAX	1.90	57	CLEANING	.04	5
CONTRACT	.61	52	GAS	.02	15	SEC CONTRACTS	.12	44	BUILDING INS	.10	52	REPAIR/MAINT	.27	38
SUP/MAT/MISC	.07	45	FUEL OIL			SEC OTHER	.03	14	PERS PROP TAX	.01	9	RDS/GROUNDS		
TRASH REMOVAL	.04	47	PURCH STEAM			**ADMIN TOTAL**	**.84**	**56**	OTHER TAX	.35	20	SECURITY		
REPR/MAINT TOTAL	**.69**	**52**	PURCH CH WTR			PAYROLL	.38	22	**LEASING EXPENSES**	**3.98**	**44**	ADMINISTRATIVE	.38	22
PAYROLL	.27	38	COAL			MGMT FEES	.49	51	ADV/PROMOTION	.04	29	**TOTAL CONTRACTS**	**.98**	**57**
ELEVATOR	.05	39	WATER/SEWER	.12	53	PROF FEES	.07	37	COMMISSIONS	.04	8	CLEANING	.61	52
HVAC	.14	51	**RDS/GNDS/SEC**	**.39**	**56**	GEN OFC EXP	.09	44	PROF FEES	1.03	37	REPAIR/MAINT	.23	24
ELECTRICAL	.06	32	**TOTAL**			OTHER ADM EXP	.05	34	TENANT ALTS	3.97	27	RDS/GROUNDS	.24	53
STRUCT/ROOF	.13	19	RDS/GNDS TOTAL	.28	56				BUY-OUTS			SECURITY	.12	44
PLUMBING	.01	31	RDS/GNDS PAYRL						OTHER LEASING	.69	6	ADMINISTRATIVE	.54	56
FIRE/LIFE SFTY	.03	23	RDS/GNDS CONTR	.24	53									
OTHER MAINT/SUP	.19	50	RDS/GNDS OTHER	.10	33									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 14 BLDS, 376,547 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 376,547 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	14					12.44	10.99	6.67	18.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	12.44	10.99	6.67	18.87				
NET PARKING INC	4	.10	.09	.05	.16				
MISCELLANEOUS	8	.13	.07	.02	.24				
TOTAL INCOME	14	12.55	11.08	6.67	18.91				
EXPENSE									
CLEANING	12	.95	.89	.72	1.11	.95	.89	.72	1.11
REPAIR-MAINT	13	.78	.84	.63	1.02	.78	.84	.63	1.02
UTILITIES	14	1.85	1.89	1.35	2.26	1.85	1.89	1.35	2.26
RDS/GRNDS/SEC	14	.34	.33	.28	.36	.34	.33	.28	.36
ADMINISTRATIVE	14	.79	.73	.50	1.07	.79	.73	.50	1.07
TOTAL OPER EXP	12	4.80	4.99	3.75	5.57	4.80	4.99	3.75	5.57
FIXED EXPENSES	14	1.96	1.91	1.67	2.12	1.96	1.91	1.67	2.12
TOTAL OPER + FIX	12	6.89	7.22	5.70	7.78	6.89	7.22	5.70	7.78
LEASING EXP	7	2.42	.18	.06	2.87				
TOTAL PAYROLL	12	.26	.24	.15	.27				
TOTAL CONTRACT	14	1.20	1.22	.70	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2104	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	410	6
AVG % OFFICE OCCUPANCY	82.1	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.90	13
AVG NET PRKNG INC/STALL	26.44	3
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**12**	**UTILITIES TOTAL**	**1.85**	**14**	SECURITY TOTAL	.06	8	**FIXED EXP TOTAL**	**1.96**	**14**	**TOTAL PAYROLL**	**.26**	**12**
PAYROLL			ELECTRICAL	1.69	14	SEC PAYROLL			BUILDING INS	.15	14	CLEANING		
CONTRACT	.79	12	GAS	.06	6	SEC CONTRACTS	.05	7	REAL ESTATE TAX	1.81	14	REPAIR/MAINT	.21	11
SUP/MAT/MISC	.09	10	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	11	PURCH STEAM			**ADMIN TOTAL**	**.79**	**14**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.78**	**13**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**2.42**	**7**	ADMINISTRATIVE		
PAYROLL	.21	11	COAL			MGMT FEES	.66	13	ADV/PROMOTION	.06	4	**TOTAL CONTRACTS**	**1.20**	**14**
ELEVATOR	.07	9	WATER/SEWER	.14	14	PROF FEES	.09	9	COMMISSIONS			CLEANING	.79	12
HVAC	.19	12	**RDS/GNDS/SEC**	**.34**	**14**	GEN OFC EXP	.01	10	PROF FEES	.59	5	REPAIR/MAINT	.31	9
ELECTRICAL	.03	4	**TOTAL**			OTHER ADM EXP	.03	10	TENANT ALTS	5.28	2	RDS/GROUNDS	.27	13
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.30	14				BUY-OUTS			SECURITY	.05	7
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.71	14
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.27	13									
OTHER MAINT/SUP	.33	13	RDS/GNDS OTHER	.03	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Phoenix, AZ

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	483,536 SQ. FT.				483,536 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.24	15.07	13.41	16.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	14.24	15.07	13.41	16.76				
NET PARKING INC	3	.21	.23						
MISCELLANEOUS	3	2.13	1.18						
TOTAL INCOME	7	15.44	16.11	13.45	18.69				
EXPENSE									
CLEANING	7	.83	.67	.65	1.04	.83	.67	.65	1.04
REPAIR-MAINT	6	.82	.65	.59	.96	.82	.65	.59	.96
UTILITIES	7	1.62	1.57	1.24	1.94	1.62	1.57	1.24	1.94
RDS/GRNDS/SEC	7	.33	.26	.21	.47	.33	.26	.21	.47
ADMINISTRATIVE	7	.68	.69	.58	.79	.68	.69	.58	.79
TOTAL OPER EXP	6	4.15	4.35	3.68	4.86	4.15	4.35	3.68	4.86
FIXED EXPENSES	7	2.23	2.17	1.60	2.58	2.23	2.17	1.60	2.58
TOTAL OPER + FIX	6	6.30	6.99	4.96	7.14	6.30	6.99	4.96	7.14
LEASING EXP	5	1.20	1.21	.76	1.73				
TOTAL PAYROLL	6	.29	.25	.22	.32				
TOTAL CONTRACT	7	1.15	1.07	.62	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3439	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	3
AVG % OFFICE OCCUPANCY	88.2	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.57	7
AVG NET PRKNG INC/STALL	64.74	2
RENTABLE/GROSS SQFT	98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	7	**UTILITIES TOTAL**	**1.42**	6	SECURITY TOTAL	.05	5	**FIXED EXP TOTAL**	**2.23**	7	**TOTAL PAYROLL**	**.29**	6
PAYROLL			ELECTRICAL	1.32	6	SEC PAYROLL			REAL ESTATE TAX	1.56	7	CLEANING		
CONTRACT	.72	7	GAS			SEC CONTRACTS	.05	5	BUILDING INS	.11	7	REPAIR/MAINT	.24	6
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX	.84	2	SECURITY		
REPR/MAINT TOTAL	**.82**	6	PURCH CH WTR			**ADMIN TOTAL**	**.76**	6				ADMINISTRATIVE		
PAYROLL	.24	6	COAL			PAYROLL			**LEASING EXPENSES**	**1.20**	5			
ELEVATOR	.05	6	WATER/SEWER	.10	6	MGMT FEES	.62	6	ADV/PROMOTION	.08	4	**TOTAL CONTRACTS**	**1.15**	7
HVAC	.11	6				PROF FEES	.09	4	COMMISSIONS	.10	3	CLEANING	.72	7
ELECTRICAL	.46	2	**RDS/GNDS/SEC**	**.29**	6	GEN OFC EXP	.02	2	PROF FEES	.51	5	REPAIR/MAINT	.51	3
STRUCT/ROOF	.02	2	**TOTAL**			OTHER ADM EXP	.04	4	TENANT ALTS	.54	5	RDS/GROUNDS	.24	5
PLUMBING	.01	2	RDS/GNDS TOTAL	.25	6				BUY-OUTS			SECURITY	.05	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.68	6
OTHER MAINT/SUP	.22	7	RDS/GNDS CONTR	.24	5									
			RDS/GNDS OTHER	.07	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,044,252 SQ. FT.				1,039,762 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.34	10.75	9.81	13.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.36	10.75	9.85	13.32				
NET PARKING INC	4	.24	.20	.08	.40				
MISCELLANEOUS	6	1.22	.72	.51	2.30				
TOTAL INCOME	7	13.61	12.20	11.07	13.95				
EXPENSE									
CLEANING	7	.64	.62	.61	.68	.64	.62	.61	.68
REPAIR-MAINT	7	.59	.56	.53	.62	.59	.56	.53	.62
UTILITIES	7	1.61	1.58	1.52	1.64	1.62	1.58	1.52	1.64
RDS/GRNDS/SEC	7	.33	.43	.23	.46	.33	.43	.23	.46
ADMINISTRATIVE	7	1.01	.73	.67	1.17	1.02	.73	.67	1.17
TOTAL OPER EXP	7	4.18	3.98	3.83	4.20	4.20	3.98	3.83	4.20
FIXED EXPENSES	7	2.36	2.31	2.22	2.54	2.37	2.35	2.22	2.54
TOTAL OPER + FIX	7	6.54	6.55	5.86	6.76	6.57	6.55	5.86	6.76
LEASING EXP	4	8.80	.17	.01	10.38				
TOTAL PAYROLL	6	.64	.43	.16	.88				
TOTAL CONTRACT	7	.84	.90	.72	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6620	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	358	6
AVG % OFFICE OCCUPANCY	81.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.16	3
AVG NET PRKNG INC/STALL	74.23	3
RENTABLE/GROSS SQFT	91	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	7	**UTILITIES TOTAL**	**1.61**	7	SECURITY TOTAL	.15	7	**FIXED EXP TOTAL**	**2.36**	7	**TOTAL PAYROLL**	**.64**	6
PAYROLL			ELECTRICAL	1.52	7	SEC PAYROLL			REAL ESTATE TAX	2.12	7	CLEANING		
CONTRACT	.53	7	GAS	.01	4	SEC CONTRACTS	.14	7	BUILDING INS	.08	7	REPAIR/MAINT	.30	5
SUP/MAT/MISC	.07	7	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX	.45	3	SECURITY		
REPR/MAINT TOTAL	**.59**	7	PURCH CH WTR			**ADMIN TOTAL**	**1.01**	7				ADMINISTRATIVE	.51	4
PAYROLL	.30	5	COAL			PAYROLL	.51	4	**LEASING EXPENSES**	**8.80**	4			
ELEVATOR	.05	7	WATER/SEWER	.09	7	MGMT FEES	.53	7	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	**.84**	7
HVAC	.10	7				PROF FEES	.05	6	COMMISSIONS	.01	2	CLEANING	.53	7
ELECTRICAL	.01	6	**RDS/GNDS/SEC**	**.33**	7	GEN OFC EXP	.09	7	PROF FEES	2.82	2	REPAIR/MAINT		
STRUCT/ROOF	.18	3	**TOTAL**			OTHER ADM EXP	.03	4	TENANT ALTS	11.09	2	RDS/GROUNDS	.18	6
PLUMBING	.01	7	RDS/GNDS TOTAL	.18	7				BUY-OUTS			SECURITY	.14	7
FIRE/LIFE SFTY	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.57	7
OTHER MAINT/SUP	.16	5	RDS/GNDS CONTR	.18	6									
			RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 41 BLDS, 14,193,860 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 13,463,756 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	41					20.53	17.40	13.82	21.30
RETAIL AREA	27	18.82	14.84	5.47	21.45				
OTHER AREA	9	7.00	1.45	.43	11.94				
TOTAL RENT	41	20.21	16.96	13.82	20.76				
NET PARKING INC	12	.64	.43	.23	.68				
MISCELLANEOUS	33	.22	.08	.03	.25				
TOTAL INCOME	41	20.75	16.98	14.06	21.04				
EXPENSE									
CLEANING	40	1.37	1.20	.90	1.46	1.41	1.26	.91	1.47
REPAIR-MAINT	41	1.41	1.18	.90	1.52	1.46	1.26	.90	1.55
UTILITIES	40	1.99	1.99	1.60	2.31	2.03	2.08	1.79	2.33
RDS/GRNDS/SEC	41	.53	.44	.27	.74	.56	.44	.29	.77
ADMINISTRATIVE	41	.69	.70	.38	1.01	.73	.74	.44	1.06
TOTAL OPER EXP	39	6.02	5.58	4.45	6.76	6.35	6.24	4.72	7.39
FIXED EXPENSES	40	3.42	2.73	2.16	3.85	3.61	2.92	2.22	4.14
TOTAL OPER + FIX	38	9.46	8.80	7.71	9.56	9.98	9.27	7.84	10.86
LEASING EXP	27	1.48	.86	.16	2.09				
TOTAL PAYROLL	37	.84	.68	.35	.87				
TOTAL CONTRACT	40	1.90	1.54	.91	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14876	39
AVG SQFT/RETAIL TENANT	3086	26
AVG SQFT/OFFICE WORKER	264	37
AVG % OFFICE OCCUPANCY	91.5	41
AVG % RETAIL OCCUPANCY	92.2	28
AVG $ RATE YR-END RENT	19.65	33
AVG NET PRKNG INC/STALL	1851.50	10
RENTABLE/GROSS SQFT	.92	33

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.37**	**39**	**UTILITIES TOTAL**	**1.99**	**39**	SECURITY TOTAL	.46	39	**FIXED EXP TOTAL**	**3.42**	**39**	**TOTAL PAYROLL**	**.84**	**37**
PAYROLL	.74	10	ELECTRICAL	1.58	39	SEC PAYROLL	.52	9	REAL ESTATE TAX	3.13	39	CLEANING	.74	10
CONTRACT	1.09	39	GAS	.14	24	SEC CONTRACTS	.44	31	BUILDING INS	.18	39	REPAIR/MAINT	.58	28
SUP/MAT/MISC	.06	36	FUEL OIL			SEC OTHER	.02	26	PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL	.07	38	PURCH STEAM	.48	13				OTHER TAX	.17	30	SECURITY	.52	9
REPR/MAINT TOTAL	**1.42**	**40**	PURCH CH WTR	.58	6	**ADMIN TOTAL**	**.69**	**40**				ADMINISTRATIVE	.26	28
PAYROLL	.58	28	COAL			PAYROLL	.26	28	**LEASING EXPENSES**	**1.48**	**27**			
ELEVATOR	.26	40	WATER/SEWER	.10	39	MGMT FEES	.32	35	ADV/PROMOTION	.10	15	**TOTAL CONTRACTS**	**1.90**	**40**
HVAC	.36	40	**RDS/GNDS/SEC**	**.53**	**40**	PROF FEES	.08	32	COMMISSIONS	.04	7	CLEANING	1.09	39
ELECTRICAL	.09	38	**TOTAL**			GEN OFC EXP	.08	38	PROF FEES	.38	19	REPAIR/MAINT	.72	23
STRUCT/ROOF	.02	15	RDS/GNDS TOTAL	.09	29	OTHER ADM EXP	.06	29	TENANT ALTS	1.10	21	RDS/GROUNDS	.10	26
PLUMBING	.02	30	RDS/GNDS PAYRL	.03	2				BUY-OUTS	.10	3	SECURITY	.44	31
FIRE/LIFE SFTY	.06	29	RDS/GNDS CONTR	.10	26				OTHER LEASING	.13	11	ADMINISTRATIVE	.33	39
OTHER MAINT/SUP	.28	40	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 5 BLDS, 176,790 SQ. FT. — # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 154,559 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	5					13.85	16.40	5.63	18.61
RETAIL AREA	4	14.44	15.21	9.66	16.46				
OTHER AREA									
TOTAL RENT	5	13.92	16.49	6.23	18.25				
NET PARKING INC									
MISCELLANEOUS	3	.15	.20						
TOTAL INCOME	5	14.02	16.84	6.24	18.34				
EXPENSE									
CLEANING	5	.86	.90	.61	1.17	.98	.90	.71	1.43
REPAIR-MAINT	5	.81	.71	.55	1.33	.92	.83	.61	1.61
UTILITIES	5	1.64	1.84	1.02	2.53	1.84	2.24	1.16	2.77
RDS/GRNDS/SEC	5	.32	.32	.18	.73	.59	.41	.21	.78
ADMINISTRATIVE	5	.81	.80	.43	1.04	.92	.93	.53	1.13
TOTAL OPER EXP	5	4.63	4.56	3.61	5.98	5.30	5.52	3.92	7.15
FIXED EXPENSES	5	2.71	2.30	1.82	3.32	3.10	2.65	1.95	4.12
TOTAL OPER + FIX	5	7.34	7.66	5.43	8.89	8.39	8.98	5.87	10.86
LEASING EXP									
TOTAL PAYROLL	3	.69	.68						
TOTAL CONTRACT	4	1.40	1.41	1.03	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5342	5
AVG SQFT/RETAIL TENANT	2999	3
AVG SQFT/OFFICE WORKER	252	5
AVG % OFFICE OCCUPANCY	66.4	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.48	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**4**	**UTILITIES TOTAL**	**1.54**	**4**	SECURITY TOTAL	.41	4	**FIXED EXP TOTAL**	**2.61**	**4**	**TOTAL PAYROLL**	**.69**	**3**
PAYROLL			ELECTRICAL	1.17	4	SEC PAYROLL			REAL ESTATE TAX	2.25	4	CLEANING		
CONTRACT	.87	4	GAS	.22	4	SEC CONTRACTS	.39	4	BUILDING INS	.29	4	REPAIR/MAINT	.62	3
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM						OTHER TAX	.08	3	SECURITY		
REPR/MAINT TOTAL	**.87**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.71**	**4**				ADMINISTRATIVE		
PAYROLL	.62	3	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.13	4	WATER/SEWER	.15	4	MGMT FEES	.56	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.40**	**4**
HVAC	.19	4	**RDS/GNDS/SEC**	**.48**	**4**	PROF FEES	.06	2	COMMISSIONS			CLEANING	.87	4
ELECTRICAL	.03	3	**TOTAL**			GEN OFC EXP	.04	3	PROF FEES			REPAIR/MAINT	.21	2
STRUCT/ROOF			RDS/GNDS TOTAL	.09	2	OTHER ADM EXP	.05	3	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	4
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.60	4
OTHER MAINT/SUP	.09	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	603,275 SQ. FT.				579,101 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					14.60	15.44	10.96	17.95
RETAIL AREA	3	3.24	3.85						
OTHER AREA									
TOTAL RENT	9	14.10	14.60	10.96	16.58				
NET PARKING INC									
MISCELLANEOUS	8	.16	.04	.03	.08				
TOTAL INCOME	9	14.36	14.64	11.03	16.83				
EXPENSE									
CLEANING	9	.77	.82	.59	.92	.80	.83	.63	.98
REPAIR-MAINT	9	.83	.88	.57	1.05	.87	.88	.61	1.14
UTILITIES	8	1.79	1.73	1.52	2.01	1.84	1.81	1.55	2.05
RDS/GRNDS/SEC	9	.29	.32	.23	.33	.31	.33	.25	.36
ADMINISTRATIVE	9	.71	.68	.50	.93	.74	.70	.53	.97
TOTAL OPER EXP	8	4.40	4.28	4.07	4.87	4.61	4.67	4.11	5.17
FIXED EXPENSES	9	2.44	2.53	1.81	3.17	2.54	2.69	1.81	3.29
TOTAL OPER + FIX	8	6.88	6.79	6.29	7.78	7.21	7.34	6.73	7.84
LEASING EXP	9	.79	.54	.01	1.57				
TOTAL PAYROLL	9	.52	.43	.27	.74				
TOTAL CONTRACT	9	1.06	.95	.84	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4741	9
AVG SQFT/RETAIL TENANT	3762	3
AVG SQFT/OFFICE WORKER	222	8
AVG % OFFICE OCCUPANCY	94.1	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.08	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	9	**UTILITIES TOTAL**	**1.79**	**8**	SECURITY TOTAL	.24	9	**FIXED EXP TOTAL**	**2.44**	**9**	**TOTAL PAYROLL**	**.52**	**9**
PAYROLL			ELECTRICAL	1.55	8	SEC PAYROLL	.11	4	REAL ESTATE TAX	2.14	9	CLEANING		
CONTRACT	.68	9	GAS	.14	8	SEC CONTRACTS	.23	7	BUILDING INS	.23	9	REPAIR/MAINT	.37	9
SUP/MAT/MISC	.05	8	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	9	PURCH STEAM			**ADMIN TOTAL**	**.71**	**9**	OTHER TAX	.07	8	SECURITY	.11	4
REPR/MAINT TOTAL	**.83**	**9**	PURCH CH WTR			PAYROLL	.28	3				ADMINISTRATIVE	.28	3
PAYROLL	.37	9	COAL			MGMT FEES	.57	8	**LEASING EXPENSES**	**.79**	**9**			
ELEVATOR	.13	9	WATER/SEWER	.07	8	PROF FEES	.08	7	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	**1.06**	**9**
HVAC	.16	9	**RDS/GNDS/SEC**	**.29**	**9**	GEN OFC EXP	.04	8	COMMISSIONS	.03	3	CLEANING	.68	9
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.03	4	PROF FEES	.42	6	REPAIR/MAINT	.26	5
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.08	7				TENANT ALTS	.78	6	RDS/GROUNDS	.08	6
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	7
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.08	6				OTHER LEASING			ADMINISTRATIVE	.57	9
OTHER MAINT/SUP	.10	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,407,365 SQ. FT.				1,323,312 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.67	19.40	16.00	24.51
RETAIL AREA	4	9.49	13.08	5.11	27.71				
OTHER AREA									
TOTAL RENT	7	18.07	18.05	16.06	22.01				
NET PARKING INC									
MISCELLANEOUS	6	.16	.05		.29				
TOTAL INCOME	7	18.30	18.61	16.24	22.05				
EXPENSE									
CLEANING	7	1.34	1.27	1.18	1.70	1.38	1.27	1.18	1.70
REPAIR-MAINT	7	1.45	1.44	1.06	1.62	1.53	1.45	1.29	1.63
UTILITIES	7	2.00	2.08	1.78	2.62	2.06	2.08	1.91	2.62
RDS/GRNDS/SEC	7	.73	.62	.36	1.07	.78	.65	.36	1.26
ADMINISTRATIVE	7	.47	.38	.28	.53	.50	.39	.29	.61
TOTAL OPER EXP	7	5.99	6.24	5.44	6.62	6.37	6.40	5.47	7.74
FIXED EXPENSES	6	3.75	4.20	3.00	4.32	4.04	4.25	3.23	4.49
TOTAL OPER + FIX	6	9.67	9.97	8.46	11.20	10.41	10.33	8.58	13.32
LEASING EXP	5	.36	.16	.03	.93				
TOTAL PAYROLL	6	1.46	.94	.72	2.45				
TOTAL CONTRACT	7	1.87	1.64	.97	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21885	6
AVG SQFT/RETAIL TENANT	3584	4
AVG SQFT/OFFICE WORKER	283	6
AVG % OFFICE OCCUPANCY	85.6	7
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	17.85	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**7**	**UTILITIES TOTAL**	**2.00**	**7**	SECURITY TOTAL	.66	6	**FIXED EXP TOTAL**	**3.75**	**6**	**TOTAL PAYROLL**	**1.46**	**6**
PAYROLL	.84	3	ELECTRICAL	1.58	7	SEC PAYROLL			REAL ESTATE TAX	3.44	6	CLEANING	.84	3
CONTRACT	.83	7	GAS	.14	4	SEC CONTRACTS	.55	5	BUILDING INS	.25	6	REPAIR/MAINT	.79	5
SUP/MAT/MISC	.07	7	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	7	PURCH STEAM	.69	2	**ADMIN TOTAL**	**.47**	**7**	OTHER TAX	.07	5	SECURITY		
REPR/MAINT TOTAL	**1.45**	**7**	PURCH CH WTR			PAYROLL	.21	5				ADMINISTRATIVE	.21	5
PAYROLL	.79	5	COAL			MGMT FEES	.23	6	**LEASING EXPENSES**	**.36**	**5**			
ELEVATOR	.19	7	WATER/SEWER	.11	7	PROF FEES	.02	5	ADV/PROMOTION	.45	2	**TOTAL CONTRACTS**	**1.87**	**7**
HVAC	.43	7	**RDS/GNDS/SEC**	**.73**	**7**	GEN OFC EXP	.03	7	COMMISSIONS			CLEANING	.83	7
ELECTRICAL	.07	7	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES	.26	3	REPAIR/MAINT	.69	5
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.13	6				TENANT ALTS	.13	3	RDS/GROUNDS	.12	6
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.55	5
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR	.12	6				OTHER LEASING	--01	2	ADMINISTRATIVE	.24	6
OTHER MAINT/SUP	.07	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,256,287 SQ. FT.				3,967,695 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					18.62	16.96	14.21	18.30
RETAIL AREA	7	15.25	14.84	7.91	17.41				
OTHER AREA	7	2.53	1.45	.81	6.29				
TOTAL RENT	10	17.86	16.87	13.75	18.30				
NET PARKING INC	6	.28	.28	.16	.42				
MISCELLANEOUS	8	.20	.11	.05	.34				
TOTAL INCOME	10	18.17	17.16	14.21	18.84				
EXPENSE									
CLEANING	10	1.62	1.46	1.35	1.50	1.56	1.46	1.39	1.53
REPAIR-MAINT	10	1.56	1.52	1.35	1.60	1.60	1.52	1.43	1.60
UTILITIES	10	2.18	2.20	2.08	2.33	2.19	2.21	2.08	2.33
RDS/GRNDS/SEC	10	.57	.60	.26	.94	.62	.69	.27	.99
ADMINISTRATIVE	10	.85	.98	.70	1.05	.91	1.01	.74	1.11
TOTAL OPER EXP	10	6.69	6.76	6.44	7.26	7.18	7.39	6.45	7.76
FIXED EXPENSES	10	2.37	2.16	2.09	2.75	2.54	2.28	2.20	2.93
TOTAL OPER + FIX	10	9.06	9.34	8.23	9.57	9.72	9.98	8.99	10.18
LEASING EXP	9	1.75	2.11	.75	2.83				
TOTAL PAYROLL	9	.86	.55	.46	.96				
TOTAL CONTRACT	10	2.41	2.99	2.03	3.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7293	9
AVG SQFT/RETAIL TENANT	3111	8
AVG SQFT/OFFICE WORKER	246	9
AVG % OFFICE OCCUPANCY	91.3	10
AVG % RETAIL OCCUPANCY	93.0	9
AVG $ RATE YR-END RENT	18.54	10
AVG NET PRKNG INC/STALL	966.02	5
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.51**	**10**
PAYROLL	1.03	2
CONTRACT	1.11	10
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	**1.56**	**10**
PAYROLL	.49	3
ELEVATOR	.29	10
HVAC	.51	10
ELECTRICAL	.12	10
STRUCT/ROOF	.06	6
PLUMBING	.02	5
FIRE/LIFE SFTY	.08	7
OTHER MAINT/SUP	.40	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.19**	**10**
ELECTRICAL	1.49	10
GAS	.16	4
FUEL OIL		
PURCH STEAM	.45	6
PURCH CH WTR	.59	5
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.57**	**10**
RDS/GNDS TOTAL	.10	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	10
SEC PAYROLL		
SEC CONTRACTS	.51	9
SEC OTHER	.03	7
ADMIN TOTAL	**.85**	**10**
PAYROLL	.36	9
MGMT FEES	.39	9
PROF FEES	.06	9
GEN OFC EXP	.07	10
OTHER ADM EXP	.08	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.37**	**10**
REAL ESTATE TAX	2.15	10
BUILDING INS	.16	10
PERS PROP TAX		
OTHER TAX	.09	7
LEASING EXPENSES	**1.75**	**9**
ADV/PROMOTION	.06	6
COMMISSIONS	.13	2
PROF FEES	.26	7
TENANT ALTS	1.30	9
BUY-OUTS	.10	3
OTHER LEASING	.19	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**9**
CLEANING	1.03	2
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	9
TOTAL CONTRACTS	**2.41**	**10**
CLEANING	1.11	10
REPAIR/MAINT	.99	8
RDS/GROUNDS	.12	7
SECURITY	.51	9
ADMINISTRATIVE	.39	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	7,247,838 SQ. FT.				6,948,476 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					23.30	24.93	22.00	25.50
RETAIL AREA	5	24.87	32.03	15.19	38.05				
OTHER AREA									
TOTAL RENT	6	23.30	25.26	21.77	25.73				
NET PARKING INC	4	.80	.68	.43	1.15				
MISCELLANEOUS	4	.27	.13	.06	.62				
TOTAL INCOME	6	24.11	25.77	22.68	26.05				
EXPENSE									
CLEANING	6	1.35	1.25	1.20	1.76	1.38	1.29	1.25	1.78
REPAIR-MAINT	6	1.31	1.27	1.12	1.47	1.25	1.26	1.16	1.53
UTILITIES	6	1.89	1.99	1.29	2.08	1.96	2.05	1.34	2.19
RDS/GRNDS/SEC	6	.47	.53	.33	.55	.49	.55	.34	.56
ADMINISTRATIVE	6	.83	.82	.28	.90	.85	.85	.26	.90
TOTAL OPER EXP	6	5.65	5.91	4.50	6.43	5.90	6.35	4.50	6.55
FIXED EXPENSES	6	4.08	4.29	3.92	4.59	4.25	4.50	4.41	4.59
TOTAL OPER + FIX	6	9.73	9.30	8.63	10.89	10.15	10.05	8.93	11.19
LEASING EXP	2	1.73	2.01						
TOTAL PAYROLL	6	.58	.67	.19	.82				
TOTAL CONTRACT	6	1.80	1.86	1.61	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40109	6
AVG SQFT/RETAIL TENANT	2927	5
AVG SQFT/OFFICE WORKER	268	5
AVG % OFFICE OCCUPANCY	92.4	6
AVG % RETAIL OCCUPANCY	88.0	5
AVG $ RATE YR-END RENT	21.67	4
AVG NET PRKNG INC/STALL	2162.13	4
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**6**
PAYROLL		
CONTRACT	1.23	6
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	**1.31**	**6**
PAYROLL	.54	4
ELEVATOR	.27	6
HVAC	.30	6
ELECTRICAL	.08	6
STRUCT/ROOF	.01	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**6**
ELECTRICAL	1.66	6
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	**.47**	**6**
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	6
SEC PAYROLL		
SEC CONTRACTS	.40	6
SEC OTHER	.01	3
ADMIN TOTAL	**.83**	**6**
PAYROLL	.21	6
MGMT FEES	.29	4
PROF FEES	.11	6
GEN OFC EXP	.06	6
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.08**	**6**
REAL ESTATE TAX	3.83	6
BUILDING INS	.17	6
PERS PROP TAX		
OTHER TAX	.12	4
LEASING EXPENSES	**1.73**	**2**
ADV/PROMOTION	.09	2
COMMISSIONS	.02	2
PROF FEES	.48	2
TENANT ALTS	1.13	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.58**	**6**
CLEANING		
REPAIR/MAINT	.54	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	**1.80**	**6**
CLEANING	1.23	6
REPAIR/MAINT	.38	2
RDS/GROUNDS	.08	5
SECURITY	.40	6
ADMINISTRATIVE	.30	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,098,421 SQ. FT.				1,085,601 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					14.54	15.26	12.41	17.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	14.44	15.21	11.71	17.32				
NET PARKING INC									
MISCELLANEOUS	11	.14	.04	.01	.16				
TOTAL INCOME	15	14.59	15.27	* 11.90	17.34				
EXPENSE									
CLEANING	15	.78	.69	.64	.92	.78	.72	.64	.92
REPAIR-MAINT	15	.80	.85	.65	.96	.81	.85	.69	.97
UTILITIES	14	1.96	1.95	1.69	2.41	1.97	1.95	1.69	2.41
RDS/GRNDS/SEC	15	.27	.29	.21	.42	.27	.29	.22	.42
ADMINISTRATIVE	14	.88	.81	.70	.88	.89	.81	.70	.88
TOTAL OPER EXP	14	4.66	4.58	4.37	4.98	4.72	4.58	4.37	4.98
FIXED EXPENSES	15	2.15	2.30	1.64	2.44	2.18	2.30	1.64	2.44
TOTAL OPER + FIX	14	6.81	7.07	5.85	7.55	6.89	7.07	6.30	7.55
LEASING EXP	10	1.70	.28	.11	1.74				
TOTAL PAYROLL	12	.57	.33	.30	.64				
TOTAL CONTRACT	15	1.03	1.12	.87	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3502	14
AVG SQFT/RETAIL TENANT	1564	2
AVG SQFT/OFFICE WORKER	288	13
AVG % OFFICE OCCUPANCY	85.8	14
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.12	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**15**	**UTILITIES TOTAL**	**1.96**	**14**	SECURITY TOTAL	.11	15	**FIXED EXP TOTAL**	**2.15**	**15**	**TOTAL PAYROLL**	**.57**	**12**
PAYROLL			ELECTRICAL	1.60	14	SEC PAYROLL			REAL ESTATE TAX	2.01	15	CLEANING		
CONTRACT	.59	15	GAS	.27	13	SEC CONTRACTS	.15	11	BUILDING INS	.15	13	REPAIR/MAINT	.30	10
SUP/MAT/MISC	.04	12	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	14	PURCH STEAM						OTHER TAX	.05	4	SECURITY		
REPR/MAINT TOTAL	**.80**	**15**	PURCH CH WTR			**ADMIN TOTAL**	**.88**	**14**				ADMINISTRATIVE	.26	9
PAYROLL	.30	10	COAL			PAYROLL	.26	9	**LEASING EXPENSES**	**1.70**	**10**			
ELEVATOR	.13	15	WATER/SEWER	.11	14	MGMT FEES	.46	13	ADV/PROMOTION	.13	4	**TOTAL CONTRACTS**	**1.03**	**15**
HVAC	.14	15	**RDS/GNDS/SEC**	**.27**	**15**	PROF FEES	.18	12	COMMISSIONS			CLEANING	.59	15
ELECTRICAL	.03	13	**TOTAL**			GEN OFC EXP	.06	13	PROF FEES	.39	7	REPAIR/MAINT	.09	9
STRUCT/ROOF	.02	7	RDS/GNDS TOTAL	.18	14	OTHER ADM EXP	.06	12	TENANT ALTS	2.23	5	RDS/GROUNDS	.19	11
PLUMBING	.01	14	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	11
FIRE/LIFE SFTY	.03	12	RDS/GNDS CONTR	.19	11				OTHER LEASING	.13	2	ADMINISTRATIVE	.57	14
OTHER MAINT/SUP	.23	15	RDS/GNDS OTHER	.07	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	119,784 SQ. FT.				119,784 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.80	14.96	12.50	16.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.81	14.96	12.50	16.43				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	14.82	14.96	12.50	16.44				
EXPENSE									
CLEANING	4	1.04	.92	.78	1.16	1.04	.92	.78	1.16
REPAIR-MAINT	4	.90	.75	.53	1.11	.90	.75	.53	1.11
UTILITIES	3	2.55	2.56			2.55	2.56		
RDS/GRNDS/SEC	4	.41	.41	.36	.48	.41	.41	.36	.48
ADMINISTRATIVE	3	.74	.72			.74	.72		
TOTAL OPER EXP	3	5.50	4.98			5.50	4.98		
FIXED EXPENSES	4	1.74	1.59	1.51	2.02	1.74	1.59	1.51	2.02
TOTAL OPER + FIX	3	7.03	6.54			7.03	6.54		
LEASING EXP	2	.13	.18						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.36	1.08	.82	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2002	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	2
AVG % OFFICE OCCUPANCY	98.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.03	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**4**	**UTILITIES TOTAL**	**2.55**	**3**	SECURITY TOTAL	.15	4	**FIXED EXP TOTAL**	**1.74**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.23	3	SEC PAYROLL			REAL ESTATE TAX	1.60	4	CLEANING		
CONTRACT	.90	4	GAS	.22	3	SEC CONTRACTS	.15	4	BUILDING INS	.14	3	REPAIR/MAINT		
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.74**	**3**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**.13**	**2**			
ELEVATOR	.11	4	WATER/SEWER	.11	3	MGMT FEES	.61	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.36**	**4**
HVAC	.32	4	**RDS/GNDS/SEC**	**.41**	**4**	PROF FEES	.08	3	COMMISSIONS			CLEANING	.90	4
ELECTRICAL	.03	4	**TOTAL**			GEN OFC EXP	.03	2	PROF FEES	.12	2	REPAIR/MAINT		
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.26	4	OTHER ADM EXP	.03	3	TENANT ALTS			RDS/GROUNDS	.24	3
PLUMBING	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	4
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.24	3				OTHER LEASING			ADMINISTRATIVE	.69	3
OTHER MAINT/SUP	.17	4	RDS/GNDS OTHER	.15	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Pittsburgh, PA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	657,769 SQ. FT.				644,949 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.74	15.80	12.92	18.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	14.51	15.78	12.26	18.72				
NET PARKING INC									
MISCELLANEOUS	7	.22	.06	.04	.32				
TOTAL INCOME	8	14.75	16.01	12.76	18.73				
EXPENSE									
CLEANING	8	.68	.64	.63	.77	.69	.65	.63	.80
REPAIR-MAINT	8	.85	.86	.79	.96	.86	.86	.79	.97
UTILITIES	8	1.94	1.95	1.73	2.21	1.95	1.95	1.77	2.21
RDS/GRNDS/SEC	8	.30	.26	.21	.42	.31	.26	.22	.42
ADMINISTRATIVE	8	.94	.88	.73	1.09	.96	.88	.73	1.09
TOTAL OPER EXP	8	4.71	4.58	4.44	5.29	4.80	4.58	4.44	5.29
FIXED EXPENSES	8	2.04	2.14	1.67	2.70	2.08	2.26	1.70	2.70
TOTAL OPER + FIX	8	6.75	7.32	6.13	7.55	6.89	7.32	6.48	7.55
LEASING EXP	5	1.19	.13	.07	2.66				
TOTAL PAYROLL	8	.49	.32	.30	.64				
TOTAL CONTRACT	8	1.13	1.13	1.02	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4276	8
AVG SQFT/RETAIL TENANT	1564	2
AVG SQFT/OFFICE WORKER	293	8
AVG % OFFICE OCCUPANCY	86.2	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.35	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.68**	**8**	**UTILITIES TOTAL**	**1.94**	**8**	SECURITY TOTAL	.14	8	**FIXED EXP TOTAL**	**2.04**	**8**	**TOTAL PAYROLL**	**.49**	**8**
PAYROLL			ELECTRICAL	1.50	8	SEC PAYROLL			REAL ESTATE TAX	1.90	8	CLEANING		
CONTRACT	.63	8	GAS	.32	8	SEC CONTRACTS	.21	5	BUILDING INS	.16	7	REPAIR/MAINT	.31	8
SUP/MAT/MISC	.03	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX	.04	3	SECURITY		
REPR/MAINT TOTAL	**.85**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.94**	**8**				ADMINISTRATIVE	.21	6
PAYROLL	.31	8	COAL			PAYROLL	.21	6	**LEASING EXPENSES**	**1.19**	**5**			
ELEVATOR	.15	8	WATER/SEWER	.12	8	MGMT FEES	.47	8	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.13**	**8**
HVAC	.08	8	**RDS/GNDS/SEC**	**.30**	**8**	PROF FEES	.24	6	COMMISSIONS			CLEANING	.63	8
ELECTRICAL	.03	6	**TOTAL**			GEN OFC EXP	.06	8	PROF FEES	.34	4	REPAIR/MAINT	.30	6
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.16	8	OTHER ADM EXP	.06	7	TENANT ALTS	1.55	3	RDS/GROUNDS	.19	6
PLUMBING	.01	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.21	5
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.19	6				OTHER LEASING			ADMINISTRATIVE	.66	8
OTHER MAINT/SUP	.24	8	RDS/GNDS OTHER	.06	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	320,868 SQ. FT.				320,868 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.03	12.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.16	12.23						
NET PARKING INC									
MISCELLANEOUS	3	.03	.01						
TOTAL INCOME	3	14.19	12.30						
EXPENSE									
CLEANING	3	.88	.79			.88	.79		
REPAIR-MAINT	3	.66	.52			.66	.52		
UTILITIES	3	1.85	1.87			1.85	1.87		
RDS/GRNDS/SEC	3	.15	.12			.15	.12		
ADMINISTRATIVE	3	.79	.82			.79	.82		
TOTAL OPER EXP	3	4.33	4.56			4.33	4.56		
FIXED EXPENSES	3	2.52	2.43			2.52	2.43		
TOTAL OPER + FIX	3	6.85	6.99			6.85	6.99		
LEASING EXP	3	2.68	1.08						
TOTAL PAYROLL	3	.76	.34						
TOTAL CONTRACT	3	.69	.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3105	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	3
AVG % OFFICE OCCUPANCY	81.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.47	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**3**	**UTILITIES TOTAL**	**1.85**	**3**	SECURITY TOTAL	.03	3	**FIXED EXP TOTAL**	**2.52**	**3**	**TOTAL PAYROLL**	**.76**	**3**
PAYROLL			ELECTRICAL	1.61	3	SEC PAYROLL			REAL ESTATE TAX	2.38	3	CLEANING		
CONTRACT	.40	3	GAS	.15	2	SEC CONTRACTS	.04	2	BUILDING INS	.14	3	REPAIR/MAINT		
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.66**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**3**				ADMINISTRATIVE	.33	3
PAYROLL			COAL			PAYROLL	.33	3	**LEASING EXPENSES**	**2.68**	**3**			
ELEVATOR	.10	3	WATER/SEWER	.11	3	MGMT FEES	.36	2	ADV/PROMOTION	.21	2	**TOTAL CONTRACTS**	**.69**	**3**
HVAC	.20	3	**RDS/GNDS/SEC**	**.15**	**3**	PROF FEES	.11	3	COMMISSIONS			CLEANING	.40	3
ELECTRICAL	.04	3	**TOTAL**			GEN OFC EXP	.07	3	PROF FEES			REPAIR/MAINT	.22	2
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.18	2	OTHER ADM EXP	.06	2	TENANT ALTS	3.00	2	RDS/GROUNDS	.17	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	2
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.17	2				OTHER LEASING			ADMINISTRATIVE	.35	3
OTHER MAINT/SUP	.23	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 25 BLDS 4,358,362 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 4,002,130 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	25					14.03	11.92	8.34	14.16
RETAIL AREA	17	11.49	12.53	6.05	16.25				
OTHER AREA	10	2.74	3.86	1.67	7.35				
TOTAL RENT	25	13.47	11.60	8.58	13.74				
NET PARKING INC	15	1.23	.66	.36	1.24				
MISCELLANEOUS	16	.18	.03	.01	.10				
TOTAL INCOME	25	14.44	12.05	9.48	14.41				
EXPENSE									
CLEANING	24	1.03	.95	.83	1.12	1.08	1.02	.92	1.16
REPAIR-MAINT	25	1.09	1.29	.82	1.74	1.14	1.34	.85	1.90
UTILITIES	24	1.33	1.13	.94	1.37	1.38	1.20	.97	1.41
RDS/GRNDS/SEC	25	.35	.21	.10	.32	.38	.25	.12	.38
ADMINISTRATIVE	25	.55	.58	.35	.81	.60	.67	.46	.94
TOTAL OPER EXP	24	4.35	4.61	3.85	4.99	4.74	5.12	4.14	5.71
FIXED EXPENSES	25	2.55	2.23	.89	2.92	2.78	2.50	1.02	3.16
TOTAL OPER+FIX	24	6.90	6.86	5.59	7.38	7.52	7.00	6.44	8.29
LEASING EXP	24	.95	.66	.17	1.44				
TOTAL PAYROLL	22	.61	.44	.21	.63				
TOTAL CONTRACT	25	1.23	1.05	.80	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6253	24
AVG SQFT/RETAIL TENANT	2077	18
AVG SQFT/OFFICE WORKER	300	14
AVG % OFFICE OCCUPANCY	90.5	24
AVG % RETAIL OCCUPANCY	91.9	18
AVG $ RATE YR-END RENT	16.42	24
AVG NET PRKNG INC/STALL	1272.37	11
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**24**
PAYROLL	.22	3
CONTRACT	.86	24
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.05	23
REPR/MAINT TOTAL	**1.09**	**25**
PAYROLL	.32	19
ELEVATOR	.27	25
HVAC	.18	25
ELECTRICAL	.06	22
STRUCT/ROOF	.17	18
PLUMBING	.03	22
FIRE/LIFE SFTY	.04	20
OTHER MAINT/SUP	.14	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.33**	**24**
ELECTRICAL	1.20	24
GAS	.11	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.14	2
COAL		
WATER/SEWER	.07	23
RDS/GNDS/SEC TOTAL	**.35**	**25**
RDS/GNDS TOTAL	.04	18
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	24
SEC PAYROLL	.48	5
SEC CONTRACTS	.24	20
SEC OTHER	.01	6
ADMIN TOTAL	**.55**	**25**
PAYROLL	.37	8
MGMT FEES	.47	19
PROF FEES	.08	14
GEN OFC EXP	.08	17
OTHER ADM EXP	.04	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.55**	**25**
REAL ESTATE TAX	2.38	25
BUILDING INS	.14	25
PERS PROP TAX	.01	8
OTHER TAX	.08	12
LEASING EXPENSES	**.95**	**24**
ADV/PROMOTION	.06	11
COMMISSIONS	.07	5
PROF FEES	.26	20
TENANT ALTS	.77	18
BUY-OUTS	.06	5
OTHER LEASING	.19	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.61**	**22**
CLEANING	.22	3
REPAIR/MAINT	.32	19
RDS/GROUNDS	.03	4
SECURITY	.48	5
ADMINISTRATIVE	.37	8
TOTAL CONTRACTS	**1.23**	**25**
CLEANING	.86	24
REPAIR/MAINT	.48	7
RDS/GROUNDS	.05	9
SECURITY	.24	20
ADMINISTRATIVE	.50	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 7 BLDS 208,202 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 186,895 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	7					9.64	10.40	7.03	11.68
RETAIL AREA	3	6.41	8.21						
OTHER AREA	2	1.71	1.67						
TOTAL RENT	7	9.21	10.40	6.59	11.68				
NET PARKING INC									
MISCELLANEOUS	3	.04	.01						
TOTAL INCOME	7	9.32	10.40	6.64	11.68				
EXPENSE									
CLEANING	6	1.10	.96	.80	1.18	1.22	1.08	.96	1.18
REPAIR-MAINT	7	1.35	1.22	.83	1.95	1.48	1.22	.96	2.06
UTILITIES	6	1.21	1.16	1.11	1.42	1.27	1.33	1.11	1.42
RDS/GRNDS/SEC	7	.10	.07	.02	.19	.11	.07	.02	.22
ADMINISTRATIVE	7	.61	.61	.53	.71	.68	.70	.58	.77
TOTAL OPER EXP	6	4.38	4.82	3.72	5.12	4.96	5.16	3.74	5.54
FIXED EXPENSES	7	1.31	.89	.82	1.88	1.46	1.02	.95	1.88
TOTAL OPER+FIX	6	5.56	5.92	5.04	6.62	6.30	6.59	6.10	6.86
LEASING EXP	7	.99	.53	.27	1.21				
TOTAL PAYROLL	4	.23	.23	.22	.24				
TOTAL CONTRACT	7	1.27	1.05	.68	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1915	7
AVG SQFT/RETAIL TENANT	2641	3
AVG SQFT/OFFICE WORKER	410	4
AVG % OFFICE OCCUPANCY	90.2	7
AVG % RETAIL OCCUPANCY	77.4	3
AVG $ RATE YR-END RENT	12.33	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**6**
PAYROLL		
CONTRACT	.81	6
SUP/MAT/MISC	.15	6
TRASH REMOVAL	.14	6
REPR/MAINT TOTAL	**1.35**	**7**
PAYROLL	.23	4
ELEVATOR	.15	7
HVAC	.32	7
ELECTRICAL	.09	4
STRUCT/ROOF	.32	6
PLUMBING	.06	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.35	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.21**	**6**
ELECTRICAL	.95	6
GAS	.23	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	**.10**	**7**
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	6
SEC PAYROLL		
SEC CONTRACTS	.08	6
SEC OTHER		
ADMIN TOTAL	**.61**	**7**
PAYROLL		
MGMT FEES	.41	7
PROF FEES	.10	6
GEN OFC EXP	.05	3
OTHER ADM EXP	.10	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.31**	**7**
REAL ESTATE TAX	1.10	7
BUILDING INS	.18	7
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	**.99**	**7**
ADV/PROMOTION	.02	2
COMMISSIONS	.22	2
PROF FEES	.46	6
TENANT ALTS	.74	5
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.23**	**4**
CLEANING		
REPAIR/MAINT	.23	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.27**	**7**
CLEANING	.81	6
REPAIR/MAINT	1.21	3
RDS/GROUNDS	.07	3
SECURITY	.08	6
ADMINISTRATIVE	.50	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	207,395 SQ. FT.				183,426 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.17	10.45		
RETAIL AREA	2	8.88	10.34						
OTHER AREA									
TOTAL RENT	3	9.66	9.84						
NET PARKING INC	2	.35	.34						
MISCELLANEOUS	3	.16	.03						
TOTAL INCOME	3	10.07	10.41						
EXPENSE									
CLEANING	3	.87	.81			.96	.94		
REPAIR-MAINT	3	2.07	2.03			2.29	2.22		
UTILITIES	3	1.07	1.02			1.13	1.09		
RDS/GRNDS/SEC	3	.15	.20			.17	.24		
ADMINISTRATIVE	3	.44	.34			.50	.41		
TOTAL OPER EXP	3	4.60	4.61			5.20	5.52		
FIXED EXPENSES	3	2.41	2.21			2.72	2.57		
TOTAL OPER + FIX	3	7.01	7.57			7.93	8.10		
LEASING EXP	3	.71	.84						
TOTAL PAYROLL	3	.41	.47						
TOTAL CONTRACT	3	.78	.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1761	3
AVG SQFT/RETAIL TENANT	1071	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	75.8	3
AVG % RETAIL OCCUPANCY	89.6	2
AVG $ RATE YR-END RENT	11.85	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	3	**UTILITIES TOTAL**	1.07	3	SECURITY TOTAL	.13	3	**FIXED EXP TOTAL**	2.41	3	**TOTAL PAYROLL**	.41	3
PAYROLL			ELECTRICAL	.86	3	SEC PAYROLL			REAL ESTATE TAX	2.16	3	CLEANING		
CONTRACT	.64	3	GAS	.13	3	SEC CONTRACTS	.13	3	BUILDING INS	.14	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.17	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM						OTHER TAX	.11	3	SECURITY		
REPR/MAINT TOTAL	2.07	3	PURCH CH WTR			**ADMIN TOTAL**	.44	3				ADMINISTRATIVE		
PAYROLL	.41	3	COAL			PAYROLL			**LEASING EXPENSES**	.71	3			
ELEVATOR	.63	3	WATER/SEWER	.09	3	MGMT FEES	.33	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.78	3
HVAC	.32	3	**RDS/GNDS/SEC**	.15	3	PROF FEES	.05	2	COMMISSIONS			CLEANING	.64	3
ELECTRICAL	.05	3	**TOTAL**			GEN OFC EXP			PROF FEES	.66	2	REPAIR/MAINT		
STRUCT/ROOF	.36	2	RDS/GNDS TOTAL			OTHER ADM EXP	.08	3	TENANT ALTS	.39	2	RDS/GROUNDS		
PLUMBING	.05	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	3
FIRE/LIFE SFTY	.08	3	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.36	3
OTHER MAINT/SUP	.29	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,674,979 SQ. FT.				1,524,864 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.02	11.94	9.73	13.88
RETAIL AREA	6	13.14	14.20	11.82	16.42				
OTHER AREA	4	4.99	4.90	3.89	8.35				
TOTAL RENT	8	11.88	12.14	9.85	13.27				
NET PARKING INC	6	1.75	1.05	.48	1.41				
MISCELLANEOUS	7	.13	.01	.01	.07				
TOTAL INCOME	8	13.39	13.00	10.68	14.22				
EXPENSE									
CLEANING	8	.95	.94	.89	.99	1.00	1.01	.91	1.07
REPAIR-MAINT	8	1.12	1.14	.75	1.64	1.20	1.22	.79	1.79
UTILITIES	8	1.07	1.11	.82	1.27	1.12	1.21	.83	1.34
RDS/GRNDS/SEC	8	.34	.33	.24	.43	.37	.39	.26	.45
ADMINISTRATIVE	8	.76	.68	.48	.88	.83	.71	.52	1.04
TOTAL OPER EXP	8	4.24	4.28	3.85	4.79	4.65	4.66	4.14	5.68
FIXED EXPENSES	8	2.25	2.55	1.47	2.63	2.47	2.68	1.67	3.08
TOTAL OPER + FIX	8	6.49	7.00	5.69	7.38	7.13	7.25	6.41	8.48
LEASING EXP	7	.89	.42	.15	1.15				
TOTAL PAYROLL	8	.59	.44	.21	.86				
TOTAL CONTRACT	8	1.09	1.09	.90	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5906	7
AVG SQFT/RETAIL TENANT	2197	6
AVG SQFT/OFFICE WORKER	259	3
AVG % OFFICE OCCUPANCY	86.3	7
AVG % RETAIL OCCUPANCY	94.9	6
AVG $ RATE YR-END RENT	14.70	7
AVG NET PRKNG INC/STALL	1292.26	6
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	8	**UTILITIES TOTAL**	1.07	8	SECURITY TOTAL	.29	8	**FIXED EXP TOTAL**	2.25	8	**TOTAL PAYROLL**	.59	8
PAYROLL	.36	2	ELECTRICAL	.91	8	SEC PAYROLL			REAL ESTATE TAX	2.05	8	CLEANING	.36	2
CONTRACT	.75	8	GAS	.10	7	SEC CONTRACTS	.29	7	BUILDING INS	.14	8	REPAIR/MAINT	.38	8
SUP/MAT/MISC	.08	7	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	4	RDS/GROUNDS		
TRASH REMOVAL	.05	7	PURCH STEAM						OTHER TAX	.08	6	SECURITY		
REPR/MAINT TOTAL	1.12	8	PURCH CH WTR			**ADMIN TOTAL**	.76	8				ADMINISTRATIVE	.41	2
PAYROLL	.38	8	COAL			PAYROLL	.41	2	**LEASING EXPENSES**	.89	7			
ELEVATOR	.19	8	WATER/SEWER	.07	8	MGMT FEES	.49	8	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	1.09	8
HVAC	.12	8	**RDS/GNDS/SEC**	.34	8	PROF FEES	.09	5	COMMISSIONS	.06	3	CLEANING	.75	8
ELECTRICAL	.06	8	**TOTAL**			GEN OFC EXP	.05	7	PROF FEES	.20	6	REPAIR/MAINT		
STRUCT/ROOF	.30	4	RDS/GNDS TOTAL	.05	6	OTHER ADM EXP	.06	7	TENANT ALTS	1.04	4	RDS/GROUNDS	.05	4
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS	.02	2	SECURITY	.29	7
FIRE/LIFE SFTY	.02	6	RDS/GNDS CONTR	.05	4				OTHER LEASING	.08	3	ADMINISTRATIVE	.51	8
OTHER MAINT/SUP	.17	8	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	745,458 SQ. FT.				733,458 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					10.34	10.06	9.14	12.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	10.32	10.05	9.14	12.32				
NET PARKING INC	2	.26	.21						
MISCELLANEOUS	5	.33	.27	.19	.48				
TOTAL INCOME	19	10.47	10.23	9.14	12.58				
EXPENSE									
CLEANING	11	.84	.84	.71	.98	.86	.84	.72	.98
REPAIR-MAINT	16	.48	.43	.36	.70	.49	.47	.36	.70
UTILITIES	13	1.18	1.12	.95	1.27	1.21	1.12	.97	1.27
RDS/GRNDS/SEC	19	.28	.26	.22	.33	.29	.26	.22	.34
ADMINISTRATIVE	19	.48	.50	.41	.73	.49	.50	.41	.73
TOTAL OPER EXP	11	3.44	3.39	2.92	3.92	3.52	3.39	2.92	3.92
FIXED EXPENSES	18	1.86	1.49	1.28	2.26	1.89	1.56	1.28	2.26
TOTAL OPER + FIX	10	5.00	4.98	3.75	5.78	5.13	4.98	4.22	5.78
LEASING EXP	18	2.34	.23	.05	2.54				
TOTAL PAYROLL	9	.12	.09	.05	.13				
TOTAL CONTRACT	19	.72	.84	.66	.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3616	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	14
AVG % OFFICE OCCUPANCY	90.2	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.45	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**11**	**UTILITIES TOTAL**	**1.24**	**12**	SECURITY TOTAL	.04	17	**FIXED EXP TOTAL**	**1.86**	**18**	**TOTAL PAYROLL**	**.12**	**9**
PAYROLL			ELECTRICAL	1.11	12	SEC PAYROLL			REAL ESTATE TAX	1.74	18	CLEANING		
CONTRACT	.59	11	GAS	.06	6	SEC CONTRACTS	.04	17	BUILDING INS	.12	19	REPAIR/MAINT	.08	5
SUP/MAT/MISC	.15	9	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	11	PURCH STEAM						OTHER TAX	.01	2	SECURITY		
REPR/MAINT TOTAL	**.48**	**16**	PURCH CH WTR			**ADMIN TOTAL**	**.48**	**19**				ADMINISTRATIVE	.20	4
PAYROLL	.08	5	COAL			PAYROLL	.20	4	**LEASING EXPENSES**	**2.34**	**18**			
ELEVATOR	.06	10	WATER/SEWER	.10	12	MGMT FEES	.41	19	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	**.72**	**19**
HVAC	.18	16	**RDS/GNDS/SEC**	**.28**	**19**	PROF FEES			COMMISSIONS	.03	3	CLEANING	.59	11
ELECTRICAL	.06	14	**TOTAL**			GEN OFC EXP	.03	4	PROF FEES	.29	17	REPAIR/MAINT	.31	3
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.25	19	OTHER ADM EXP	.02	11	TENANT ALTS	2.88	12	RDS/GROUNDS	.21	19
PLUMBING	.01	12	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	17
FIRE/LIFE SFTY	.03	10	RDS/GNDS CONTR	.21	19				OTHER LEASING	.05	4	ADMINISTRATIVE	.42	19
OTHER MAINT/SUP	.15	15	RDS/GNDS OTHER	.05	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	248,252 SQ. FT.				248,252 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.40	10.31	9.35	13.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.43	10.30	9.35	13.22				
NET PARKING INC									
MISCELLANEOUS	4	.35	.23	.19	.48				
TOTAL INCOME	7	11.67	10.57	9.69	13.31				
EXPENSE									
CLEANING	7	.90	.94	.82	.98	.90	.94	.82	.98
REPAIR-MAINT	7	.64	.63	.52	.75	.64	.63	.52	.75
UTILITIES	7	1.12	1.22	.99	1.26	1.12	1.22	.99	1.26
RDS/GRNDS/SEC	7	.29	.25	.22	.30	.29	.25	.22	.30
ADMINISTRATIVE	7	.71	.61	.55	.77	.71	.61	.55	.77
TOTAL OPER EXP	7	3.66	3.86	3.21	3.92	3.66	3.86	3.21	3.92
FIXED EXPENSES	6	1.79	1.44	1.28	2.02	1.79	1.44	1.28	2.02
TOTAL OPER + FIX	6	5.38	5.32	4.66	5.78	5.38	5.32	4.66	5.78
LEASING EXP	6	1.60	.22	.07	1.93				
TOTAL PAYROLL	4	.21	.12	.09	.32				
TOTAL CONTRACT	7	.97	.95	.83	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2078	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	5
AVG % OFFICE OCCUPANCY	92.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.14	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.90**	**7**	**UTILITIES TOTAL**	**1.12**	**7**	SECURITY TOTAL	.06	6	**FIXED EXP TOTAL**	**1.79**	**6**	**TOTAL PAYROLL**	**.21**	**4**
PAYROLL			ELECTRICAL	.98	7	SEC PAYROLL			REAL ESTATE TAX	1.70	6	CLEANING		
CONTRACT	.65	7	GAS	.08	4	SEC CONTRACTS	.06	6	BUILDING INS	.09	7	REPAIR/MAINT	.10	3
SUP/MAT/MISC	.11	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	7	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.64**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.71**	**7**				ADMINISTRATIVE		
PAYROLL	.10	3	COAL			PAYROLL			**LEASING EXPENSES**	**1.60**	**6**			
ELEVATOR	.06	6	WATER/SEWER	.09	7	MGMT FEES	.58	7	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**.97**	**7**
HVAC	.24	7	**RDS/GNDS/SEC**	**.29**	**7**	PROF FEES			COMMISSIONS	.03	3	CLEANING	.65	7
ELECTRICAL	.09	7	**TOTAL**			GEN OFC EXP	.04	2	PROF FEES	.31	6	REPAIR/MAINT	.27	2
STRUCT/ROOF			RDS/GNDS TOTAL	.24	7	OTHER ADM EXP	.04	5	TENANT ALTS	2.37	3	RDS/GROUNDS	.19	7
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	6
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.19	7				OTHER LEASING	.05	3	ADMINISTRATIVE	.58	7
OTHER MAINT/SUP	.17	6	RDS/GNDS OTHER	.10	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	228,161 SQ. FT.				216,161 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.69	10.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.57	10.83						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.80	11.25						
EXPENSE									
CLEANING	3	.81	.78			.86	.78		
REPAIR-MAINT	3	.49	.40			.52	.47		
UTILITIES	3	1.27	.87			1.33	.99		
RDS/GRNDS/SEC	3	.28	.32			.30	.34		
ADMINISTRATIVE	3	.45	.46			.47	.46		
TOTAL OPER EXP	3	3.31	2.89			3.49	2.89		
FIXED EXPENSES	3	1.55	1.34			1.64	1.56		
TOTAL OPER+FIX	3	4.86	3.75			5.12	4.34		
LEASING EXP	3	.22	.22						
TOTAL PAYROLL	2	.06	.06						
TOTAL CONTRACT	3	.85	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4921	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	2
AVG % OFFICE OCCUPANCY	88.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.12	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	3	**UTILITIES TOTAL**	1.50	2	SECURITY TOTAL	.06	2	**FIXED EXP TOTAL**	1.55	3	**TOTAL PAYROLL**	.06	2
PAYROLL			ELECTRICAL	1.39	2	SEC PAYROLL			REAL ESTATE TAX	1.43	3	CLEANING		
CONTRACT	.55	3	GAS			SEC CONTRACTS	.05	2	BUILDING INS	.12	3	REPAIR/MAINT		
SUP/MAT/MISC	.24	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	.45	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.49	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.22	3	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.37	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.85	3
ELEVATOR	.05	3	WATER/SEWER	.11	2	PROF FEES			COMMISSIONS			CLEANING	.55	3
HVAC	.17	3	**RDS/GNDS/SEC**	.28	3	GEN OFC EXP	.02	2	PROF FEES	.07	2	REPAIR/MAINT		
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.02	2	TENANT ALTS	.20	2	RDS/GROUNDS	.17	3
STRUCT/ROOF			RDS/GNDS TOTAL	.24	3				BUY-OUTS			SECURITY	.05	2
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.41	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.17	3									
OTHER MAINT/SUP	.20	3	RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Raleigh, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	822,397 SQ. FT.				822,397 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					7.69	8.03	5.02	12.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	7.69	8.03	5.02	12.30				
NET PARKING INC									
MISCELLANEOUS	3	.30	.15						
TOTAL INCOME	7	7.77	8.03	5.33	12.37				
EXPENSE									
CLEANING	5	.69	.70	.62	.82	.69	.70	.62	.82
REPAIR-MAINT	4	.65	.64	.51	.77	.65	.64	.51	.77
UTILITIES	4	1.57	1.62	1.54	1.66	1.57	1.62	1.54	1.66
RDS/GRNDS/SEC	7	.20	.22	.14	.32	.20	.22	.14	.32
ADMINISTRATIVE	7	.35	.39	.32	.49	.35	.39	.32	.49
TOTAL OPER EXP	4	3.65	3.57	3.47	3.91	3.65	3.57	3.47	3.91
FIXED EXPENSES	5	.40	.40	.33	.71	.40	.40	.33	.71
TOTAL OPER+FIX	2	4.29	4.28			4.29	4.28		
LEASING EXP	4	.73	.60	.46	1.07				
TOTAL PAYROLL	5	.23	.09	.09	.71				
TOTAL CONTRACT	7	.45	.68	.38	.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13683	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	357	5
AVG % OFFICE OCCUPANCY	96.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.92	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	98	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	5	**UTILITIES TOTAL**	1.57	4	SECURITY TOTAL	.01	7	**FIXED EXP TOTAL**	.40	5	**TOTAL PAYROLL**	.23	6
PAYROLL			ELECTRICAL	1.47	4	SEC PAYROLL			REAL ESTATE TAX	.39	5	CLEANING		
CONTRACT	.58	5	GAS			SEC CONTRACTS	.01	6	BUILDING INS	.08	4	REPAIR/MAINT	.68	2
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX	.58	2	RDS/GROUNDS		
TRASH REMOVAL	.08	5	PURCH STEAM			**ADMIN TOTAL**	.35	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.65	4	PURCH CH WTR			PAYROLL	.09	3				ADMINISTRATIVE	.09	3
PAYROLL	.68	2	COAL			MGMT FEES	.25	7	**LEASING EXPENSES**	.73	4	**TOTAL CONTRACTS**	.45	7
ELEVATOR			WATER/SEWER	.10	4	PROF FEES			ADV/PROMOTION	.08	4	CLEANING	.58	5
HVAC	.24	2	**RDS/GNDS/SEC**	.20	7	GEN OFC EXP	.03	3	COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP	.03	2	PROF FEES	.40	4	RDS/GROUNDS	.17	6
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.18	7				TENANT ALTS	.24	4	SECURITY	.01	6
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.26	7
FIRE/LIFE SFTY			RDS/GNDS CONTR	.17	6				OTHER LEASING	.01	2			
OTHER MAINT/SUP	.11	4	RDS/GNDS OTHER	.17	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Raleigh, NC

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	236,984 SQ. FT.				236,984 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.97	9.28	6.33	13.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.97	9.28	6.33	13.74				
NET PARKING INC									
MISCELLANEOUS	2	.46	.47						
TOTAL INCOME	4	10.18	9.28	6.80	13.74				
EXPENSE									
CLEANING	4	.75	.72	.68	.82	.75	.72	.68	.82
REPAIR-MAINT	3	.63	.59			.63	.59		
UTILITIES	3	1.64	1.63			1.64	1.63		
RDS/GRNDS/SEC	4	.30	.32	.19	.42	.30	.32	.19	.42
ADMINISTRATIVE	4	.43	.44	.35	.51	.43	.44	.35	.51
TOTAL OPER EXP	3	3.77	3.65			3.77	3.65		
FIXED EXPENSES	3	.59	.59			.59	.59		
TOTAL OPER+FIX	2	4.29	4.28			4.29	4.28		
LEASING EXP	3	.83	.62						
TOTAL PAYROLL	2	.40	.44						
TOTAL CONTRACT	4	.91	.91	.65	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4597	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	401	4
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.73	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	4
PAYROLL		
CONTRACT	.59	4
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.11	4
REPR/MAINT TOTAL	.63	3
PAYROLL		
ELEVATOR		
HVAC	.24	2
ELECTRICAL	.03	2
STRUCT/ROOF	.01	2
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	3
ELECTRICAL	1.51	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC	.30	4
TOTAL		
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.17	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	4
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	.43	4
PAYROLL		
MGMT FEES	.34	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.59	3
REAL ESTATE TAX	.55	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	3
ADV/PROMOTION	.12	3
COMMISSIONS		
PROF FEES	.34	3
TENANT ALTS	.36	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.91	4
CLEANING	.59	4
REPAIR/MAINT		
RDS/GROUNDS	.25	3
SECURITY	.04	3
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Rochester, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	629,849 SQ. FT.				607,533 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.40	20.69	15.04	25.05
RETAIL AREA	2	18.27	20.81						
OTHER AREA									
TOTAL RENT	5	18.08	17.44	11.17	24.81				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	18.08	17.44	11.17	24.81				
EXPENSE									
CLEANING	6	.71	.66	.60	1.20	.73	.67	.60	1.33
REPAIR-MAINT	6	.68	.55	.40	1.04	.70	.55	.40	1.15
UTILITIES	6	1.97	1.95	1.62	2.31	1.97	1.95	1.62	2.31
RDS/GRNDS/SEC	5	.25	.30	.20	.36	.26	.32	.20	.39
ADMINISTRATIVE	4	.90	.88	.81	1.06	.93	.91	.81	1.15
TOTAL OPER EXP	6	4.43	4.26	3.70	4.80	4.59	4.61	3.89	5.51
FIXED EXPENSES	6	2.26	2.17	1.24	2.56	2.35	2.35	1.54	2.56
TOTAL OPER+FIX	6	6.70	6.38	5.91	6.79	6.94	6.77	6.38	7.04
LEASING EXP									
TOTAL PAYROLL	5	.43	.38	.13	.74				
TOTAL CONTRACT	6	.93	.83	.67	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9901	6
AVG SQFT/RETAIL TENANT	5254	2
AVG SQFT/OFFICE WORKER	183	6
AVG % OFFICE OCCUPANCY	96.2	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.29	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	6
PAYROLL		
CONTRACT	.58	6
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	.68	6
PAYROLL	.23	3
ELEVATOR	.21	5
HVAC	.14	6
ELECTRICAL	.04	3
STRUCT/ROOF	.07	2
PLUMBING	.06	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	6
ELECTRICAL	1.78	6
GAS	.31	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC	.25	5
TOTAL		
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	5
SEC PAYROLL	.13	2
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	.90	4
PAYROLL	.48	2
MGMT FEES	.62	4
PROF FEES	.12	2
GEN OFC EXP		
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.26	6
REAL ESTATE TAX	2.10	6
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	5
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	.93	6
CLEANING	.58	6
REPAIR/MAINT	.26	3
RDS/GROUNDS	.04	3
SECURITY	.31	3
ADMINISTRATIVE	.67	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Rochester, NY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	577,771 SQ. FT.				559,963 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.09	23.95		
RETAIL AREA	2	18.27	20.81						
OTHER AREA									
TOTAL RENT	4	18.50	20.46	13.89	24.81				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	18.50	20.46	13.89	24.81				
EXPENSE									
CLEANING	4	.70	.63	.56	.93	.72	.64	.57	1.01
REPAIR-MAINT	4	.70	.72	.37	1.17	.72	.78	.37	1.26
UTILITIES	4	1.95	1.75	1.56	2.13	1.95	1.75	1.56	2.13
RDS/GRNDS/SEC	4	.24	.28	.20	.34	.25	.29	.20	.37
ADMINISTRATIVE	4	.90	.88	.81	1.06	.93	.91	.81	1.15
TOTAL OPER EXP	4	4.48	4.48	3.88	5.25	4.63	4.61	3.89	5.69
FIXED EXPENSES	4	2.29	2.35	1.69	2.87	2.36	2.46	1.84	2.88
TOTAL OPER+FIX	4	6.77	6.75	6.38	7.32	6.99	6.77	6.55	7.74
LEASING EXP									
TOTAL PAYROLL	4	.46	.51	.30	.74				
TOTAL CONTRACT	4	.92	.78	.61	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9414	4
AVG SQFT/RETAIL TENANT	5254	2
AVG SQFT/OFFICE WORKER	179	4
AVG % OFFICE OCCUPANCY	95.8	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.29	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	4
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.70	4
PAYROLL	.23	3
ELEVATOR	.22	4
HVAC	.15	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	4
ELECTRICAL	1.78	4
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL	.13	2
SEC CONTRACTS	.34	2
SEC OTHER		
ADMIN TOTAL	.90	4
PAYROLL	.48	2
MGMT FEES	.62	4
PROF FEES	.12	2
GEN OFC EXP		
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.29	4
REAL ESTATE TAX	2.15	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	4
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY	.13	2
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	.92	4
CLEANING	.56	4
REPAIR/MAINT	.26	3
RDS/GROUNDS	.04	2
SECURITY	.34	2
ADMINISTRATIVE	.67	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	846,416 SQ. FT.				770,807 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.69	15.39		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	17.11	15.65						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	17.12	15.67						
EXPENSE									
CLEANING	19	2.02	1.34	.75	2.01	2.02	1.34	.75	2.01
REPAIR-MAINT	19	2.36	1.29	.83	2.19	2.37	1.29	.83	2.19
UTILITIES	19	3.01	3.25	2.60	3.78	3.01	3.25	2.61	3.78
RDS/GRNDS/SEC	2	.66	.68			.66	.68		
ADMINISTRATIVE	17	.77	.82			.85	.87		
TOTAL OPER EXP	19	9.76	6.92	5.30	9.37	10.72	5.92	5.32	10.04
FIXED EXPENSES	19	1.64	1.78	1.31	3.88	1.80	1.88	1.40	3.88
TOTAL OPER+FIX	19	11.40	10.15	6.89	12.96	12.52	10.79	6.91	13.73
LEASING EXP									
TOTAL PAYROLL	18	3.57	1.77						
TOTAL CONTRACT	19	.29	.83	.39	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17512	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	19
AVG % OFFICE OCCUPANCY	97.4	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.59	17
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.02	19
PAYROLL		
CONTRACT	.21	19
SUP/MAT/MISC	.18	18
TRASH REMOVAL	.31	19
REPR/MAINT TOTAL	2.36	19
PAYROLL	.45	2
ELEVATOR	.12	18
HVAC	.37	19
ELECTRICAL	.26	18
STRUCT/ROOF	.12	18
PLUMBING	.13	18
FIRE/LIFE SFTY	.05	17
OTHER MAINT/SUP	1.44	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.01	19
ELECTRICAL	1.76	19
GAS	.04	18
FUEL OIL		
PURCH STEAM	1.22	17
PURCH CH WTR		
COAL		
WATER/SEWER	.10	19
RDS/GNDS/SEC TOTAL	.66	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	2
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER	.11	2
ADMIN TOTAL	.77	17
PAYROLL		
MGMT FEES		
PROF FEES	.01	17
GEN OFC EXP	.15	17
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	19
REAL ESTATE TAX	1.49	19
BUILDING INS	.15	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.57	18
CLEANING		
REPAIR/MAINT	.45	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.29	19
CLEANING	.21	19
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.11	2
ADMINISTRATIVE	.11	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	804,663 SQ. FT.				800,463 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					24.16	23.17	18.78	26.92
RETAIL AREA	2	12.87	13.16						
OTHER AREA									
TOTAL RENT	4	24.10	23.12	18.78	26.81				
NET PARKING INC	3	1.30	1.29						
MISCELLANEOUS	2	.50	.73						
TOTAL INCOME	4	25.58	24.60	19.42	28.71				
EXPENSE									
CLEANING	4	.92	.94	.82	.96	.93	.94	.82	.97
REPAIR-MAINT	4	.94	.86	.56	1.19	.94	.87	.56	1.20
UTILITIES	4	1.68	1.73	1.59	1.76	1.68	1.73	1.59	1.76
RDS/GRNDS/SEC	4	.66	.44	.43	.97	.66	.44	.43	.97
ADMINISTRATIVE	4	1.61	1.40	.55	2.27	1.62	1.41	.55	2.30
TOTAL OPER EXP	4	5.80	5.82	4.84	6.26	5.83	5.84	4.84	6.32
FIXED EXPENSES	4	2.25	2.08	1.11	2.83	2.27	2.09	1.11	2.86
TOTAL OPER+FIX	4	8.06	7.69	5.95	9.09	8.10	7.72	5.95	9.17
LEASING EXP	2	3.42	3.29						
TOTAL PAYROLL	3	.58	.59						
TOTAL CONTRACT	4	1.42	1.33	1.12	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8117	4
AVG SQFT/RETAIL TENANT	840	2
AVG SQFT/OFFICE WORKER	238	3
AVG % OFFICE OCCUPANCY	93.3	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	26.35	4
AVG NET PRKNG INC/STALL	728.68	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.92**	**4**	**UTILITIES TOTAL**	**1.68**	**4**	SECURITY TOTAL	.30	3	**FIXED EXP TOTAL**	**2.25**	**4**	**TOTAL PAYROLL**	**.58**	**3**
PAYROLL			ELECTRICAL	1.55	4	SEC PAYROLL			REAL ESTATE TAX	1.80	4	CLEANING		
CONTRACT	.87	4	GAS	.10	4	SEC CONTRACTS	.27	3	BUILDING INS	.44	4	REPAIR/MAINT	.32	3
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	**1.61**	**4**	OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	**.94**	**4**	PURCH CH WTR			PAYROLL	.34	2				ADMINISTRATIVE	.34	2
PAYROLL	.32	3	COAL			MGMT FEES	1.09	4	**LEASING EXPENSES**	**3.42**	**2**			
ELEVATOR	.23	4	WATER/SEWER	.03	4	PROF FEES	.31	2	ADV/PROMOTION	.14	2	**TOTAL CONTRACTS**	**1.42**	**4**
HVAC	.11	4	**RDS/GNDS/SEC TOTAL**	**.66**	**4**	GEN OFC EXP	.13	2	COMMISSIONS			CLEANING	.87	4
ELECTRICAL	.02	2	RDS/GNDS TOTAL	.39	4	OTHER ADM EXP			PROF FEES	.15	2	REPAIR/MAINT	.24	3
STRUCT/ROOF	.02	2	RDS/GNDS PAYRL						TENANT ALTS	3.08	2	RDS/GROUNDS	.12	4
PLUMBING	.02	2	RDS/GNDS CONTR	.12	4				BUY-OUTS			SECURITY	.27	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER	.83	2				OTHER LEASING	.05	2	ADMINISTRATIVE	1.29	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	647,232 SQ. FT.				647,232 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	18					15.37	15.63	14.90	17.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18	15.37	15.63	14.90	17.34				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	18	15.38	15.63	14.91	17.34				
EXPENSE									
CLEANING	18	.81	.76	.74	.80	.81	.76	.74	.80
REPAIR-MAINT	18	.55	.52	.44	.74	.55	.52	.44	.74
UTILITIES	17	1.93	1.88	1.57	1.97	1.93	1.88	1.57	1.97
RDS/GRNDS/SEC	18	.58	.50	.43	.55	.58	.50	.43	.55
ADMINISTRATIVE	18	.80	.88	.74	.89	.80	.88	.74	.89
TOTAL OPER EXP	17	4.64	4.65	4.12	4.81	4.64	4.65	4.12	4.81
FIXED EXPENSES	17	1.20	1.23	1.01	1.58	1.20	1.23	1.01	1.58
TOTAL OPER+FIX	17	5.84	5.83	5.69	6.15	5.84	5.83	5.69	6.15
LEASING EXP	11	1.55	1.78	.74	4.33				
TOTAL PAYROLL									
TOTAL CONTRACT	18	1.27	1.31	1.17	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3612	18
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.0	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.95	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**18**	**UTILITIES TOTAL**	**1.93**	**17**	SECURITY TOTAL	.11	13	**FIXED EXP TOTAL**	**1.20**	**17**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.80	17	SEC PAYROLL			REAL ESTATE TAX	1.08	17	CLEANING		
CONTRACT	.65	18	GAS	.10	6	SEC CONTRACTS	.12	12	BUILDING INS	.12	18	REPAIR/MAINT		
SUP/MAT/MISC	.10	18	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	18	PURCH STEAM			**ADMIN TOTAL**	**.80**	**18**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.55**	**18**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.73	18	**LEASING EXPENSES**	**1.55**	**11**			
ELEVATOR	.05	17	WATER/SEWER	.09	17	PROF FEES	.04	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.27**	**18**
HVAC	.15	18	**RDS/GNDS/SEC TOTAL**	**.58**	**18**	GEN OFC EXP	.02	11	COMMISSIONS			CLEANING	.65	18
ELECTRICAL	.01	11	RDS/GNDS TOTAL	.50	18	OTHER ADM EXP	.05	16	PROF FEES	.49	11	REPAIR/MAINT	.24	7
STRUCT/ROOF	.01	7	RDS/GNDS PAYRL						TENANT ALTS	1.01	11	RDS/GROUNDS	.44	18
PLUMBING	.03	8	RDS/GNDS CONTR	.44	18				BUY-OUTS			SECURITY	.12	12
FIRE/LIFE SFTY	.04	6	RDS/GNDS OTHER	.10	10				OTHER LEASING			ADMINISTRATIVE	.74	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	180,750 SQ. FT.				180,750 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.81	16.51	15.63	17.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.81	16.51	15.63	17.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	16.81	16.51	15.63	17.50				
EXPENSE									
CLEANING	6	.90	.76	.74	.77	.90	.76	.74	.77
REPAIR-MAINT	6	.61	.66	.49	.87	.61	.66	.49	.87
UTILITIES	5	1.65	1.57	1.51	1.98	1.65	1.57	1.51	1.98
RDS/GRNDS/SEC	6	.46	.45	.37	.53	.46	.45	.37	.53
ADMINISTRATIVE	6	.91	.88	.88	.90	.91	.88	.88	.90
TOTAL OPER EXP	5	4.44	4.78	4.10	4.98	4.44	4.78	4.10	4.98
FIXED EXPENSES	5	1.40	1.34	1.03	1.62	1.40	1.34	1.03	1.62
TOTAL OPER + FIX	5	5.84	5.79	5.72	6.17	5.84	5.79	5.72	6.17
LEASING EXP	2	4.39	4.33						
TOTAL PAYROLL									
TOTAL CONTRACT	6	1.29	1.33	1.19	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4682	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.97	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6	**UTILITIES TOTAL**	1.65	5	SECURITY TOTAL	.09	4	**FIXED EXP TOTAL**	1.40	5	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.50	5	SEC PAYROLL			REAL ESTATE TAX	1.27	5	CLEANING		
CONTRACT	.72	6	GAS	.11	3	SEC CONTRACTS	.10	3	BUILDING INS	.13	6	REPAIR/MAINT		
SUP/MAT/MISC	.12	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM			**ADMIN TOTAL**	.91	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.61	6	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.84	6	**LEASING EXPENSES**	4.39	2			
ELEVATOR	.05	5	WATER/SEWER	.06	5	PROF FEES	.05	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.29	6
HVAC	.17	6	**RDS/GNDS/SEC**	.46	6	GEN OFC EXP	.04	2	COMMISSIONS			CLEANING	.72	6
ELECTRICAL	.01	2	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES	1.67	2	REPAIR/MAINT	.25	4
STRUCT/ROOF			RDS/GNDS TOTAL	.40	6				TENANT ALTS	2.72	2	RDS/GROUNDS	.33	6
PLUMBING	.11	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.10	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.33	6				OTHER LEASING			ADMINISTRATIVE	.86	6
OTHER MAINT/SUP	.34	6	RDS/GNDS OTHER	.10	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,833,805 SQ. FT.				1,776,626 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					10.63	10.00	7.45	13.65
RETAIL AREA	3	3.49	3.93						
OTHER AREA									
TOTAL RENT	14	10.36	10.00	6.82	13.41				
NET PARKING INC	3	.33	.38						
MISCELLANEOUS	7	.36	.24	.10	.42				
TOTAL INCOME	14	10.92	10.17	8.69	13.66				
EXPENSE									
CLEANING	14	.61	.62	.49	.74	.63	.66	.49	.74
REPAIR-MAINT	16	.93	.84	.76	1.23	.95	.87	.81	1.31
UTILITIES	16	1.54	1.43	1.16	1.65	1.56	1.43	1.19	1.65
RDS/GRNDS/SEC	13	.20	.10	.02	.30	.21	.11	.02	.30
ADMINISTRATIVE	16	.58	.48	.21	.69	.59	.48	.21	.73
TOTAL OPER EXP	12	3.80	3.68	3.40	4.01	3.94	3.75	3.59	4.22
FIXED EXPENSES	16	1.03	.84	.71	1.21	1.06	.84	.71	1.21
TOTAL OPER + FIX	12	4.84	4.67	4.41	4.93	5.02	4.82	4.52	5.27
LEASING EXP	9	1.12	.49	.10	2.87				
TOTAL PAYROLL	15	.66	.67	.46	.76				
TOTAL CONTRACT	16	.52	.55	.47	.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7955	15
AVG SQFT/RETAIL TENANT	2415	3
AVG SQFT/OFFICE WORKER	255	15
AVG % OFFICE OCCUPANCY	89.1	15
AVG % RETAIL OCCUPANCY	41.0	3
AVG $ RATE YR-END RENT	13.65	13
AVG NET PRKNG INC/STALL	342.04	3
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	14	**UTILITIES TOTAL**	1.54	16	SECURITY TOTAL	.20	8	**FIXED EXP TOTAL**	1.03	16	**TOTAL PAYROLL**	.64	15
PAYROLL	.03	2	ELECTRICAL	1.10	16	SEC PAYROLL	.19	7	REAL ESTATE TAX	.89	16	CLEANING	.03	2
CONTRACT	.51	14	GAS	.46	12	SEC CONTRACTS	.05	2	BUILDING INS	.13	16	REPAIR/MAINT	.31	15
SUP/MAT/MISC	.08	14	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL	.03	7	PURCH STEAM	.24	2	**ADMIN TOTAL**	.58	16	OTHER TAX	.01	9	SECURITY	.19	7
REPR/MAINT TOTAL	.93	16	PURCH CH WTR			PAYROLL	.24	9				ADMINISTRATIVE	.24	8
PAYROLL	.31	15	COAL			MGMT FEES	.44	9	**LEASING EXPENSES**	1.12	9			
ELEVATOR	.16	16	WATER/SEWER	.04	16	PROF FEES	.08	5	ADV/PROMOTION	.20	6	**TOTAL CONTRACTS**	.52	16
HVAC	.20	16	**RDS/GNDS/SEC**	.20	13	GEN OFC EXP	.06	16	COMMISSIONS	.18	3	CLEANING	.51	14
ELECTRICAL	.05	16	**TOTAL**			OTHER ADM EXP	.04	12	PROF FEES	.27	7	REPAIR/MAINT	.12	4
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.04	12				TENANT ALTS	.86	8	RDS/GROUNDS	.05	4
PLUMBING	.02	14	RDS/GNDS PAYRL	.03	2				BUY-OUTS			SECURITY	.05	2
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.05	4				OTHER LEASING			ADMINISTRATIVE	.45	10
OTHER MAINT/SUP	.16	16	RDS/GNDS OTHER	.03	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	100,835 SQ. FT.				100,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.09	10.49	6.95	14.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.09	10.49	6.95	14.20				
NET PARKING INC									
MISCELLANEOUS	2	.08	.10						
TOTAL INCOME	4	12.11	10.51	7.05	14.20				
EXPENSE									
CLEANING	4	.56	.53	.41	.63	.56	.53	.41	.63
REPAIR-MAINT	4	1.20	.84	.76	1.35	1.20	.84	.76	1.35
UTILITIES	4	1.50	1.50	1.27	1.60	1.50	1.50	1.27	1.60
RDS/GRNDS/SEC	3	.16	.20			.16	.20		
ADMINISTRATIVE	4	.45	.50	.29	.65	.45	.50	.29	.65
TOTAL OPER EXP	4	3.80	3.40	3.16	4.04	3.80	3.40	3.16	4.04
FIXED EXPENSES	4	1.09	1.02	.76	1.26	1.09	1.02	.76	1.26
TOTAL OPER + FIX	4	4.90	4.47	4.05	5.17	4.90	4.47	4.05	5.17
LEASING EXP									
TOTAL PAYROLL	3	.34	.27						
TOTAL CONTRACT	4	.59	.52	.48	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5695	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	421	4
AVG % OFFICE OCCUPANCY	96.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.25	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	4	**UTILITIES TOTAL**	1.50	4	SECURITY TOTAL			**FIXED EXP TOTAL**	1.09	4	**TOTAL PAYROLL**	.34	3
PAYROLL			ELECTRICAL	1.30	4	SEC PAYROLL			REAL ESTATE TAX	.97	4	CLEANING		
CONTRACT	.47	4	GAS	.25	2	SEC CONTRACTS			BUILDING INS	.11	4	REPAIR/MAINT	.30	3
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	2	PURCH STEAM			**ADMIN TOTAL**	.45	4	OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	1.20	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.30	3	COAL			MGMT FEES	.43	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.59	4
ELEVATOR	.11	4	WATER/SEWER	.05	4	PROF FEES			COMMISSIONS			CLEANING	.47	4
HVAC	.47	4	**RDS/GNDS/SEC**	.16	3	GEN OFC EXP	.04	4	PROF FEES			REPAIR/MAINT	.13	2
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.07	3	TENANT ALTS			RDS/GROUNDS	.20	2
STRUCT/ROOF			RDS/GNDS TOTAL	.23	2				BUY-OUTS			SECURITY		
PLUMBING	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.43	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.20	2									
OTHER MAINT/SUP	.28	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	# BLDS	255,231 SQ. FT.				237,182 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.16	6.94		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.51	5.68						
NET PARKING INC									
MISCELLANEOUS	2	.48	.57						
TOTAL INCOME	3	10.39	11.34						
EXPENSE									
CLEANING	2	.66	.65			.74	.73		
REPAIR-MAINT	4	.93	.92	.75	1.14	1.00	.94	.66	1.14
UTILITIES	4	1.24	1.17	.87	1.50	1.28	1.24	.94	1.50
RDS/GRNDS/SEC	4	.15	.05	.01	.27	.16	.05	.01	.35
ADMINISTRATIVE	4	.40	.44	.18	.61	.43	.49	.16	.70
TOTAL OPER EXP	2	3.54	3.52			4.01	4.05		
FIXED EXPENSES	4	.90	.81	.37	1.43	.96	.88	.43	1.43
TOTAL OPER + FIX	2	4.37	4.34			4.95	4.93		
LEASING EXP	3	.25	.11						
TOTAL PAYROLL	4	.59	.74	.49	.76				
TOTAL CONTRACT	4	.45	.37	.13	.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7194	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	84.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.85	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.30	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	2	**UTILITIES TOTAL**	1.24	4	SECURITY TOTAL	.22	2	**FIXED EXP TOTAL**	.90	4	**TOTAL PAYROLL**	.59	4
PAYROLL			ELECTRICAL	1.03	4	SEC PAYROLL	.15	2	REAL ESTATE TAX	.75	4	CLEANING		
CONTRACT	.60	2	GAS	.17	4	SEC CONTRACTS			BUILDING INS	.14	4	REPAIR/MAINT	.39	4
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.40	4	OTHER TAX	.01	2	SECURITY	.15	2
REPR/MAINT TOTAL	.93	4	PURCH CH WTR			PAYROLL	.11	3	**LEASING EXPENSES**	.25	3	ADMINISTRATIVE	.11	3
PAYROLL	.39	4	COAL			MGMT FEES	.36	2	ADV/PROMOTION	.16	2	**TOTAL CONTRACTS**	.45	4
ELEVATOR	.14	4	WATER/SEWER	.04	4	PROF FEES	.03	3	COMMISSIONS			CLEANING	.60	2
HVAC	.21	4	**RDS/GNDS/SEC**	.15	4	GEN OFC EXP	.03	4	PROF FEES			REPAIR/MAINT	.11	2
ELECTRICAL	.04	4	**TOTAL**			OTHER ADM EXP	.13	3	TENANT ALTS	.08	3	RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.05	4				BUY-OUTS			SECURITY		
PLUMBING	.02	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.28	3
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.14	4	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Salt Lake City, UT

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	725,663 SQ. FT.				704,169 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.89	9.14		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.69	8.40						
NET PARKING INC	2	.39	.39						
MISCELLANEOUS	2	.45	.42						
TOTAL INCOME	3	9.30	9.04						
EXPENSE									
CLEANING	4	.64	.65	.56	.75	.56	.69	.60	.75
REPAIR-MAINT	4	.99	.99	.69	1.46	1.01	1.07	.69	1.54
UTILITIES	4	1.39	1.34	1.17	1.58	1.39	1.34	1.17	1.58
RDS/GRNDS/SEC	4	.25	.22	.05	.39	.26	.23	.05	.39
ADMINISTRATIVE	4	.57	.55	.20	.95	.59	.55	.20	1.05
TOTAL OPER EXP	4	3.84	3.87	3.66	4.14	3.96	3.87	3.66	4.50
FIXED EXPENSES	4	.85	.77	.51	.99	.87	.77	.66	.99
TOTAL OPER+FIX	4	4.69	4.75	4.58	4.82	4.83	4.82	4.63	5.17
LEASING EXP	3	1.86	2.25						
TOTAL PAYROLL	4	.83	.87	.79	.89				
TOTAL CONTRACT	4	.59	.62	.55	.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6347	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	338	4
AVG % OFFICE OCCUPANCY	85.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.76	3
AVG NET PRKNG INC/STALL	266.92	2
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	4
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.99	4
PAYROLL	.35	4
ELEVATOR	.15	4
HVAC	.14	4
ELECTRICAL	.04	4
STRUCT/ROOF	.03	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	4
ELECTRICAL	1.17	4
GAS	.26	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC	.25	4
TOTAL		
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	3
SEC PAYROLL	.31	2
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.57	4
PAYROLL	.36	3
MGMT FEES	.14	3
PROF FEES		
GEN OFC EXP	.12	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.85	4
REAL ESTATE TAX	.70	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	1.86	3
ADV/PROMOTION	.22	2
COMMISSIONS		
PROF FEES	.20	3
TENANT ALTS	1.52	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	4
CLEANING		
REPAIR/MAINT	.35	4
RDS/GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.36	3
TOTAL CONTRACTS	.59	4
CLEANING	.55	4
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY	.05	2
ADMINISTRATIVE	.18	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	731,853 SQ. FT.				730,633 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					13.97	13.33	7.92	15.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.97	13.33	7.93	15.11				
NET PARKING INC									
MISCELLANEOUS	10	.08	.08	.01	.19				
TOTAL INCOME	13	13.99	13.33	8.08	15.18				
EXPENSE									
CLEANING	13	.78	.59	.54	.88	.78	.59	.54	.88
REPAIR-MAINT	13	1.95	.66	.36	1.68	1.95	.66	.36	1.68
UTILITIES	13	1.89	1.57	1.31	1.86	1.89	1.57	1.31	1.86
RDS/GRNDS/SEC	13	.72	.31	.21	.39	.72	.31	.21	.39
ADMINISTRATIVE	13	.47	.56	.36	.77	.47	.56	.36	.78
TOTAL OPER EXP	13	5.81	3.91	3.28	5.88	5.82	3.91	3.28	5.88
FIXED EXPENSES	11	1.14	1.16	.61	1.75	1.14	1.16	.61	1.75
TOTAL OPER+FIX	11	4.31	4.45	3.86	5.67	4.32	4.45	3.86	5.67
LEASING EXP	10	.72	.33	.13	.84				
TOTAL PAYROLL	8	1.67	1.36	.44	2.22				
TOTAL CONTRACT	13	1.20	.91	.72	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5497	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	13
AVG % OFFICE OCCUPANCY	94.1	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.66	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	13
PAYROLL		
CONTRACT	.69	13
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.95	13
PAYROLL	1.18	3
ELEVATOR	.06	11
HVAC	.36	13
ELECTRICAL	.27	10
STRUCT/ROOF	.04	6
PLUMBING	.07	10
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.32	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	13
ELECTRICAL	1.70	13
GAS	.16	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	13
RDS/GNDS/SEC	.72	13
TOTAL		
RDS/GNDS TOTAL	.24	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	12
RDS/GNDS OTHER	.06	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.66	10
SEC PAYROLL		
SEC CONTRACTS	.10	9
SEC OTHER	.39	8
ADMIN TOTAL	.47	13
PAYROLL	.39	7
MGMT FEES	.44	10
PROF FEES	.06	10
GEN OFC EXP	.04	13
OTHER ADM EXP	.05	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	11
REAL ESTATE TAX	.98	11
BUILDING INS	.19	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.72	10
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.27	8
TENANT ALTS	.47	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.67	8
CLEANING		
REPAIR/MAINT	1.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	7
TOTAL CONTRACTS	1.20	13
CLEANING	.69	13
REPAIR/MAINT	.68	10
RDS/GROUNDS	.12	12
SECURITY	.10	9
ADMINISTRATIVE	.25	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,259,070 SQ. FT.				2,194,802 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					8.39	8.38	6.34	10.02
RETAIL AREA	4	7.65	4.55	3.48	9.35				
OTHER AREA	3	1.26	1.58						
TOTAL RENT	11	8.32	8.38	6.17	10.02				
NET PARKING INC	3	.72	.74						
MISCELLANEOUS	5	.25	.30	.06	.84				
TOTAL INCOME	11	8.76	8.47	7.02	10.52				
EXPENSE									
CLEANING	12	.71	.64	.55	.95	.71	.64	.57	.96
REPAIR-MAINT	11	.78	.76	.61	.95	.80	.79	.67	.96
UTILITIES	12	1.34	1.23	1.14	1.38	1.35	1.23	1.12	1.38
RDS/GRNDS/SEC	10	.27	.24	.13	.33	.28	.24	.17	.34
ADMINISTRATIVE	12	.82	.92	.68	1.11	.84	1.03	.69	1.15
TOTAL OPER EXP	11	3.90	3.95	3.66	4.20	4.01	4.02	3.81	4.32
FIXED EXPENSES	12	1.42	1.26	1.04	1.78	1.46	1.39	1.05	1.78
TOTAL OPER+FIX	11	5.32	5.41	4.62	5.71	5.48	5.41	4.86	5.79
LEASING EXP	9	.45	.44	.12	.94				
TOTAL PAYROLL	12	.78	.71	.57	1.94				
TOTAL CONTRACT	10	.85	.83	.64	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3706	12
AVG SQFT/RETAIL TENANT	1750	4
AVG SQFT/OFFICE WORKER	299	11
AVG % OFFICE OCCUPANCY	76.5	12
AVG % RETAIL OCCUPANCY	84.3	4
AVG $ RATE YR-END RENT	11.74	11
AVG NET PRKNG INC/STALL	571.92	3
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	12	**UTILITIES TOTAL**	1.34	12	SECURITY TOTAL	.23	10	**FIXED EXP TOTAL**	1.42	12	**TOTAL PAYROLL**	.78	12
PAYROLL	1.58	3	ELECTRICAL	1.24	12	SEC PAYROLL	.28	2	REAL ESTATE TAX	1.32	12	CLEANING	1.58	3
CONTRACT	.57	9	GAS	.06	6	SEC CONTRACTS	.19	8	BUILDING INS	.10	12	REPAIR/MAINT	.26	9
SUP/MAT/MISC	.08	9	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.03	12	PURCH STEAM			**ADMIN TOTAL**	**.82**	12	OTHER TAX			SECURITY	.28	2
REPR/MAINT TOTAL	**.76**	10	PURCH CH WTR			PAYROLL	.38	12				ADMINISTRATIVE	.38	12
PAYROLL	.26	9	COAL			MGMT FEES	.33	8	**LEASING EXPENSES**	.45	9	**TOTAL CONTRACTS**	**.85**	10
ELEVATOR	.19	10	WATER/SEWER	.06	12	PROF FEES	.07	8	ADV/PROMOTION	.04	8	CLEANING	.57	9
HVAC	.15	10	**RDS/GNDS/SEC**	**.27**	10	GEN OFC EXP	.13	10	COMMISSIONS	.10	3	REPAIR/MAINT	.28	5
ELECTRICAL	.04	8	**TOTAL**			OTHER ADM EXP	.04	8	PROF FEES	.20	7	RDS/GROUNDS	.07	5
STRUCT/ROOF	.02	6	RDS/GNDS TOTAL	.07	5				TENANT ALTS	.43	6	SECURITY	.19	8
PLUMBING	.02	9	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.30	12
FIRE/LIFE SFTY	.03	8	RDS/GNDS CONTR	.07	5				OTHER LEASING	.06	3			
OTHER MAINT/SUP	.07	10	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	196,639 SQ. FT.				181,031 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.19	10.08		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.82	10.08						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.40	10.50						
EXPENSE									
CLEANING	3	1.43	1.86			1.50	1.86		
REPAIR-MAINT	3	.91	.76			.99	.79		
UTILITIES	3	1.08	1.14			1.13	1.14		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.09	1.15			1.20	1.15		
TOTAL OPER EXP	3	4.56	5.18			5.00	5.18		
FIXED EXPENSES	3	1.70	1.89			1.87	1.89		
TOTAL OPER+FIX	3	6.26	7.39			6.87	7.39		
LEASING EXP									
TOTAL PAYROLL	3	2.23	2.92						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1465	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	520	3
AVG % OFFICE OCCUPANCY	85.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.88	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.43**	3	**UTILITIES TOTAL**	**1.08**	3	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.70**	3	**TOTAL PAYROLL**	**2.23**	3
PAYROLL	1.65	2	ELECTRICAL	1.01	3	SEC PAYROLL			REAL ESTATE TAX	1.33	3	CLEANING	1.65	2
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS	.37	3	REPAIR/MAINT	.46	3
SUP/MAT/MISC	.19	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	**1.09**	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.91**	3	PURCH CH WTR			PAYROLL	.69	3				ADMINISTRATIVE	.69	3
PAYROLL	.46	3	COAL			MGMT FEES			**LEASING EXPENSES**			**TOTAL CONTRACTS**		
ELEVATOR	.26	3	WATER/SEWER	.07	3	PROF FEES	.17	3	ADV/PROMOTION			CLEANING		
HVAC	.10	3	**RDS/GNDS/SEC**			GEN OFC EXP	.04	3	COMMISSIONS			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			SECURITY		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.95	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	.06	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,512,842 SQ. FT.				1,481,022 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.31	8.38	7.14	9.21
RETAIL AREA	3	9.39	3.68						
OTHER AREA	2	.97	1.09						
TOTAL RENT	7	8.27	8.38	6.94	9.21				
NET PARKING INC	2	.72	.72						
MISCELLANEOUS	4	.23	.19	.06	.40				
TOTAL INCOME	7	8.69	8.47	7.12	9.76				
EXPENSE									
CLEANING	7	.59	.63	.55	.64	.59	.64	.55	.64
REPAIR-MAINT	7	.76	.70	.57	.95	.77	.72	.59	.96
UTILITIES	7	1.39	1.33	1.20	1.55	1.39	1.33	1.21	1.55
RDS/GRNDS/SEC	7	.26	.29	.17	.34	.26	.29	.18	.35
ADMINISTRATIVE	7	.80	.81	.60	1.03	.81	.81	.60	1.03
TOTAL OPER EXP	7	3.79	3.87	3.66	4.00	3.87	3.87	3.69	4.14
FIXED EXPENSES	7	1.18	1.05	.86	1.37	1.20	1.05	.90	1.41
TOTAL OPER+FIX	7	4.97	4.68	4.62	5.41	5.07	5.02	4.70	5.41
LEASING EXP	7	.59	.52	.29	.94				
TOTAL PAYROLL	7	.65	.70	.55	.78				
TOTAL CONTRACT	7	.89	.90	.77	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3321	7
AVG SQFT/RETAIL TENANT	1807	3
AVG SQFT/OFFICE WORKER	252	6
AVG % OFFICE OCCUPANCY	67.9	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.75	7
AVG NET PRKNG INC/STALL	585.75	2
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**7**	**UTILITIES TOTAL**	**1.39**	**7**	SECURITY TOTAL	.21	7	**FIXED EXP TOTAL**	**1.18**	**7**	**TOTAL PAYROLL**	**.65**	**7**
PAYROLL			ELECTRICAL	1.27	7	SEC PAYROLL			REAL ESTATE TAX	1.11	7	CLEANING		
CONTRACT	.51	7	GAS	.07	5	SEC CONTRACTS	.20	6	BUILDING INS	.07	7	REPAIR/MAINT	.25	5
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM			**ADMIN TOTAL**	**.80**	**7**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.72**	**6**	PURCH CH WTR			PAYROLL	.43	7				ADMINISTRATIVE	.43	7
PAYROLL	.25	5	COAL			MGMT FEES	.25	5	**LEASING EXPENSES**	**.59**	**7**			
ELEVATOR	.18	6	WATER/SEWER	.06	7	PROF FEES	.07	4	ADV/PROMOTION	.04	6	**TOTAL CONTRACTS**	**.89**	**7**
HVAC	.13	6	**RDS/GNDS/SEC**	**.26**	**7**	GEN OFC EXP	.12	6	COMMISSIONS	.11	2	CLEANING	.51	7
ELECTRICAL	.03	6	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES	.21	6	REPAIR/MAINT	.30	4
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.08	4				TENANT ALTS	.45	5	RDS/GROUNDS	.08	4
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	6
FIRE/LIFE SFTY	.05	6	RDS/GNDS CONTR	.08	4				OTHER LEASING	.03	2	ADMINISTRATIVE	.23	7
OTHER MAINT/SUP	.09	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	3,140,312 SQ. FT.				3,107,161 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					8.37	7.39	6.17	9.88
RETAIL AREA	3	13.21	13.28						
OTHER AREA									
TOTAL RENT	37	8.42	7.40	5.98	9.88				
NET PARKING INC	10	.10	.08	.04	.11				
MISCELLANEOUS	24	.06	.04	.02	.11				
TOTAL INCOME	37	9.51	7.42	6.06	10.01				
EXPENSE									
CLEANING	30	.63	.62	.58	.68	.63	.62	.58	.68
REPAIR-MAINT	37	.77	.74	.63	.90	.77	.75	.63	.90
UTILITIES	37	1.35	1.34	1.15	1.50	1.35	1.34	1.15	1.50
RDS/GRNDS/SEC	37	.33	.30	.21	.46	.33	.31	.21	.46
ADMINISTRATIVE	37	.88	.84	.65	.97	.89	.84	.65	.97
TOTAL OPER EXP	30	3.96	3.84	3.50	4.31	4.00	4.00	3.54	4.34
FIXED EXPENSES	36	1.18	1.14	.99	1.29	1.19	1.14	.99	1.29
TOTAL OPER+FIX	29	5.13	4.86	4.49	5.68	5.19	4.91	4.50	5.68
LEASING EXP	35	1.29	.79	.13	2.17				
TOTAL PAYROLL	36	.69	.66	.52	.76				
TOTAL CONTRACT	36	.89	.96	.70	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4115	37
AVG SQFT/RETAIL TENANT	3767	4
AVG SQFT/OFFICE WORKER	245	26
AVG % OFFICE OCCUPANCY	78.4	37
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	10.28	35
AVG NET PRKNG INC/STALL	34.12	6
RENTABLE/GROSS SQFT	.95	27

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**29**	**UTILITIES TOTAL**	**1.36**	**36**	SECURITY TOTAL	.18	36	**FIXED EXP TOTAL**	**1.17**	**35**	**TOTAL PAYROLL**	**.69**	**36**
PAYROLL	.28	4	ELECTRICAL	1.27	36	SEC PAYROLL			REAL ESTATE TAX	1.07	35	CLEANING	.28	4
CONTRACT	.53	28	GAS	.05	18	SEC CONTRACTS	.18	36	BUILDING INS	.09	36	REPAIR/MAINT	.29	32
SUP/MAT/MISC	.06	17	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.13	11	RDS/GROUNDS	.06	3
TRASH REMOVAL	.03	29	PURCH STEAM			**ADMIN TOTAL**	**.86**	**36**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.77**	**36**	PURCH CH WTR			PAYROLL	.37	35				ADMINISTRATIVE	.37	35
PAYROLL	.29	32	COAL			MGMT FEES	.27	36	**LEASING EXPENSES**	**1.29**	**35**			
ELEVATOR	.09	29	WATER/SEWER	.07	36	PROF FEES	.06	18	ADV/PROMOTION	.04	23	**TOTAL CONTRACTS**	**.89**	**36**
HVAC	.15	36	**RDS/GNDS/SEC**	**.34**	**36**	GEN OFC EXP	.12	33	COMMISSIONS	.12	17	CLEANING	.53	28
ELECTRICAL	.04	33	**TOTAL**			OTHER ADM EXP	.08	24	PROF FEES	.24	34	REPAIR/MAINT	.25	12
STRUCT/ROOF	.05	30	RDS/GNDS TOTAL	.16	35				TENANT ALTS	1.42	29	RDS/GROUNDS	.12	35
PLUMBING	.02	35	RDS/GNDS PAYRL	.06	3				BUY-OUTS	.02	4	SECURITY	.18	36
FIRE/LIFE SFTY	.02	22	RDS/GNDS CONTR	.12	35				OTHER LEASING	.03	12	ADMINISTRATIVE	.32	36
OTHER MAINT/SUP	.15	36	RDS/GNDS OTHER	.05	32									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	95,057 SQ. FT.				92,041 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					5.27	5.41		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	5.10	5.41						
NET PARKING INC									
MISCELLANEOUS	2	.14	.15						
TOTAL INCOME	3	5.21	5.41						
EXPENSE									
CLEANING	3	.57	.60			.57	.60		
REPAIR-MAINT	3	.62	.60			.62	.60		
UTILITIES	3	1.32	1.28			1.32	1.28		
RDS/GRNDS/SEC	3	.23	.20			.24	.20		
ADMINISTRATIVE	3	.57	.56			.59	.56		
TOTAL OPER EXP	3	3.31	3.31			3.42	3.31		
FIXED EXPENSES	3	.93	.96			.97	.96		
TOTAL OPER + FIX	3	4.25	4.26			4.39	4.26		
LEASING EXP	2	3.69	3.82						
TOTAL PAYROLL	3	.28	.21						
TOTAL CONTRACT	3	.76	.64						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8477	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	64.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.30	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	3	**UTILITIES TOTAL**	1.32	3	SECURITY TOTAL	.08	3	**FIXED EXP TOTAL**	.93	3	**TOTAL PAYROLL**	.28	3
PAYROLL			ELECTRICAL	1.28	3	SEC PAYROLL			REAL ESTATE TAX	.87	3	CLEANING		
CONTRACT	.48	3	GAS			SEC CONTRACTS	.08	3	BUILDING INS	.06	3	REPAIR/MAINT	.25	2
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.62	3	PURCH CH WTR			**ADMIN TOTAL**	.57	3				ADMINISTRATIVE	.21	2
PAYROLL	.25	2	COAL			PAYROLL	.21	2	**LEASING EXPENSES**	3.69	2			
ELEVATOR	.06	3	WATER/SEWER	.03	3	MGMT FEES	.36	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.76	3
HVAC	.25	3				PROF FEES			COMMISSIONS			CLEANING	.48	3
ELECTRICAL	.06	3	**RDS/GNDS/SEC**	.23	3	GEN OFC EXP			PROF FEES	.43	2	REPAIR/MAINT		
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.10	2	TENANT ALTS			RDS/GROUNDS	.12	3
PLUMBING	.02	3	RDS/GNDS TOTAL	.15	3				BUY-OUTS			SECURITY	.08	3
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.36	3
OTHER MAINT/SUP	.07	3	RDS/GNDS CONTR	.12	3									
			RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	242,190 SQ. FT.				242,190 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.70	7.39	6.82	8.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.70	7.40	6.82	8.47				
NET PARKING INC									
MISCELLANEOUS	3	.06	.06						
TOTAL INCOME	4	7.77	7.42	6.91	8.52				
EXPENSE									
CLEANING	4	.67	.65	.55	.77	.67	.65	.55	.77
REPAIR-MAINT	4	.90	.82	.70	1.08	.90	.82	.70	1.08
UTILITIES	4	1.42	1.44	1.25	1.60	1.42	1.44	1.25	1.60
RDS/GRNDS/SEC	4	.42	.42	.19	.63	.42	.42	.19	.63
ADMINISTRATIVE	4	.80	.77	.64	.93	.80	.77	.64	.93
TOTAL OPER EXP	4	4.21	4.18	3.61	4.71	4.21	4.18	3.61	4.71
FIXED EXPENSES	4	1.07	1.03	.99	1.14	1.07	1.03	.99	1.14
TOTAL OPER + FIX	4	5.28	5.21	4.62	5.84	5.28	5.21	4.62	5.84
LEASING EXP	4	2.00	.89	.43	4.12				
TOTAL PAYROLL	4	.61	.63	.44	.74				
TOTAL CONTRACT	4	1.04	1.02	.97	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2955	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	2
AVG % OFFICE OCCUPANCY	85.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.23	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	4	**UTILITIES TOTAL**	1.42	4	SECURITY TOTAL	.08	4	**FIXED EXP TOTAL**	1.07	4	**TOTAL PAYROLL**	.61	4
PAYROLL			ELECTRICAL	1.31	4	SEC PAYROLL			REAL ESTATE TAX	1.01	4	CLEANING		
CONTRACT	.60	4	GAS			SEC CONTRACTS	.08	4	BUILDING INS	.06	4	REPAIR/MAINT	.27	4
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.90	4	PURCH CH WTR			**ADMIN TOTAL**	.80	4				ADMINISTRATIVE	.31	4
PAYROLL	.27	4	COAL			PAYROLL	.31	4	**LEASING EXPENSES**	2.00	4			
ELEVATOR	.05	4	WATER/SEWER	.10	4	MGMT FEES	.23	4	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	1.04	4
HVAC	.27	4				PROF FEES	.03	2	COMMISSIONS	.06	2	CLEANING	.60	4
ELECTRICAL	.04	4	**RDS/GNDS/SEC**	.42	4	GEN OFC EXP	.13	4	PROF FEES	.25	4	REPAIR/MAINT	.15	4
STRUCT/ROOF	.08	4	**TOTAL**			OTHER ADM EXP	.14	3	TENANT ALTS	1.63	4	RDS/GROUNDS	.21	4
PLUMBING	.04	4	RDS/GNDS TOTAL	.34	4				BUY-OUTS			SECURITY	.08	4
FIRE/LIFE SFTY	.04	2	RDS/GNDS PAYRL						OTHER LEASING	.11	2	ADMINISTRATIVE	.25	4
OTHER MAINT/SUP	.12	4	RDS/GNDS CONTR	.21	4									
			RDS/GNDS OTHER	.13	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Antonio, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,272,075 SQ. FT.				2,256,747 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					8.98	9.50	6.31	10.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	9.02	9.50	6.31	10.75				
NET PARKING INC	7	.11	.08	.06	.11				
MISCELLANEOUS	9	.07	.04	.02	.11				
TOTAL INCOME	13	9.13	9.63	6.31	10.84				
EXPENSE									
CLEANING	13	.63	.62	.57	.69	.63	.62	.57	.69
REPAIR-MAINT	13	.76	.77	.59	.91	.77	.77	.59	.91
UTILITIES	13	1.35	1.47	1.06	1.59	1.35	1.47	1.06	1.59
RDS/GRNDS/SEC	13	.31	.30	.18	.43	.31	.30	.18	.43
ADMINISTRATIVE	13	.91	.87	.79	1.14	.91	.87	.79	1.14
TOTAL OPER EXP	13	3.96	4.00	3.45	4.42	3.99	4.00	3.45	4.44
FIXED EXPENSES	12	1.20	1.26	1.09	1.33	1.21	1.26	1.09	1.37
TOTAL OPER+FIX	12	5.16	5.08	4.52	5.82	5.19	5.08	4.52	5.85
LEASING EXP	12	.98	.22	.12	1.44				
TOTAL PAYROLL	12	.70	.71	.56	.87				
TOTAL CONTRACT	12	.87	.99	.66	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4905	13
AVG SQFT/RETAIL TENANT	2555	2
AVG SQFT/OFFICE WORKER	242	12
AVG % OFFICE OCCUPANCY	79.3	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.59	12
AVG NET PRKNG INC/STALL	32.97	5
RENTABLE/GROSS SQFT	.96	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**12**
PAYROLL	.31	3
CONTRACT	.51	11
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	**.76**	**12**
PAYROLL	.28	11
ELEVATOR	.10	12
HVAC	.13	12
ELECTRICAL	.03	11
STRUCT/ROOF	.05	10
PLUMBING	.02	11
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.16	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.36**	**12**
ELECTRICAL	1.28	12
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	**.32**	**12**
RDS/GNDS TOTAL	.13	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	11
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	12
SEC PAYROLL		
SEC CONTRACTS	.18	12
SEC OTHER	.02	3
ADMIN TOTAL	**.88**	**12**
PAYROLL	.37	12
MGMT FEES	.26	12
PROF FEES	.07	11
GEN OFC EXP	.10	11
OTHER ADM EXP	.09	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.20**	**11**
REAL ESTATE TAX	1.09	11
BUILDING INS	.09	12
PERS PROP TAX	.16	7
OTHER TAX		
LEASING EXPENSES	**.98**	**12**
ADV/PROMOTION	.04	9
COMMISSIONS	.09	4
PROF FEES	.21	11
TENANT ALTS	1.26	7
BUY-OUTS		
OTHER LEASING	.03	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.70**	**12**
CLEANING	.31	3
REPAIR/MAINT	.28	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	12
TOTAL CONTRACTS	**.87**	**12**
CLEANING	.51	11
REPAIR/MAINT	.31	5
RDS/GROUNDS	.10	11
SECURITY	.18	12
ADMINISTRATIVE	.35	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Bernardino, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	325,492 SQ. FT.				285,162 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.60	11.94	10.40	15.11
RETAIL AREA	2	12.29	11.06						
OTHER AREA									
TOTAL RENT	5	11.29	11.79	10.18	13.40				
NET PARKING INC	2	.20	.14						
MISCELLANEOUS	2		.01						
TOTAL INCOME	5	11.38	11.87	10.19	13.50				
EXPENSE									
CLEANING	4	.52	.77	.54	1.02	.54	.97	.67	1.06
REPAIR-MAINT	5	1.38	1.06	.83	1.67	1.52	1.13	.98	1.83
UTILITIES	4	1.85	1.43	.98	2.02	1.90	1.51	1.20	2.02
RDS/GRNDS/SEC	5	.53	.09	.06	.61	.61	.12	.07	.72
ADMINISTRATIVE	5	.55	.85	.41	1.39	.63	.85	.47	1.88
TOTAL OPER EXP	3	4.86	4.69			6.19	6.11		
FIXED EXPENSES	5	.68	.62	.35	.74	.78	.78	.40	.85
TOTAL OPER+FIX	3	5.50	5.31			7.01	6.92		
LEASING EXP	4	.30	.30	.22	.46				
TOTAL PAYROLL	2	5.65	6.04						
TOTAL CONTRACT	4	1.49	.98	.76	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3660	5
AVG SQFT/RETAIL TENANT	5369	2
AVG SQFT/OFFICE WORKER	277	4
AVG % OFFICE OCCUPANCY	74.4	5
AVG % RETAIL OCCUPANCY	91.0	2
AVG $ RATE YR-END RENT	18.99	5
AVG NET PRKNG INC/STALL	83.15	2
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.52**	**4**
PAYROLL		
CONTRACT	.40	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	**1.38**	**5**
PAYROLL	.76	2
ELEVATOR	.17	5
HVAC	.24	5
ELECTRICAL	.09	4
STRUCT/ROOF	.01	2
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.85**	**4**
ELECTRICAL	1.73	4
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.53**	**5**
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.55**	**5**
PAYROLL		
MGMT FEES	.49	5
PROF FEES	.02	4
GEN OFC EXP		
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.68**	**5**
REAL ESTATE TAX	.50	5
BUILDING INS	.18	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.30**	**4**
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.27	4
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**5.65**	**2**
CLEANING		
REPAIR/MAINT	.76	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.49**	**4**
CLEANING	.40	4
REPAIR/MAINT	.52	4
RDS/GROUNDS	.06	4
SECURITY		
ADMINISTRATIVE	.51	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Bernardino, CA

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	55,372 SQ. FT.				44,171 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.00	14.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.55	11.79						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.58	11.87						
EXPENSE									
CLEANING	3	.86	.85			1.03	.97		
REPAIR-MAINT	3	.96	1.00			1.16	1.13		
UTILITIES	2	.92	.98			1.18	1.20		
RDS/GRNDS/SEC	3	.07	.06			.08	.07		
ADMINISTRATIVE	3	1.24	1.27			1.56	1.78		
TOTAL OPER EXP	2	3.90	4.04			5.30	5.43		
FIXED EXPENSES	3	.41	.44			.51	.44		
TOTAL OPER + FIX	2	4.29	4.48			5.84	6.02		
LEASING EXP	3	.30	.30						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.83	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1615	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	113	2
AVG % OFFICE OCCUPANCY	98.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.30	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.02	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**3**
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**.96**	**3**
PAYROLL		
ELEVATOR	.08	3
HVAC	.35	3
ELECTRICAL	.05	3
STRUCT/ROOF	.01	2
PLUMBING	.09	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.38	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.92**	**2**
ELECTRICAL	.81	2
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC	**.07**	**3**
TOTAL		
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.24**	**3**
PAYROLL		
MGMT FEES	1.20	3
PROF FEES	.03	3
GEN OFC EXP		
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.41**	**3**
REAL ESTATE TAX	.26	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.30**	**3**
ADV/PROMOTION	.08	2
COMMISSIONS		
PROF FEES	.23	3
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.83**	**3**
CLEANING	.68	3
REPAIR/MAINT	.08	3
RDS/GROUNDS	.07	3
SECURITY		
ADMINISTRATIVE	1.22	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Diego, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	3,215,085 SQ. FT.				3,100,904 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					18.44	15.65	15.30	17.18
RETAIL AREA	4	33.08	26.13	13.17	39.50				
OTHER AREA									
TOTAL RENT	11	18.49	16.02	15.38	17.22				
NET PARKING INC	10	1.87	1.57	1.29	2.36				
MISCELLANEOUS	7	.15	.08	.05	.18				
TOTAL INCOME	11	20.37	17.70	17.10	19.21				
EXPENSE									
CLEANING	11	.98	1.02	.79	1.24	.99	1.02	.80	1.24
REPAIR-MAINT	11	1.69	1.55	1.35	2.06	1.74	1.65	1.35	2.18
UTILITIES	11	1.96	1.80	1.64	2.40	1.98	1.89	1.67	2.40
RDS/GRNDS/SEC	10	.55	.60	.49	.72	.57	.60	.56	.72
ADMINISTRATIVE	11	.87	.87	.63	.97	.90	.89	.63	1.01
TOTAL OPER EXP	11	6.02	5.87	5.46	6.90	6.24	6.03	5.64	7.34
FIXED EXPENSES	11	1.89	1.63	1.25	1.94	1.96	1.63	1.41	2.13
TOTAL OPER + FIX	11	7.91	7.54	7.29	8.99	8.20	8.20	7.54	9.08
LEASING EXP	9	1.53	1.41	.32	2.14				
TOTAL PAYROLL	11	1.23	1.24	.96	1.41				
TOTAL CONTRACT	11	1.10	1.08	.69	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8226	11
AVG SQFT/RETAIL TENANT	6938	6
AVG SQFT/OFFICE WORKER	257	9
AVG % OFFICE OCCUPANCY	86.0	11
AVG % RETAIL OCCUPANCY	97.0	6
AVG $ RATE YR-END RENT	21.15	9
AVG NET PRKNG INC/STALL	1105.11	8
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**10**
PAYROLL	.55	4
CONTRACT	.77	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	**1.69**	**11**
PAYROLL	.70	9
ELEVATOR	.27	11
HVAC	.31	11
ELECTRICAL	.11	11
STRUCT/ROOF	.05	4
PLUMBING	.04	11
FIRE/LIFE SFTY	.10	10
OTHER MAINT/SUP	.28	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**11**
ELECTRICAL	1.78	11
GAS	.07	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC	**.55**	**10**
TOTAL		
RDS/GNDS TOTAL	.07	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	10
SEC PAYROLL	.52	3
SEC CONTRACTS	.46	7
SEC OTHER	.01	3
ADMIN TOTAL	**.87**	**10**
PAYROLL	.45	7
MGMT FEES	.37	9
PROF FEES	.06	5
GEN OFC EXP	.11	9
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.89**	**11**
REAL ESTATE TAX	1.47	11
BUILDING INS	.41	11
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	**1.53**	**9**
ADV/PROMOTION	.06	7
COMMISSIONS	.12	3
PROF FEES	.23	9
TENANT ALTS	1.22	8
BUY-OUTS		
OTHER LEASING	.10	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**11**
CLEANING	.55	4
REPAIR/MAINT	.70	9
RDS/GROUNDS		
SECURITY	.52	3
ADMINISTRATIVE	.45	7
TOTAL CONTRACTS	**1.10**	**11**
CLEANING	.77	9
REPAIR/MAINT	.33	2
RDS/GROUNDS	.06	8
SECURITY	.46	7
ADMINISTRATIVE	.41	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,164,821 SQ. FT.				1,085,864 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.48	15.51	14.53	16.97
RETAIL AREA	2	27.22	26.13						
OTHER AREA									
TOTAL RENT	6	15.60	15.77	14.98	16.53				
NET PARKING INC	5	1.60	1.29	1.08	2.40				
MISCELLANEOUS	3	.23	.05						
TOTAL INCOME	6	17.13	17.37	16.23	18.47				
EXPENSE									
CLEANING	6	1.26	1.24	1.04	1.42	1.26	1.24	1.04	1.42
REPAIR-MAINT	6	2.11	2.02	1.45	3.10	2.24	2.18	1.65	3.10
UTILITIES	6	2.22	2.13	1.78	2.85	2.25	2.17	1.80	2.85
RDS/GRNDS/SEC	5	.69	.72	.55	.90	.75	.72	.58	1.01
ADMINISTRATIVE	6	.66	.65	.41	.89	.71	.66	.45	.89
TOTAL OPER EXP	6	6.85	6.83	5.50	7.97	7.35	7.34	6.27	8.67
FIXED EXPENSES	6	1.46	1.25	1.19	1.75	1.57	1.41	1.19	1.79
TOTAL OPER + FIX	6	8.31	8.26	7.17	9.16	8.92	8.88	8.20	10.00
LEASING EXP	4	.55	.32	.26	.87				
TOTAL PAYROLL	6	1.65	1.37	1.24	1.51				
TOTAL CONTRACT	6	1.28	1.28	.60	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5107	6
AVG SQFT/RETAIL TENANT	10823	4
AVG SQFT/OFFICE WORKER	306	4
AVG % OFFICE OCCUPANCY	89.4	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.96	6
AVG NET PRKNG INC/STALL	727.85	5
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**6**	**UTILITIES TOTAL**	**2.22**	**6**	SECURITY TOTAL	.64	5	**FIXED EXP TOTAL**	**1.46**	**6**	**TOTAL PAYROLL**	**1.65**	**6**
PAYROLL	1.66	2	ELECTRICAL	1.96	6	SEC PAYROLL			REAL ESTATE TAX	1.14	6	CLEANING	1.66	2
CONTRACT	.83	5	GAS	.04	3	SEC CONTRACTS	.60	4	BUILDING INS	.31	6	REPAIR/MAINT	.95	5
SUP/MAT/MISC	.10	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.11**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.66**	**6**				ADMINISTRATIVE	.49	3
PAYROLL	.95	5	COAL			PAYROLL	.49	3	**LEASING EXPENSES**	**.55**	**4**			
ELEVATOR	.29	6	WATER/SEWER	.08	6	MGMT FEES	.37	5	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	**1.28**	**6**
HVAC	.26	6	**RDS/GNDS/SEC**	**.69**	**5**	PROF FEES	.04	2	COMMISSIONS			CLEANING	.83	5
ELECTRICAL	.16	6	**TOTAL**			GEN OFC EXP	.04	5	PROF FEES	.18	4	REPAIR/MAINT		
STRUCT/ROOF	.09	3	RDS/GNDS TOTAL	.06	4	OTHER ADM EXP	.02	4	TENANT ALTS	.34	3	RDS/GROUNDS	.04	3
PLUMBING	.07	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.60	4
FIRE/LIFE SFTY	.12	6	RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.38	5
OTHER MAINT/SUP	.35	6	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,050,264 SQ. FT.				2,015,040 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.77	15.78	15.36	25.39
RETAIL AREA	2	40.26	26.53						
OTHER AREA									
TOTAL RENT	5	20.12	17.26	15.36	25.39				
NET PARKING INC	5	2.00	1.84	1.45	2.65				
MISCELLANEOUS	4	.12	.13	.07	.18				
TOTAL INCOME	5	22.21	18.71	17.19	28.13				
EXPENSE									
CLEANING	5	.83	.77	.73	.93	.83	.79	.73	.94
REPAIR-MAINT	5	1.45	1.46	1.22	1.70	1.47	1.46	1.22	1.76
UTILITIES	5	1.82	1.60	1.47	2.33	1.83	1.63	1.47	2.33
RDS/GRNDS/SEC	5	.47	.56	.34	.63	.48	.57	.35	.63
ADMINISTRATIVE	5	.98	.99	.79	1.17	1.00	1.01	.81	1.17
TOTAL OPER EXP	5	5.55	5.82	5.13	5.95	5.64	5.87	5.26	5.99
FIXED EXPENSES	5	2.13	1.84	1.61	2.70	2.17	1.94	1.63	2.70
TOTAL OPER + FIX	5	7.68	7.50	7.04	8.42	7.81	7.58	7.28	8.42
LEASING EXP	5	1.87	1.95	1.51	2.33				
TOTAL PAYROLL	5	1.00	.93	.87	1.21				
TOTAL CONTRACT	5	.99	.77	.69	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12649	5
AVG SQFT/RETAIL TENANT	4024	2
AVG SQFT/OFFICE WORKER	241	5
AVG % OFFICE OCCUPANCY	84.1	5
AVG % RETAIL OCCUPANCY	91.4	2
AVG $ RATE YR-END RENT	22.13	3
AVG NET PRKNG INC/STALL	1633.76	3
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**4**	**UTILITIES TOTAL**	**1.82**	**5**	SECURITY TOTAL	.41	5	**FIXED EXP TOTAL**	**2.13**	**5**	**TOTAL PAYROLL**	**1.00**	**5**
PAYROLL	.11	2	ELECTRICAL	1.67	5	SEC PAYROLL	.44	2	REAL ESTATE TAX	1.66	5	CLEANING	.11	2
CONTRACT	.73	4	GAS	.08	4	SEC CONTRACTS	.38	3	BUILDING INS	.47	5	REPAIR/MAINT	.55	4
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY	.44	2
REPR/MAINT TOTAL	**1.45**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**1.02**	**4**				ADMINISTRATIVE	.43	4
PAYROLL	.55	4	COAL			PAYROLL	.43	4	**LEASING EXPENSES**	**1.87**	**5**			
ELEVATOR	.26	5	WATER/SEWER	.55	5	MGMT FEES	.38	4	ADV/PROMOTION	.07	5	**TOTAL CONTRACTS**	**.99**	**5**
HVAC	.33	5	**RDS/GNDS/SEC**	**.47**	**5**	PROF FEES	.06	3	COMMISSIONS	.13	2	CLEANING	.73	4
ELECTRICAL	.08	5	**TOTAL**			GEN OFC EXP	.15	4	PROF FEES	.24	5	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.07	5	OTHER ADM EXP	.03	3	TENANT ALTS	1.46	5	RDS/GROUNDS	.06	5
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.38	3
FIRE/LIFE SFTY	.09	4	RDS/GNDS CONTR	.05	5				OTHER LEASING	.10	2	ADMINISTRATIVE	.42	4
OTHER MAINT/SUP	.23	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 10 BLDS 427,350 SQ. FT. # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 427,350 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	7					16.96	15.92	12.54	19.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	16.96	15.92	12.54	19.26				
NET PARKING INC									
MISCELLANEOUS	7	.40	.01	.01	1.00				
TOTAL INCOME	7	17.36	16.45	13.54	19.27				
EXPENSE									
CLEANING	10	.91	.95	.78	1.11	.91	.95	.78	1.11
REPAIR-MAINT	10	.77	.48	.41	1.36	.77	.48	.41	1.36
UTILITIES	7	1.47	1.44			1.47	1.44		
RDS/GRNDS/SEC	10	.29	.28	.20	.37	.29	.28	.20	.37
ADMINISTRATIVE	10	1.11	.94	.57	1.35	1.11	.94	.57	1.35
TOTAL OPER EXP	7	4.86	4.58			4.86	4.58		
FIXED EXPENSES	10	1.65	1.79	.85	2.33	1.65	1.79	.85	2.33
TOTAL OPER + FIX	7	6.17	6.36			6.17	6.36		
LEASING EXP	10	1.09	.48	.30	2.68				
TOTAL PAYROLL	9	.67	.50	.25	1.16				
TOTAL CONTRACT	10	1.06	1.08	.88	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4676	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	2
AVG % OFFICE OCCUPANCY	89.2	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.04	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**10**
PAYROLL		
CONTRACT	.70	10
SUP/MAT/MISC	.12	10
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	**.88**	**8**
PAYROLL	.54	7
ELEVATOR	.06	8
HVAC	.17	8
ELECTRICAL	.04	7
STRUCT/ROOF	.03	4
PLUMBING	.03	7
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.11	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**7**
ELECTRICAL	1.29	7
GAS	.12	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	**.29**	**10**
RDS/GNDS TOTAL	.23	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	10
RDS/GNDS OTHER	.16	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	9
SEC PAYROLL	.03	5
SEC CONTRACTS	.06	6
SEC OTHER		
ADMIN TOTAL	**1.11**	**10**
PAYROLL		
MGMT FEES	.80	10
PROF FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.58**	**10**
REAL ESTATE TAX	1.26	10
BUILDING INS	.32	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.09**	**10**
ADV/PROMOTION	.04	6
COMMISSIONS	.76	5
PROF FEES	.50	6
TENANT ALTS	.37	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.67**	**9**
CLEANING		
REPAIR/MAINT	.54	7
RDS/GROUNDS		
SECURITY	.03	5
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.06**	**10**
CLEANING	.70	10
REPAIR/MAINT	.32	4
RDS/GROUNDS	.17	10
SECURITY	.06	6
ADMINISTRATIVE	.83	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 92 BLDS 23,761,952 SQ. FT. # BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA 22,164,005 SQ. FT. DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	78					22.28	21.24	14.79	25.15
RETAIL AREA	64	24.57	23.96	13.46	44.48				
OTHER AREA	18	15.26	8.17	4.50	14.05				
TOTAL RENT	82	22.50	20.49	16.47	24.66				
NET PARKING INC	35	1.18	.73	.36	1.62				
MISCELLANEOUS	57	.73	.25	.09	.76				
TOTAL INCOME	82	23.74	21.33	16.63	25.79				
EXPENSE									
CLEANING	91	1.73	1.70	1.42	1.95	1.80	1.78	1.52	2.05
REPAIR-MAINT	90	1.77	1.43	1.09	1.89	1.85	1.48	1.15	2.01
UTILITIES	90	1.96	1.83	1.51	2.09	1.99	1.89	1.53	2.13
RDS/GRNDS/SEC	90	.55	.53	.36	.71	.59	.57	.39	.80
ADMINISTRATIVE	89	1.18	1.10	.74	1.60	1.27	1.23	.77	1.78
TOTAL OPER EXP	86	7.16	6.73	5.74	7.71	7.64	7.18	6.42	8.63
FIXED EXPENSES	90	2.19	1.95	1.45	2.62	2.36	2.14	1.59	2.75
TOTAL OPER + FIX	85	9.37	8.84	7.92	10.43	10.00	9.65	8.45	11.15
LEASING EXP	66	2.67	1.71	.48	3.00				
TOTAL PAYROLL	84	1.54	1.14	.72	2.08				
TOTAL CONTRACT	88	2.07	2.04	1.45	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7543	86
AVG SQFT/RETAIL TENANT	1805	72
AVG SQFT/OFFICE WORKER	271	81
AVG % OFFICE OCCUPANCY	90.8	90
AVG % RETAIL OCCUPANCY	90.4	74
AVG $ RATE YR-END RENT	26.89	72
AVG NET PRKNG INC/STALL	1959.30	30
RENTABLE/GROSS SQFT	.91	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.73**	**88**
PAYROLL	1.13	22
CONTRACT	1.35	83
SUP/MAT/MISC	.16	79
TRASH REMOVAL	.10	83
REPR/MAINT TOTAL	**1.75**	**86**
PAYROLL	.78	75
ELEVATOR	.29	84
HVAC	.16	81
ELECTRICAL	.09	71
STRUCT/ROOF	.18	44
PLUMBING	.03	74
FIRE/LIFE SFTY	.08	67
OTHER MAINT/SUP	.34	84

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**87**
ELECTRICAL	1.74	87
GAS	.12	66
FUEL OIL	.07	12
PURCH STEAM	.20	14
PURCH CH WTR	.04	2
COAL		
WATER/SEWER	.09	86
RDS/GNDS/SEC TOTAL	**.55**	**88**
RDS/GNDS TOTAL	.10	62
RDS/GNDS PAYRL	.06	8
RDS/GNDS CONTR	.07	48
RDS/GNDS OTHER	.07	35

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	85
SEC PAYROLL	.37	20
SEC CONTRACTS	.36	81
SEC OTHER	.04	38
ADMIN TOTAL	**1.19**	**86**
PAYROLL	.45	65
MGMT FEES	.60	73
PROF FEES	.15	63
GEN OFC EXP	.15	64
OTHER ADM EXP	.09	62

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.20**	**88**
REAL ESTATE TAX	1.65	88
BUILDING INS	.46	85
PERS PROP TAX	.10	26
OTHER TAX	.13	52
LEASING EXPENSES	**2.67**	**66**
ADV/PROMOTION	.21	35
COMMISSIONS	.10	31
PROF FEES	.54	52
TENANT ALTS	2.48	47
BUY-OUTS	.63	7
OTHER LEASING	.09	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.54**	**84**
CLEANING	1.13	22
REPAIR/MAINT	.78	75
RDS/GROUNDS	.06	8
SECURITY	.37	20
ADMINISTRATIVE	.45	65
TOTAL CONTRACTS	**2.07**	**88**
CLEANING	1.35	83
REPAIR/MAINT	.79	34
RDS/GROUNDS	.07	48
SECURITY	.36	81
ADMINISTRATIVE	.67	78

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	238,491 SQ. FT.				208,747 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.31	14.85	14.11	21.33
RETAIL AREA	4	23.63	23.08	12.11	37.16				
OTHER AREA									
TOTAL RENT	7	17.10	16.95	14.11	18.94				
NET PARKING INC									
MISCELLANEOUS	4	.07	.04	.01	.14				
TOTAL INCOME	7	17.23	17.02	14.13	18.94				
EXPENSE									
CLEANING	7	1.34	1.38	.70	1.83	1.45	1.59	.72	2.03
REPAIR-MAINT	6	1.16	1.05	.68	1.22	1.24	1.14	.68	1.48
UTILITIES	6	1.58	1.57	.81	1.92	1.66	1.73	.94	1.92
RDS/GRNDS/SEC	7	.33	.23	.10	.44	.38	.29	.10	.51
ADMINISTRATIVE	7	.87	.80	.74	.82	1.00	.81	.77	1.06
TOTAL OPER EXP	5	5.30	5.66	3.29	6.72	5.79	5.72	3.29	8.41
FIXED EXPENSES	7	1.50	1.52	1.24	1.74	1.72	1.79	1.38	2.06
TOTAL OPER+FIX	5	6.91	7.36	4.95	8.37	7.55	7.92	4.95	10.24
LEASING EXP	5	.52	.67	.26	.77				
TOTAL PAYROLL	6	.49	.38	.29	.73				
TOTAL CONTRACT	7	1.56	1.40	.56	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1732	6
AVG SQFT/RETAIL TENANT	1800	3
AVG SQFT/OFFICE WORKER	272	7
AVG % OFFICE OCCUPANCY	92.3	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	18.07	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**7**	**UTILITIES TOTAL**	**1.58**	**6**	SECURITY TOTAL	.20	6	**FIXED EXP TOTAL**	**1.50**	**7**	**TOTAL PAYROLL**	**.40**	**6**
PAYROLL			ELECTRICAL	1.33	6	SEC PAYROLL			REAL ESTATE TAX	1.16	7	CLEANING		
CONTRACT	1.09	7	GAS	.18	5	SEC CONTRACTS	.20	6	BUILDING INS	.39	6	REPAIR/MAINT	.42	5
SUP/MAT/MISC	.08	6	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS	.07	2
TRASH REMOVAL	.11	6	PURCH STEAM			**ADMIN TOTAL**	**.87**	**7**	OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	**1.16**	**6**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**.52**	**5**	ADMINISTRATIVE		
PAYROLL	.42	5	COAL			MGMT FEES	.73	7	ADV/PROMOTION	.52	2	**TOTAL CONTRACTS**	**1.56**	**7**
ELEVATOR	.36	6	WATER/SEWER	.09	6	PROF FEES	.22	3	COMMISSIONS	.14	2	CLEANING	1.09	7
HVAC	.16	4	**RDS/GNDS/SEC**	**.33**	**7**	GEN OFC EXP	.09	2	PROF FEES	.20	3	REPAIR/MAINT		
ELECTRICAL	.04	3	**TOTAL**			OTHER ADM EXP	.03	3	TENANT ALTS			RDS/GROUNDS	.24	4
STRUCT/ROOF	.05	2	RDS/GNDS TOTAL	.19	6				BUY-OUTS			SECURITY	.20	6
PLUMBING	.10	6	RDS/GNDS PAYRL	.07	2				OTHER LEASING	.04	2	ADMINISTRATIVE	.84	7
FIRE/LIFE SFTY	.07	5	RDS/GNDS CONTR	.24	4									
OTHER MAINT/SUP	.16	6	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	818,458 SQ. FT.				704,320 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					18.84	19.16	14.63	21.81
RETAIL AREA	10	34.93	37.43	30.60	41.29				
OTHER AREA	4	9.59	8.85	4.99	34.85				
TOTAL RENT	12	20.70	20.90	18.21	24.01				
NET PARKING INC									
MISCELLANEOUS	5	.26	.19	.09	.51				
TOTAL INCOME	12	20.89	21.00	18.21	24.10				
EXPENSE									
CLEANING	12	1.88	1.72	1.50	2.06	2.09	1.97	1.72	2.26
REPAIR-MAINT	12	1.67	1.38	.75	1.74	1.88	1.46	.95	1.91
UTILITIES	11	1.73	1.36	1.27	1.92	1.88	1.53	1.35	2.15
RDS/GRNDS/SEC	12	.46	.41	.31	.81	.53	.46	.36	.72
ADMINISTRATIVE	11	1.62	1.75	1.32	2.09	1.86	2.03	1.50	2.54
TOTAL OPER EXP	11	7.67	7.29	6.53	8.06	8.98	8.43	7.77	9.78
FIXED EXPENSES	12	1.81	1.74	1.11	2.49	2.10	2.10	1.24	2.76
TOTAL OPER+FIX	11	9.43	9.16	8.08	10.52	11.04	10.55	9.67	11.56
LEASING EXP	8	2.07	1.54	.69	3.21				
TOTAL PAYROLL	8	1.57	.92	.63	2.18				
TOTAL CONTRACT	11	2.01	2.05	1.79	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2098	11
AVG SQFT/RETAIL TENANT	2797	11
AVG SQFT/OFFICE WORKER	310	10
AVG % OFFICE OCCUPANCY	91.6	11
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	18.70	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.89**	**11**	**UTILITIES TOTAL**	**1.76**	**10**	SECURITY TOTAL	.42	10	**FIXED EXP TOTAL**	**1.76**	**11**	**TOTAL PAYROLL**	**1.57**	**8**
PAYROLL	1.04	2	ELECTRICAL	1.42	10	SEC PAYROLL			REAL ESTATE TAX	1.15	11	CLEANING	1.04	2
CONTRACT	1.60	10	GAS	.25	8	SEC CONTRACTS	.43	9	BUILDING INS	.37	11	REPAIR/MAINT	.94	5
SUP/MAT/MISC	.13	9	FUEL OIL			SEC OTHER	.09	5	PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.09	10	PURCH STEAM	.30	2	**ADMIN TOTAL**	**1.61**	**10**	OTHER TAX	.45	6	SECURITY		
REPR/MAINT TOTAL	**1.75**	**10**	PURCH CH WTR			PAYROLL	1.12	5	**LEASING EXPENSES**	**2.07**	**8**	ADMINISTRATIVE	1.12	5
PAYROLL	.94	5	COAL			MGMT FEES	.53	9	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	**2.01**	**11**
ELEVATOR	.30	10	WATER/SEWER	.08	10	PROF FEES	.22	8	COMMISSIONS	.10	2	CLEANING	1.60	10
HVAC	.18	9	**RDS/GNDS/SEC**	**.48**	**11**	GEN OFC EXP	.28	9	PROF FEES	.70	8	REPAIR/MAINT	.36	3
ELECTRICAL	.05	9	**TOTAL**			OTHER ADM EXP	.19	9	TENANT ALTS	1.45	6	RDS/GROUNDS	.20	4
STRUCT/ROOF	.80	6	RDS/GNDS TOTAL	.21	5				BUY-OUTS			SECURITY	.43	9
PLUMBING	.03	9	RDS/GNDS PAYRL						OTHER LEASING	.09	3	ADMINISTRATIVE	.63	10
FIRE/LIFE SFTY	.04	9	RDS/GNDS CONTR	.20	4									
OTHER MAINT/SUP	.25	10	RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	5,447,010 SQ. FT.				5,007,387 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					21.30	21.68	14.18	28.59
RETAIL AREA	15	36.68	32.87	16.40	46.14				
OTHER AREA	5	16.23	4.87	2.43	40.93				
TOTAL RENT	23	21.32	20.88	15.81	27.90				
NET PARKING INC	6	1.13	.61	.21	2.75				
MISCELLANEOUS	15	.74	.28	.07	.70				
TOTAL INCOME	23	22.07	21.81	16.20	28.24				
EXPENSE									
CLEANING	28	1.77	1.66	1.40	2.10	1.85	1.74	1.50	2.14
REPAIR-MAINT	28	1.62	1.47	1.09	1.79	1.71	1.57	1.12	1.87
UTILITIES	28	1.86	1.89	1.51	2.11	1.91	1.96	1.52	2.15
RDS/GRNDS/SEC	26	.62	.65	.50	.81	.68	.69	.54	.87
ADMINISTRATIVE	27	1.09	1.09	.68	1.45	1.19	1.21	.75	1.55
TOTAL OPER EXP	27	7.07	6.73	5.69	8.03	7.70	7.01	6.44	9.29
FIXED EXPENSES	27	2.22	2.05	1.58	2.70	2.41	2.08	1.70	2.89
TOTAL OPER + FIX	26	9.15	8.59	7.76	10.65	9.95	9.36	8.39	11.35
LEASING EXP	20	2.25	1.54	.51	3.00				
TOTAL PAYROLL	27	1.70	1.25	.89	2.66				
TOTAL CONTRACT	26	1.98	2.01	1.08	2.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3363	26
AVG SQFT/RETAIL TENANT	1232	20
AVG SQFT/OFFICE WORKER	238	24
AVG % OFFICE OCCUPANCY	91.7	27
AVG % RETAIL OCCUPANCY	93.9	21
AVG $ RATE YR-END RENT	24.65	22
AVG NET PRKNG INC/STALL	1013.23	5
RENTABLE/GROSS SQFT	93	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.78**	**26**
PAYROLL	1.40	7
CONTRACT	1.40	23
SUP/MAT/MISC	.12	26
TRASH REMOVAL	.11	25
REPR/MAINT TOTAL	**1.63**	**27**
PAYROLL	.81	25
ELEVATOR	.31	25
HVAC	.12	25
ELECTRICAL	.04	21
STRUCT/ROOF	.06	12
PLUMBING	.03	22
FIRE/LIFE SFTY	.08	20
OTHER MAINT/SUP	.36	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**27**
ELECTRICAL	1.64	27
GAS	.14	23
FUEL OIL	.11	2
PURCH STEAM	.05	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	17
RDS/GNDS/SEC	**.62**	**25**
TOTAL		
RDS/GNDS TOTAL	.09	19
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.07	13
RDS/GNDS OTHER	.05	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	25
SEC PAYROLL	.29	5
SEC CONTRACTS	.50	24
SEC OTHER	.02	9
ADMIN TOTAL	**1.10**	**26**
PAYROLL	.50	23
MGMT FEES	.51	20
PROF FEES	.20	17
GEN OFC EXP	.09	21
OTHER ADM EXP	.06	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.22**	**26**
REAL ESTATE TAX	1.66	26
BUILDING INS	.54	26
PERS PROP TAX	.21	14
OTHER TAX	.07	17
LEASING EXPENSES	**2.25**	**20**
ADV/PROMOTION	.10	11
COMMISSIONS	.19	8
PROF FEES	.46	17
TENANT ALTS	2.30	15
BUY-OUTS		
OTHER LEASING	.10	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.70**	**27**
CLEANING	1.40	7
REPAIR/MAINT	.81	25
RDS/GROUNDS	.10	2
SECURITY	.29	5
ADMINISTRATIVE	.50	23
TOTAL CONTRACTS	**1.98**	**26**
CLEANING	1.40	23
REPAIR/MAINT	.62	12
RDS/GROUNDS	.07	13
SECURITY	.50	24
ADMINISTRATIVE	.62	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	8,361,029 SQ. FT.				7,998,204 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					21.27	21.96	14.13	25.76
RETAIL AREA	15	21.96	18.37	5.18	43.39				
OTHER AREA	5	6.73	6.51	3.30	9.07				
TOTAL RENT	19	21.67	21.06	15.62	25.01				
NET PARKING INC	9	.60	.50	.30	.77				
MISCELLANEOUS	13	.46	.25	.11	.76				
TOTAL INCOME	19	22.26	21.19	16.37	25.37				
EXPENSE									
CLEANING	20	1.75	1.71	1.50	1.95	1.78	1.73	1.52	2.00
REPAIR-MAINT	20	1.75	1.45	1.28	2.06	1.79	1.46	1.33	2.08
UTILITIES	21	1.98	1.77	1.59	2.03	2.00	1.81	1.59	2.04
RDS/GRNDS/SEC	21	.60	.56	.40	.75	.63	.58	.41	.77
ADMINISTRATIVE	20	1.16	1.02	.66	1.73	1.22	1.11	.69	1.78
TOTAL OPER EXP	19	7.05	6.94	6.26	7.34	7.28	7.14	6.55	7.44
FIXED EXPENSES	20	2.42	2.47	1.80	3.05	2.55	2.54	1.93	3.20
TOTAL OPER + FIX	19	9.02	9.55	8.12	10.43	9.94	9.66	8.91	10.70
LEASING EXP	15	3.98	2.25	.81	4.11				
TOTAL PAYROLL	19	1.45	1.04	.86	1.46				
TOTAL CONTRACT	21	1.95	2.05	1.50	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12966	19
AVG SQFT/RETAIL TENANT	1493	18
AVG SQFT/OFFICE WORKER	261	18
AVG % OFFICE OCCUPANCY	87.3	21
AVG % RETAIL OCCUPANCY	82.8	19
AVG $ RATE YR-END RENT	26.97	17
AVG NET PRKNG INC/STALL	1619.00	8
RENTABLE/GROSS SQFT	90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.75**	**20**
PAYROLL	1.50	2
CONTRACT	1.25	20
SUP/MAT/MISC	.21	19
TRASH REMOVAL	.06	18
REPR/MAINT TOTAL	**1.69**	**19**
PAYROLL	.75	16
ELEVATOR	.36	19
HVAC	.23	19
ELECTRICAL	.13	14
STRUCT/ROOF	.04	5
PLUMBING	.03	13
FIRE/LIFE SFTY	.09	14
OTHER MAINT/SUP	.28	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**21**
ELECTRICAL	1.74	21
GAS	.09	11
FUEL OIL	.03	6
PURCH STEAM	.25	6
PURCH CH WTR	.04	2
COAL		
WATER/SEWER	.08	20
RDS/GNDS/SEC	**.60**	**21**
TOTAL		
RDS/GNDS TOTAL	.07	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	13
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	21
SEC PAYROLL	.39	7
SEC CONTRACTS	.39	20
SEC OTHER	.06	11
ADMIN TOTAL	**1.18**	**19**
PAYROLL	.47	16
MGMT FEES	.60	16
PROF FEES	.13	14
GEN OFC EXP	.12	16
OTHER ADM EXP	.09	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.42**	**20**
REAL ESTATE TAX	1.82	20
BUILDING INS	.48	20
PERS PROP TAX	.03	6
OTHER TAX	.20	11
LEASING EXPENSES	**3.98**	**15**
ADV/PROMOTION	.07	8
COMMISSIONS	.12	6
PROF FEES	.95	10
TENANT ALTS	4.24	11
BUY-OUTS		
OTHER LEASING	.11	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.45**	**19**
CLEANING	1.93	2
REPAIR/MAINT	.76	16
RDS/GROUNDS		
SECURITY	.39	7
ADMINISTRATIVE	.47	16
TOTAL CONTRACTS	**1.95**	**21**
CLEANING	1.25	20
REPAIR/MAINT	.81	9
RDS/GROUNDS	.06	13
SECURITY	.39	20
ADMINISTRATIVE	.68	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	6,948,490 SQ. FT.				6,441,525 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					24.76	24.48	21.92	27.84
RETAIL AREA	6	19.57	19.71	19.20	20.84				
OTHER AREA	3	23.76	15.57						
TOTAL RENT	7	25.01	25.24	22.08	28.21				
NET PARKING INC	7	1.42	1.06	.74	2.37				
MISCELLANEOUS	6	1.16	1.50	.54	1.84				
TOTAL INCOME	7	27.46	29.79	24.45	31.67				
EXPENSE									
CLEANING	8	1.68	1.75	1.57	1.84	1.79	1.87	1.60	2.05
REPAIR-MAINT	8	2.12	2.19	1.48	2.45	2.26	2.45	1.48	2.74
UTILITIES	8	2.10	1.98	1.89	2.20	2.11	1.98	1.90	2.20
RDS/GRNDS/SEC	8	.46	.50	.34	.59	.49	.57	.38	.61
ADMINISTRATIVE	8	1.33	1.38	1.08	1.54	1.43	1.48	1.13	1.75
TOTAL OPER EXP	8	7.69	8.24	6.24	8.64	8.29	9.43	6.26	9.85
FIXED EXPENSES	8	2.04	1.84	1.44	2.51	2.20	1.98	1.64	2.73
TOTAL OPER + FIX	8	9.73	10.21	8.84	10.70	10.50	11.06	9.54	11.64
LEASING EXP	7	2.01	1.99	1.43	2.38				
TOTAL PAYROLL	8	1.68	1.94	1.17	2.05				
TOTAL CONTRACT	7	2.52	2.21	2.06	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24269	8
AVG SQFT/RETAIL TENANT	2124	6
AVG SQFT/OFFICE WORKER	285	8
AVG % OFFICE OCCUPANCY	93.1	8
AVG % RETAIL OCCUPANCY	87.2	6
AVG $ RATE YR-END RENT	31.74	5
AVG NET PRKNG INC/STALL	2681.00	5
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.68**	**8**	**UTILITIES TOTAL**	**2.15**	**7**	SECURITY TOTAL	.47	7	**FIXED EXP TOTAL**	**2.04**	**8**	**TOTAL PAYROLL**	**1.68**	**8**
PAYROLL			ELECTRICAL	1.95	7	SEC PAYROLL	.39	5	REAL ESTATE TAX	1.53	8	CLEANING		
CONTRACT	1.50	7	GAS	.10	3	SEC CONTRACTS	.23	6	BUILDING INS	.41	8	REPAIR/MAINT	.89	8
SUP/MAT/MISC	.16	7	FUEL OIL	.10	4	SEC OTHER	.03	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	8	PURCH STEAM			**ADMIN TOTAL**	**1.33**	**8**	OTHER TAX	.10	8	SECURITY	.39	5
REPR/MAINT TOTAL	**2.12**	**8**	PURCH CH WTR			PAYROLL	.40	8				ADMINISTRATIVE	.40	8
PAYROLL	.89	8	COAL			MGMT FEES	.68	7	**LEASING EXPENSES**	**2.01**	**7**			
ELEVATOR	.21	8	WATER/SEWER	.09	7	PROF FEES	.13	7	ADV/PROMOTION	.35	6	**TOTAL CONTRACTS**	**2.52**	**7**
HVAC	.11	8	**RDS/GNDS/SEC**	**.46**	**8**	GEN OFC EXP	.23	5	COMMISSIONS	.07	5	CLEANING	1.50	7
ELECTRICAL	.10	8	TOTAL			OTHER ADM EXP	.11	6	PROF FEES	.29	7	REPAIR/MAINT	.89	6
STRUCT/ROOF	.25	8	RDS/GNDS TOTAL	.07	3				TENANT ALTS	1.29	7	RDS/GROUNDS	.07	3
PLUMBING	.02	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.23	6
FIRE/LIFE SFTY	.08	7	RDS/GNDS CONTR	.07	3				OTHER LEASING	.06	5	ADMINISTRATIVE	.70	8
OTHER MAINT/SUP	.47	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,850,519 SQ. FT.				1,634,810 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					15.57	16.77	11.78	20.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	15.48	16.77	11.81	20.03				
NET PARKING INC									
MISCELLANEOUS	5	.76	.81	.28	1.32				
TOTAL INCOME	12	15.90	17.86	12.81	20.03				
EXPENSE									
CLEANING	11	.94	.98	.82	1.13	.94	1.00	.82	1.13
REPAIR-MAINT	11	.88	.72	.61	.83	.89	.72	.61	.85
UTILITIES	11	1.76	1.84	1.48	2.06	1.76	1.84	1.48	2.06
RDS/GRNDS/SEC	13	.50	.38	.23	.56	.51	.38	.23	.59
ADMINISTRATIVE	13	.86	.85	.64	1.05	.87	.85	.64	1.09
TOTAL OPER EXP	11	4.98	4.92	4.10	5.30	5.03	4.92	4.10	5.42
FIXED EXPENSES	13	1.85	1.22	.97	2.22	1.87	1.22	.97	2.22
TOTAL OPER + FIX	11	6.87	6.14	4.97	7.85	6.93	6.14	4.97	8.03
LEASING EXP	9	2.31	.41	.22	2.54				
TOTAL PAYROLL	13	.71	.57	.45	.62				
TOTAL CONTRACT	13	1.30	.92	.69	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7659	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	13
AVG % OFFICE OCCUPANCY	89.2	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.14	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**11**	**UTILITIES TOTAL**	**1.76**	**11**	SECURITY TOTAL	.34	13	**FIXED EXP TOTAL**	**1.85**	**13**	**TOTAL PAYROLL**	**.71**	**13**
PAYROLL	.03	3	ELECTRICAL	1.63	11	SEC PAYROLL	.20	3	REAL ESTATE TAX	1.63	13	CLEANING	.03	3
CONTRACT	.76	11	GAS	.11	8	SEC CONTRACTS	.35	11	BUILDING INS	.22	12	REPAIR/MAINT	.37	11
SUP/MAT/MISC	.11	11	FUEL OIL			SEC OTHER	.03	4	PERS PROP TAX	.01	4	RDS/GROUNDS	.19	5
TRASH REMOVAL	.08	9	PURCH STEAM			**ADMIN TOTAL**	**.86**	**12**	OTHER TAX			SECURITY	.20	3
REPR/MAINT TOTAL	**.88**	**11**	PURCH CH WTR			PAYROLL	.34	5				ADMINISTRATIVE	.34	5
PAYROLL	.37	11	COAL			MGMT FEES	.44	11	**LEASING EXPENSES**	**2.31**	**9**			
ELEVATOR	.12	10	WATER/SEWER	.06	11	PROF FEES	.02	5	ADV/PROMOTION	.07	9	**TOTAL CONTRACTS**	**1.30**	**13**
HVAC	.11	11	**RDS/GNDS/SEC**	**.50**	**13**	GEN OFC EXP	.18	5	COMMISSIONS	.05	6	CLEANING	.76	11
ELECTRICAL	.06	10	TOTAL			OTHER ADM EXP	.02	4	PROF FEES	.48	4	REPAIR/MAINT	.33	5
STRUCT/ROOF	.10	5	RDS/GNDS TOTAL	.16	13				TENANT ALTS	2.03	4	RDS/GROUNDS	.14	11
PLUMBING	.02	10	RDS/GNDS PAYRL	.19	5				BUY-OUTS			SECURITY	.35	11
FIRE/LIFE SFTY	.02	10	RDS/GNDS CONTR	.14	11				OTHER LEASING	.04	6	ADMINISTRATIVE	.46	11
OTHER MAINT/SUP	.18	11	RDS/GNDS OTHER	.06	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Jose, CA

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 17 BLDS 1,367,566 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,338,800 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	17					11.91	7.62	7.17	17.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	11.68	7.62	7.17	16.31				
NET PARKING INC	6	2.51	2.37						
MISCELLANEOUS	17	.52	.03	.01	.47				
TOTAL INCOME	17	13.39	9.03	7.51	19.56				
EXPENSE									
CLEANING	6	.63	.66			.64	.66		
REPAIR-MAINT	6	1.37	1.21			1.44	1.27		
UTILITIES	6	1.54	1.49			1.56	1.54		
RDS/GRNDS/SEC	17	.33	.34	.26	.40	.34	.34	.26	.40
ADMINISTRATIVE	17	.62	.38	.25	.74	.63	.38	.25	.74
TOTAL OPER EXP	6	5.02	4.88			5.28	5.07		
FIXED EXPENSES	17	1.54	1.03	.94	1.94	1.57	1.03	.94	1.94
TOTAL OPER+FIX	6	7.30	7.07			7.64	7.35		
LEASING EXP	17	2.28	.13	.03	.26				
TOTAL PAYROLL	6	.38	.37						
TOTAL CONTRACT	17	1.03	.45	.35	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8336	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	402	6
AVG % OFFICE OCCUPANCY	78.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.21	6
AVG NET PRKNG INC/STALL	770.37	6
RENTABLE/GROSS SQFT	1.05	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	6
PAYROLL		
CONTRACT	.44	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	1.37	6
PAYROLL		
ELEVATOR	.19	6
HVAC	.73	6
ELECTRICAL	.06	6
STRUCT/ROOF		
PLUMBING	.01	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	8
ELECTRICAL	1.40	8
GAS	.08	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	6
RDS/GNDS/SEC	.33	17
TOTAL		
RDS/GNDS TOTAL	.18	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	12
RDS/GNDS OTHER	.11	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	17
SEC PAYROLL		
SEC CONTRACTS	.15	17
SEC OTHER		
ADMIN TOTAL	.62	17
PAYROLL		
MGMT FEES	.36	17
PROF FEES	.08	12
GEN OFC EXP	.01	11
OTHER ADM EXP	.08	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	17
REAL ESTATE TAX	1.33	17
BUILDING INS	.20	17
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.28	17
ADV/PROMOTION	.13	17
COMMISSIONS		
PROF FEES	.22	6
TENANT ALTS	4.10	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	6
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.03	17
CLEANING	.44	6
REPAIR/MAINT	1.00	6
RDS/GROUNDS	.13	12
SECURITY	.15	17
ADMINISTRATIVE	.39	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 45 BLDS 2,901,183 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 2,903,746 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	18					18.53	15.13	13.53	19.69
RETAIL AREA	9	12.73	9.26						
OTHER AREA									
TOTAL RENT	18	18.03	14.96	13.53	19.30				
NET PARKING INC	9	.05	.05						
MISCELLANEOUS	14	1.29	.97	.44	1.95				
TOTAL INCOME	18	19.14	15.13	14.12	19.52				
EXPENSE									
CLEANING	45	1.27	.91	.78	1.20	1.31	.93	.80	1.34
REPAIR-MAINT	45	1.83	1.02	.73	1.45	1.90	1.30	.73	1.51
UTILITIES	45	4.15	2.16	1.76	2.35	4.25	2.16	1.77	2.60
RDS/GRNDS/SEC	45	1.13	.52	.37	.77	1.17	.52	.37	.87
ADMINISTRATIVE	45	.74	.72	.31	.98	.76	.72	.31	1.02
TOTAL OPER EXP	45	9.14	5.52	3.86	6.59	9.45	5.52	3.86	7.76
FIXED EXPENSES	45	2.97	1.47	1.02	2.60	3.08	1.47	1.14	2.68
TOTAL OPER+FIX	45	12.11	7.35	5.19	8.78	12.53	7.35	5.19	9.55
LEASING EXP	15	2.26	3.37	.28	4.24				
TOTAL PAYROLL	42	.47	.45	.11	.92				
TOTAL CONTRACT	44	2.07	1.56	1.35	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14427	44
AVG SQFT/RETAIL TENANT	3526	9
AVG SQFT/OFFICE WORKER	324	39
AVG % OFFICE OCCUPANCY	93.8	45
AVG % RETAIL OCCUPANCY	94.1	9
AVG $ RATE YR-END RENT	25.96	16
AVG NET PRKNG INC/STALL	13.25	9
RENTABLE/GROSS SQFT	.96	43

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	44
PAYROLL		
CONTRACT	.99	44
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.26	44
REPR/MAINT TOTAL	1.88	44
PAYROLL	.49	15
ELEVATOR	.10	44
HVAC	.61	44
ELECTRICAL	.34	42
STRUCT/ROOF	.05	33
PLUMBING	.06	44
FIRE/LIFE SFTY	.03	44
OTHER MAINT/SUP	.52	44

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	4.21	44
ELECTRICAL	3.82	44
GAS	.25	38
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	40
RDS/GNDS/SEC	1.15	44
TOTAL		
RDS/GNDS TOTAL	.33	44
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	44
RDS/GNDS OTHER	.09	42

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.84	43
SEC PAYROLL		
SEC CONTRACTS	.83	43
SEC OTHER	.01	13
ADMIN TOTAL	.74	44
PAYROLL	.30	40
MGMT FEES	.63	17
PROF FEES	.10	9
GEN OFC EXP	.15	38
OTHER ADM EXP	.07	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.01	44
REAL ESTATE TAX	1.21	44
BUILDING INS	.30	44
PERS PROP TAX	2.28	29
OTHER TAX	.22	2
LEASING EXPENSES	2.26	15
ADV/PROMOTION	.16	13
COMMISSIONS	.06	13
PROF FEES	.55	9
TENANT ALTS	1.53	14
BUY-OUTS		
OTHER LEASING	.42	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	42
CLEANING		
REPAIR/MAINT	.49	15
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	40
TOTAL CONTRACTS	2.07	44
CLEANING	.99	44
REPAIR/MAINT	.64	2
RDS/GROUNDS	.24	44
SECURITY	.83	43
ADMINISTRATIVE	.69	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	7,128,302 SQ. FT.				6,716,499 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					16.02	14.95	12.98	18.30
RETAIL AREA	16	13.63	15.64	8.14	20.14				
OTHER AREA									
TOTAL RENT	21	15.83	15.08	12.56	18.35				
NET PARKING INC	16	1.23	1.15	.66	1.37				
MISCELLANEOUS	14	.34	.14	.07	.22				
TOTAL INCOME	21	17.22	16.21	13.47	20.23				
EXPENSE									
CLEANING	21	1.07	1.01	.91	1.21	1.12	1.07	.95	1.27
REPAIR-MAINT	21	.99	1.01	.83	1.29	1.05	1.11	.87	1.34
UTILITIES	20	1.01	1.10	.81	1.26	1.05	1.23	.87	1.33
RDS/GRNDS/SEC	21	.28	.29	.12	.35	.30	.26	.13	.36
ADMINISTRATIVE	21	1.02	1.05	.72	1.27	1.08	1.10	.76	1.28
TOTAL OPER EXP	20	4.43	4.53	4.18	5.13	4.73	4.69	4.32	5.59
FIXED EXPENSES	17	1.78	1.69	1.50	1.82	1.86	1.78	1.55	1.87
TOTAL OPER + FIX	16	6.08	6.10	5.78	6.31	6.40	6.50	6.12	6.89
LEASING EXP	16	2.18	.81	.23	2.86				
TOTAL PAYROLL	19	.82	.66	.53	.91				
TOTAL CONTRACT	19	1.20	1.31	.97	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9522	21
AVG SQFT/RETAIL TENANT	2199	19
AVG SQFT/OFFICE WORKER	276	17
AVG % OFFICE OCCUPANCY	91.7	21
AVG % RETAIL OCCUPANCY	89.0	19
AVG $ RATE YR-END RENT	19.60	20
AVG NET PRKNG INC/STALL	1405.12	13
RENTABLE/GROSS SQFT	88	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	19	**UTILITIES TOTAL**	1.01	18	SECURITY TOTAL	.22	18	**FIXED EXP TOTAL**	1.79	16	**TOTAL PAYROLL**	.82	19
PAYROLL	.66	2	ELECTRICAL	.88	18	SEC PAYROLL	.04	3	REAL ESTATE TAX	1.67	15	CLEANING	.66	2
CONTRACT	.79	19	GAS			SEC CONTRACTS	.20	18	BUILDING INS	.12	19	REPAIR/MAINT	.31	14
SUP/MAT/MISC	.06	18	FUEL OIL			SEC OTHER	.02	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	18	PURCH STEAM	.44	4	**ADMIN TOTAL**	1.02	19	OTHER TAX	.02	13	SECURITY	.04	3
REPR/MAINT TOTAL	1.00	19	PURCH CH WTR			PAYROLL	.45	17	**LEASING EXPENSES**	2.18	16	ADMINISTRATIVE	.45	17
PAYROLL	.31	14	COAL			MGMT FEES	.43	17	ADV/PROMOTION	.04	13	**TOTAL CONTRACTS**	.88	19
ELEVATOR	.26	19	WATER/SEWER	.07	18	PROF FEES	.05	17	COMMISSIONS	.09	10	CLEANING	.79	19
HVAC	.14	19	**RDS/GNDS/SEC**	**.28**	**19**	GEN OFC EXP	.12	19	PROF FEES	.24	15	REPAIR/MAINT	.23	14
ELECTRICAL	.06	19	**TOTAL**			OTHER ADM EXP	.08	18	TENANT ALTS	1.32	10	RDS/GROUNDS	.07	14
STRUCT/ROOF	.05	8	RDS/GNDS TOTAL	.08	15				BUY-OUTS	2.00	4	SECURITY	.20	18
PLUMBING	.03	15	RDS/GNDS PAYRL						OTHER LEASING	.21	11	ADMINISTRATIVE	.42	18
FIRE/LIFE SFTY	.04	18	RDS/GNDS CONTR	.07	14									
OTHER MAINT/SUP	.21	18	RDS/GNDS OTHER	.03	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	332,550 SQ. FT.				313,957 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.33	13.99	10.53	16.80
RETAIL AREA	3	13.05	14.89						
OTHER AREA									
TOTAL RENT	4	14.23	14.11	10.78	16.83				
NET PARKING INC	2	.69	.68						
MISCELLANEOUS	3	.01	.01						
TOTAL INCOME	4	14.62	14.27	10.79	17.53				
EXPENSE									
CLEANING	4	1.40	1.34	.99	1.73	1.47	1.39	1.07	1.75
REPAIR-MAINT	4	1.40	1.35	.91	1.84	1.47	1.45	1.03	1.88
UTILITIES	4	1.29	1.31	.92	1.73	1.31	1.33	.95	1.73
RDS/GRNDS/SEC	4	.33	.21	.17	.47	.35	.24	.18	.51
ADMINISTRATIVE	4	1.10	1.12	.85	1.30	1.17	1.14	.93	1.35
TOTAL OPER EXP	4	5.52	5.37	4.57	6.36	5.85	6.00	5.10	6.53
FIXED EXPENSES	3	1.50	1.54			1.59	1.54		
TOTAL OPER + FIX	3	6.80	6.30			7.21	6.79		
LEASING EXP	3	.10	.07						
TOTAL PAYROLL	4	.66	.66	.54	.80				
TOTAL CONTRACT	4	1.87	1.42	1.03	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2274	4
AVG SQFT/RETAIL TENANT	2827	3
AVG SQFT/OFFICE WORKER	201	3
AVG % OFFICE OCCUPANCY	89.1	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.34	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	4	**UTILITIES TOTAL**	1.29	4	SECURITY TOTAL	.34	3	**FIXED EXP TOTAL**	1.50	3	**TOTAL PAYROLL**	.66	4
PAYROLL			ELECTRICAL	1.03	4	SEC PAYROLL			REAL ESTATE TAX	1.31	3	CLEANING		
CONTRACT	1.18	4	GAS			SEC CONTRACTS	.34	3	BUILDING INS	.16	4	REPAIR/MAINT	.36	3
SUP/MAT/MISC	.18	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.13	3	PURCH STEAM			**ADMIN TOTAL**	1.10	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.40	4	PURCH CH WTR			PAYROLL	.54	3	**LEASING EXPENSES**	.10	3	ADMINISTRATIVE	.54	3
PAYROLL	.36	3	COAL			MGMT FEES	.44	4	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	1.87	4
ELEVATOR	.20	4	WATER/SEWER	.17	4	PROF FEES	.13	3	COMMISSIONS			CLEANING	1.18	4
HVAC	.21	4	**RDS/GNDS/SEC**	**.33**	**4**	GEN OFC EXP	.09	4	PROF FEES	.06	2	REPAIR/MAINT	.51	3
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.08	4	TENANT ALTS			RDS/GROUNDS	.11	3
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.11	3				BUY-OUTS			SECURITY	.34	3
PLUMBING	.18	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.54	4
FIRE/LIFE SFTY	.06	4	RDS/GNDS CONTR	.11	3									
OTHER MAINT/SUP	.61	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,524,379 SQ. FT.				1,450,991 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.09	11.59	8.43	14.95
RETAIL AREA	4	21.14	20.46	12.85	26.73				
OTHER AREA									
TOTAL RENT	6	11.18	11.44	9.06	15.27				
NET PARKING INC	5	1.32	1.15	.66	2.18				
MISCELLANEOUS	3	1.51	.15						
TOTAL INCOME	6	13.04	13.40	9.84	16.21				
EXPENSE									
CLEANING	6	1.04	.97	.93	1.04	1.07	1.00	.96	1.07
REPAIR-MAINT	6	1.21	1.29	1.17	1.35	1.25	1.34	1.19	1.43
UTILITIES	6	1.15	1.20	.78	1.27	1.18	1.24	.82	1.31
RDS/GRNDS/SEC	6	.38	.32	.12	.37	.40	.34	.13	.37
ADMINISTRATIVE	6	1.07	1.04	.67	1.40	1.12	1.06	.71	1.55
TOTAL OPER EXP	6	4.85	5.13	3.88	5.54	5.10	5.40	4.09	5.69
FIXED EXPENSES	4	1.59	1.60	1.41	1.78	1.66	1.68	1.49	1.83
TOTAL OPER + FIX	4	6.22	6.26	5.19	7.31	6.49	6.40	5.47	7.54
LEASING EXP	5	2.19	2.77	.25	3.88				
TOTAL PAYROLL	6	.78	.86	.47	.91				
TOTAL CONTRACT	6	1.31	1.18	.92	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6750	6
AVG SQFT/RETAIL TENANT	1475	5
AVG SQFT/OFFICE WORKER	283	4
AVG % OFFICE OCCUPANCY	82.6	6
AVG % RETAIL OCCUPANCY	95.2	5
AVG $ RATE YR-END RENT	16.25	6
AVG NET PRKNG INC/STALL	1135.76	5
RENTABLE/GROSS SQFT	90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	6	**UTILITIES TOTAL**	1.15	6	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	1.59	4	**TOTAL PAYROLL**	.78	6
PAYROLL			ELECTRICAL	.86	6	SEC PAYROLL			REAL ESTATE TAX	1.47	4	CLEANING		
CONTRACT	.84	6	GAS			SEC CONTRACTS	.32	6	BUILDING INS	.12	6	REPAIR/MAINT	.37	3
SUP/MAT/MISC	.12	6	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	6	PURCH STEAM	.45	3	**ADMIN TOTAL**	1.07	6	OTHER TAX	.02	5	SECURITY		
REPR/MAINT TOTAL	1.21	6	PURCH CH WTR			PAYROLL	.59	6				ADMINISTRATIVE	.59	6
PAYROLL	.37	3	COAL			MGMT FEES	.28	5	**LEASING EXPENSES**	2.19	5	**TOTAL CONTRACTS**	1.31	6
ELEVATOR	.26	6	WATER/SEWER	.07	6	PROF FEES	.04	5	ADV/PROMOTION	.05	5	CLEANING	.84	6
HVAC	.28	6	**RDS/GNDS/SEC TOTAL**	.38	6	GEN OFC EXP	.13	6	COMMISSIONS	.12	4	REPAIR/MAINT	.14	5
ELECTRICAL	.08	6	RDS/GNDS TOTAL	.07	4	OTHER ADM EXP	.10	5	PROF FEES	.46	5	RDS/GROUNDS	.05	3
STRUCT/ROOF	.04	3	RDS/GNDS PAYRL						TENANT ALTS	2.39	3	SECURITY	.32	6
PLUMBING	.02	4	RDS/GNDS CONTR	.05	3				BUY-OUTS			ADMINISTRATIVE	.32	5
FIRE/LIFE SFTY	.04	6	RDS/GNDS OTHER	.06	2				OTHER LEASING	.11	4			

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,693,721 SQ. FT.				2,537,813 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					17.93	18.31	16.76	20.19
RETAIL AREA	6	11.58	15.47	3.83	18.90				
OTHER AREA									
TOTAL RENT	6	17.59	18.35	16.88	18.96				
NET PARKING INC	4	.98	1.11	.76	1.26				
MISCELLANEOUS	6	.20	.21	.12	.24				
TOTAL INCOME	6	18.74	19.80	17.78	20.30				
EXPENSE									
CLEANING	6	1.03	1.02	.91	1.08	1.08	1.07	.96	1.17
REPAIR-MAINT	6	.92	.97	.70	1.14	.98	1.04	.77	1.17
UTILITIES	6	.99	.99	.85	1.25	1.02	1.02	.93	1.27
RDS/GRNDS/SEC	6	.28	.20	.10	.40	.30	.21	.10	.42
ADMINISTRATIVE	6	1.08	1.07	.96	1.19	1.14	1.12	1.03	1.27
TOTAL OPER EXP	6	4.30	4.24	4.18	4.36	4.56	4.61	4.38	4.83
FIXED EXPENSES	6	1.82	1.78	1.63	1.92	1.93	1.87	1.75	1.96
TOTAL OPER + FIX	6	6.12	6.11	5.99	6.17	6.50	6.42	6.25	6.54
LEASING EXP	5	2.16	2.07	.60	3.47				
TOTAL PAYROLL	6	.61	.60	.51	.88				
TOTAL CONTRACT	6	1.33	1.35	1.26	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9039	6
AVG SQFT/RETAIL TENANT	2247	6
AVG SQFT/OFFICE WORKER	286	6
AVG % OFFICE OCCUPANCY	92.2	6
AVG % RETAIL OCCUPANCY	79.3	6
AVG $ RATE YR-END RENT	20.98	5
AVG NET PRKNG INC/STALL	788.31	2
RENTABLE/GROSS SQFT	87	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	6	**UTILITIES TOTAL**	.99	6	SECURITY TOTAL	.20	6	**FIXED EXP TOTAL**	1.82	6	**TOTAL PAYROLL**	.61	6
PAYROLL			ELECTRICAL	.93	6	SEC PAYROLL			REAL ESTATE TAX	1.70	6	CLEANING		
CONTRACT	.90	6	GAS			SEC CONTRACTS	.17	6	BUILDING INS	.10	6	REPAIR/MAINT	.29	6
SUP/MAT/MISC	.06	6	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	6	PURCH STEAM			**ADMIN TOTAL**	1.08	6	OTHER TAX	.03	4	SECURITY		
REPR/MAINT TOTAL	.92	6	PURCH CH WTR			PAYROLL	.35	5				ADMINISTRATIVE	.35	5
PAYROLL	.29	6	COAL			MGMT FEES	.57	6	**LEASING EXPENSES**	2.16	5	**TOTAL CONTRACTS**	1.33	6
ELEVATOR	.24	6	WATER/SEWER	.08	6	PROF FEES	.06	6	ADV/PROMOTION	.04	4	CLEANING	.90	6
HVAC	.10	6	**RDS/GNDS/SEC TOTAL**	.28	6	GEN OFC EXP	.09	6	COMMISSIONS	.04	3	REPAIR/MAINT	.30	4
ELECTRICAL	.05	6	RDS/GNDS TOTAL	.08	6	OTHER ADM EXP	.06	6	PROF FEES	.29	5	RDS/GROUNDS	.07	6
STRUCT/ROOF	.06	2	RDS/GNDS PAYRL						TENANT ALTS	1.34	5	SECURITY	.17	6
PLUMBING	.02	6	RDS/GNDS CONTR	.07	6				BUY-OUTS	.39	2	ADMINISTRATIVE	.63	6
FIRE/LIFE SFTY	.06	5	RDS/GNDS OTHER	.02	3				OTHER LEASING	.41	4			

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,428,697 SQ. FT.				2,286,262 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.25	16.66		
RETAIL AREA	3	13.83	9.63						
OTHER AREA									
TOTAL RENT	3	17.08	15.98						
NET PARKING INC	3	1.07	1.25						
MISCELLANEOUS	2	.13	.13						
TOTAL INCOME	3	18.24	16.22						
EXPENSE									
CLEANING	3	1.10	1.08			1.16	1.11		
REPAIR-MAINT	3	.92	.88			.97	.99		
UTILITIES	2	.83	.67			.69	.96		
RDS/GRNDS/SEC	3	.22	.23			.23	.23		
ADMINISTRATIVE	3	.93	.76			.98	.78		
TOTAL OPER EXP	2	4.12	4.21			4.48	4.74		
FIXED EXPENSES	2	1.91	1.90			1.94	1.94		
TOTAL OPER+FIX									
LEASING EXP	3	2.43	.61						
TOTAL PAYROLL	3	1.10	1.14						
TOTAL CONTRACT	3	.98	.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22360	3
AVG SQFT/RETAIL TENANT	2338	3
AVG SQFT/OFFICE WORKER	288	2
AVG % OFFICE OCCUPANCY	96.8	3
AVG % RETAIL OCCUPANCY	95.3	3
AVG $ RATE YR-END RENT	21.08	3
AVG NET PRKNG INC/STALL	1920.81	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.10**	**3**	**UTILITIES TOTAL**	**.83**	**2**	SECURITY TOTAL	.16	3	**FIXED EXP TOTAL**	**1.91**	**2**	**TOTAL PAYROLL**	**1.10**	**3**
PAYROLL			ELECTRICAL	.77	2	SEC PAYROLL			REAL ESTATE TAX	1.78	2	CLEANING		
CONTRACT	.59	3	GAS			SEC CONTRACTS	.14	3	BUILDING INS	.12	3	REPAIR/MAINT	.31	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**.93**	**3**	OTHER TAX	.01	3	SECURITY		
REPR/MAINT TOTAL	**.92**	**3**	PURCH CH WTR			PAYROLL	.45	3				ADMINISTRATIVE	.45	3
PAYROLL	.31	2	COAL			MGMT FEES	.29	2	**LEASING EXPENSES**	**2.43**	**3**			
ELEVATOR	.29	3	WATER/SEWER	.06	2	PROF FEES	.04	3	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**.88**	**3**
HVAC	.10	3	**RDS/GNDS/SEC**	**.22**	**3**	GEN OFC EXP	.15	3	COMMISSIONS	.13	2	CLEANING	.59	3
ELECTRICAL	.08	3	**TOTAL**			OTHER ADM EXP	.10	3	PROF FEES	.10	3	REPAIR/MAINT	.17	2
STRUCT/ROOF			RDS/GNDS TOTAL	.08	2				TENANT ALTS	.87	2	RDS/GROUNDS	.06	2
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.06	2				OTHER LEASING	.06	2	ADMINISTRATIVE	.23	3
OTHER MAINT/SUP	.15	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,299,040 SQ. FT.				1,290,038 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.39	13.31	11.24	15.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	14.17	14.19	11.48	16.17				
NET PARKING INC	4	.04	.05						
MISCELLANEOUS	11	1.31	.45	.08	1.60				
TOTAL INCOME	22	14.57	14.19	12.06	16.50				
EXPENSE									
CLEANING	24	.94	.98	.83	1.05	.95	.98	.83	1.05
REPAIR-MAINT	26	1.26	.82	.61	1.04	1.26	.82	.62	1.05
UTILITIES	26	1.23	1.32	.99	1.65	1.23	1.33	.99	1.65
RDS/GRNDS/SEC	26	.30	.23	.17	.41	.30	.24	.17	.41
ADMINISTRATIVE	26	.64	.63	.40	.89	.65	.64	.40	.89
TOTAL OPER EXP	24	4.45	3.99	3.61	4.69	4.49	4.09	3.67	4.69
FIXED EXPENSES	26	1.62	1.40	1.12	1.81	1.63	1.40	1.12	1.81
TOTAL OPER+FIX	24	5.96	5.44	4.67	6.15	6.01	5.44	4.83	6.15
LEASING EXP	20	2.12	.86	.62	3.38				
TOTAL PAYROLL	12	.73	.59	.47	.79				
TOTAL CONTRACT	26	1.03	.97	.78	1.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7509	26
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	19
AVG % OFFICE OCCUPANCY	92.0	26
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.59	23
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	96	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**24**	**UTILITIES TOTAL**	**1.23**	**26**	SECURITY TOTAL	.04	19	**FIXED EXP TOTAL**	**1.62**	**26**	**TOTAL PAYROLL**	**.73**	**12**
PAYROLL			ELECTRICAL	1.11	26	SEC PAYROLL			REAL ESTATE TAX	1.39	26	CLEANING		
CONTRACT	.76	22	GAS	.15	7	SEC CONTRACTS	.05	17	BUILDING INS	.11	25	REPAIR/MAINT	.51	9
SUP/MAT/MISC	.19	19	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	21	PURCH STEAM			**ADMIN TOTAL**	**.64**	**26**	OTHER TAX	.45	9	SECURITY		
REPR/MAINT TOTAL	**1.26**	**26**	PURCH CH WTR			PAYROLL	.30	9				ADMINISTRATIVE	.30	6
PAYROLL	.51	9	COAL			MGMT FEES	.56	24	**LEASING EXPENSES**	**2.12**	**20**			
ELEVATOR	.09	18	WATER/SEWER	.06	23	PROF FEES	.04	7	ADV/PROMOTION	.13	8	**TOTAL CONTRACTS**	**1.03**	**26**
HVAC	.19	24	**RDS/GNDS/SEC**	**.30**	**26**	GEN OFC EXP	.04	4	COMMISSIONS	.07	15	CLEANING	.78	22
ELECTRICAL	.21	25	**TOTAL**			OTHER ADM EXP	.02	8	PROF FEES	.45	16	REPAIR/MAINT	.36	7
STRUCT/ROOF	.11	16	RDS/GNDS TOTAL	.27	26				TENANT ALTS	1.89	16	RDS/GROUNDS	.25	26
PLUMBING	.03	20	RDS/GNDS PAYRL						BUY-OUTS	.13	2	SECURITY	.05	17
FIRE/LIFE SFTY	.03	19	RDS/GNDS CONTR	.25	26				OTHER LEASING			ADMINISTRATIVE	.58	24
OTHER MAINT/SUP	.45	25	RDS/GNDS OTHER	.07	13									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Seattle, WA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	143,660 SQ. FT.				140,660 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.38	12.22	11.69	14.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.23	12.01	11.48	14.72				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	12.26	12.06	11.53	14.73				
EXPENSE									
CLEANING	4	.91	.95	.76	1.42	.91	.95	.76	1.42
REPAIR-MAINT	4	.88	.81	.63	2.00	.88	.81	.63	2.00
UTILITIES	4	1.56	1.81	1.33	2.17	1.56	1.81	1.33	2.17
RDS/GRNDS/SEC	4	.25	.21	.18	.56	.25	.22	.18	.56
ADMINISTRATIVE	4	.40	.37	.32	.70	.41	.37	.33	.70
TOTAL OPER EXP	4	4.00	4.06	3.28	6.78	4.09	4.18	3.40	6.78
FIXED EXPENSES	4	1.20	1.13	1.05	1.93	1.22	1.15	1.08	1.93
TOTAL OPER+FIX	4	5.20	5.17	4.33	8.71	5.31	5.33	4.49	8.71
LEASING EXP	4	2.65	.73	.56	3.59				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.99	.99	.83	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3999	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	221	4
AVG % OFFICE OCCUPANCY	93.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.67	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**4**	**UTILITIES TOTAL**	**1.56**	**4**	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	**1.20**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.43	4	SEC PAYROLL			REAL ESTATE TAX	.99	4	CLEANING		
CONTRACT	.62	4	GAS	.05	2	SEC CONTRACTS	.07	2	BUILDING INS	.15	4	REPAIR/MAINT		
SUP/MAT/MISC	.17	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	4	PURCH STEAM			**ADMIN TOTAL**	**.40**	**4**	OTHER TAX	.15	2	SECURITY		
REPR/MAINT TOTAL	**.88**	**4**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**2.65**	**4**	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.39	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.99**	**4**
ELEVATOR	.09	3	WATER/SEWER	.10	4	PROF FEES			COMMISSIONS	.12	3	CLEANING	.62	4
HVAC	.37	4	**RDS/GNDS/SEC**	**.25**	**4**	GEN OFC EXP			PROF FEES	.55	4	REPAIR/MAINT	.19	3
ELECTRICAL	.13	4	**TOTAL**			OTHER ADM EXP			TENANT ALTS	2.90	2	RDS/GROUNDS	.17	4
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.22	4				BUY-OUTS			SECURITY	.07	2
PLUMBING	.06	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.39	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.17	4									
OTHER MAINT/SUP	.21	4	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Shreveport, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,341,006 SQ. FT.				1,312,591 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.59	9.25	7.20	10.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.46	9.25	7.23	10.44				
NET PARKING INC	4	.56	.66	.40	.94				
MISCELLANEOUS	6	.31	.13	.01	.36				
TOTAL INCOME	9	9.01	10.15	7.24	10.63				
EXPENSE									
CLEANING	9	.60	.58	.44	.66	.61	.59	.44	.66
REPAIR-MAINT	9	.95	.96	.73	1.29	.97	.96	.75	1.29
UTILITIES	9	1.32	1.19	1.03	1.42	1.33	1.19	1.04	1.42
RDS/GRNDS/SEC	9	.20	.16	.04	.20	.20	.16	.04	.21
ADMINISTRATIVE	9	.53	.48	.41	.64	.54	.48	.41	.66
TOTAL OPER EXP	9	3.60	3.34	3.07	3.88	3.68	3.34	3.17	3.88
FIXED EXPENSES	9	.94	.87	.59	.93	.96	.87	.59	.96
TOTAL OPER+FIX	9	4.54	4.03	3.84	4.70	4.64	4.13	3.86	4.70
LEASING EXP	3	3.10	4.20						
TOTAL PAYROLL	5	.64	.67	.46	.94				
TOTAL CONTRACT	5	.97	.84	.71	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4476	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	357	8
AVG % OFFICE OCCUPANCY	84.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.70	8
AVG NET PRKNG INC/STALL	385.36	2
RENTABLE/GROSS SQFT	.85	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.61**	**5**	**UTILITIES TOTAL**	**1.33**	**6**	SECURITY TOTAL	.19	5	**FIXED EXP TOTAL**	**.96**	**6**	**TOTAL PAYROLL**	.4	5
PAYROLL			ELECTRICAL	1.27	5	SEC PAYROLL			REAL ESTATE TAX	.86	5	CLEANING		
CONTRACT	.58	5	GAS	.06	2	SEC CONTRACTS	.19	5	BUILDING INS	.10	4	REPAIR/MAINT	.39	5
SUP/MAT/MISC	.02	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	**.80**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**5**	PURCH CH WTR			PAYROLL	.25	5				ADMINISTRATIVE	.25	5
PAYROLL	.39	5	COAL			MGMT FEES	.20		**LEASING EXPENSES**	**3.10**	**3**	**TOTAL CONTRACTS**	**.97**	**5**
ELEVATOR	.21	5	WATER/SEWER	.04	5	PROF FEES	.02		ADV/PROMOTION	.06	2	CLEANING	.58	5
HVAC	.19	5	**RDS/GNDS/SEC**	**.21**	**5**	GEN OFC EXP	.05		COMMISSIONS			REPAIR/MAINT	.44	2
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.02		PROF FEES	.11	2	RDS/GROUNDS	.03	3
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.03	4				TENANT ALTS	3.77	2	SECURITY	.19	5
PLUMBING	.01	5	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.23	4
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.03	3				OTHER LEASING					
OTHER MAINT/SUP	.09	5	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Shreveport, LA

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	63,478 SQ. FT.				63,478 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					9.79	10.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.79	10.21						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.07	10.21						
EXPENSE									
CLEANING	3	.50	.48			.50	.48		
REPAIR-MAINT	3	1.21	.98			1.21	.98		
UTILITIES	3	1.19	1.04			1.19	1.04		
RDS/GRNDS/SEC	3	.03	.03			.03	.03		
ADMINISTRATIVE	3	.50	.46			.50	.46		
TOTAL OPER EXP	3	3.43	3.15			3.43	3.15		
FIXED EXPENSES	3	.79	.87			.79	.87		
TOTAL OPER+FIX	3	4.22	4.03			4.22	4.03		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3896	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	3
AVG % OFFICE OCCUPANCY	92.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.71	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.11	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	475,490 SQ. FT.				467,649 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.06	7.48		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.06	7.54						
NET PARKING INC									
MISCELLANEOUS	3	.17	.03						
TOTAL INCOME	3	7.53	7.57						
EXPENSE									
CLEANING	3	.58	.64			.58	.64		
REPAIR-MAINT	3	1.16	1.05			1.18	1.05		
UTILITIES	3	1.53	1.19			1.53	1.19		
RDS/GRNDS/SEC	3	.28	.23			.28	.24		
ADMINISTRATIVE	3	.44	.41			.45	.41		
TOTAL OPER EXP	3	3.98	3.45			4.05	3.45		
FIXED EXPENSES	3	.98	.50			.99	.50		
TOTAL OPER+FIX	3	4.96	3.94			5.04	3.94		
LEASING EXP	2	1.89	2.14						
TOTAL PAYROLL	3	.83	.67						
TOTAL CONTRACT	3	.94	.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2419	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	342	3
AVG % OFFICE OCCUPANCY	79.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.33	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	3
PAYROLL		
CONTRACT	.54	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.16	3
PAYROLL	.56	3
ELEVATOR	.23	3
HVAC	.18	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	3
ELECTRICAL	1.42	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER		
ADMIN TOTAL	.44	3
PAYROLL	.27	3
MGMT FEES	.16	2
PROF FEES	.01	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	3
REAL ESTATE TAX	.92	3
BUILDING INS	.07	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.89	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	3
CLEANING		
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	.94	3
CLEANING	.54	3
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY	.25	3
ADMINISTRATIVE	.17	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Shreveport, LA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	220,398 SQ. FT.				218,903 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.21	6.97	5.73	8.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.24	7.09	6.04	8.43				
NET PARKING INC									
MISCELLANEOUS	2	.05	.04						
TOTAL INCOME	4	7.27	7.09	6.08	8.44				
EXPENSE									
CLEANING	4	.46	.44	.40	.54	.47	.44	.42	.54
REPAIR-MAINT	4	.57	.58	.47	.67	.58	.58	.47	.71
UTILITIES	4	1.54	1.45	1.04	1.60	1.55	1.45	1.08	1.60
RDS/GRNDS/SEC	4	.10	.10	.07	.12	.10	.10	.08	.12
ADMINISTRATIVE	4	.61	.61	.50	.71	.62	.61	.53	.71
TOTAL OPER EXP	4	3.29	3.27	2.71	3.40	3.31	3.27	2.86	3.40
FIXED EXPENSES	4	.74	.76	.55	1.00	.74	.79	.55	1.06
TOTAL OPER+FIX	4	4.02	3.95	3.54	4.13	4.05	3.95	3.75	4.13
LEASING EXP	3	2.06	.28						
TOTAL PAYROLL	3	.20	.21						
TOTAL CONTRACT	3	.57	.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2413	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	417	4
AVG % OFFICE OCCUPANCY	84.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.68	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.47	3	**UTILITIES TOTAL**	1.59	3	SECURITY TOTAL			**FIXED EXP TOTAL**	.72	3	**TOTAL PAYROLL**	.20	3
PAYROLL			ELECTRICAL	1.55	3	SEC PAYROLL			REAL ESTATE TAX	.57	3	CLEANING		
CONTRACT	.40	3	GAS			SEC CONTRACTS			BUILDING INS	.15	3	REPAIR/MAINT	.17	3
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	.62	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.57	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.17	3	COAL	-		MGMT FEES	.44	3	**LEASING EXPENSES**	2.06	3			
ELEVATOR	.05	3	WATER/SEWER	.02	3	PROF FEES	.06	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	.57	3
HVAC	.14	3	**RDS/GNDS/SEC**	.11	3	GEN OFC EXP	.07	3	COMMISSIONS	.02	2	CLEANING	.40	3
ELECTRICAL	.02	3	**TOTAL**			OTHER ADM EXP			PROF FEES	.17	3	REPAIR/MAINT	.10	3
STRUCT/ROOF	.02	2	RDS/GNDS TOTAL	.11	3				TENANT ALTS	1.71	3	RDS/GROUNDS	.07	3
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.07	3				OTHER LEASING			ADMINISTRATIVE	.52	3
OTHER MAINT/SUP	.13	3	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	978,520 SQ. FT.				822,446 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.86	10.56	9.88	11.58
RETAIL AREA	6	10.25	10.86	10.35	12.10				
OTHER AREA	3	1.40	.95						
TOTAL RENT	7	10.57	10.36	8.93	11.40				
NET PARKING INC	3	.44	.21						
MISCELLANEOUS	4	.06	.04	.02	.08				
TOTAL INCOME	7	10.88	10.39	9.02	11.91				
EXPENSE									
CLEANING	8	.94	.89	.75	1.07	1.01	1.07	.78	1.15
REPAIR-MAINT	8	.84	.71	.57	.97	.94	.87	.64	1.07
UTILITIES	8	1.42	1.44	1.07	1.56	1.44	1.45	1.07	1.58
RDS/GRNDS/SEC	8	.22	.14	.04	.28	.26	.18	.04	.34
ADMINISTRATIVE	8	.47	.48	.34	.52	.56	.53	.44	.61
TOTAL OPER EXP	8	3.90	3.94	2.81	4.17	4.64	5.01	3.06	5.20
FIXED EXPENSES	8	.99	1.00	.72	1.23	1.18	1.23	.77	1.39
TOTAL OPER+FIX	8	4.89	5.11	3.82	5.18	5.82	6.11	4.07	6.48
LEASING EXP	7	1.04	.51	.33	1.61				
TOTAL PAYROLL	8	.34	.27	.23	.38				
TOTAL CONTRACT	8	1.06	.97	.66	1.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3267	8
AVG SQFT/RETAIL TENANT	2454	7
AVG SQFT/OFFICE WORKER	281	7
AVG % OFFICE OCCUPANCY	89.0	8
AVG % RETAIL OCCUPANCY	96.8	7
AVG $ RATE YR-END RENT	13.93	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	8	**UTILITIES TOTAL**	1.42	8	SECURITY TOTAL	.21	6	**FIXED EXP TOTAL**	.99	8	**TOTAL PAYROLL**	.34	8
PAYROLL			ELECTRICAL	1.27	8	SEC PAYROLL			REAL ESTATE TAX	.86	8	CLEANING		
CONTRACT	.85	8	GAS	.14	6	SEC CONTRACTS	.27	4	BUILDING INS	.12	8	REPAIR/MAINT	.30	8
SUP/MAT/MISC	.07	7	FUEL OIL			SEC OTHER	.10	2	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.04	6	PURCH STEAM			**ADMIN TOTAL**	.47	8	OTHER TAX	.01	6	SECURITY		
REPR/MAINT TOTAL	.84	8	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.30	8	COAL			MGMT FEES	.42	7	**LEASING EXPENSES**	1.04	7			
ELEVATOR	.19	8	WATER/SEWER	.05	8	PROF FEES	.03	6	ADV/PROMOTION	.03	4	**TOTAL CONTRACTS**	1.06	8
HVAC	.16	8	**RDS/GNDS/SEC**	.22	8	GEN OFC EXP	.09	6	COMMISSIONS	.07	3	CLEANING	.85	8
ELECTRICAL	.05	8	**TOTAL**			OTHER ADM EXP	.01	4	PROF FEES	.24	5	REPAIR/MAINT		
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.03	8				TENANT ALTS	1.02	5	RDS/GROUNDS	.04	4
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	4
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.04	4				OTHER LEASING			ADMINISTRATIVE	.35	8
OTHER MAINT/SUP	.08	7	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Spokane, WA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	743,147 SQ. FT.				608,545 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.59	11.09		
RETAIL AREA	3	10.00	10.35						
OTHER AREA	2	1.75	1.73						
TOTAL RENT	3	10.31	10.63						
NET PARKING INC	2	.51	.54						
MISCELLANEOUS	2	.07	.07						
TOTAL INCOME	3	10.71	10.64						
EXPENSE									
CLEANING	4	.99	1.01	.89	1.09	1.07	1.14	.98	1.15
REPAIR-MAINT	4	.93	.97	.75	1.07	1.05	1.07	.89	1.18
UTILITIES	4	1.52	1.53	1.44	1.62	1.53	1.55	1.45	1.64
RDS/GRNDS/SEC	4	.27	.28	.15	.38	.33	.34	.18	.48
ADMINISTRATIVE	4	.48	.49	.37	.59	.58	.61	.47	.71
TOTAL OPER EXP	4	4.19	4.17	4.02	4.33	5.12	5.06	5.01	5.20
FIXED EXPENSES	4	.96	1.00	.85	1.08	1.17	1.23	1.03	1.35
TOTAL OPER + FIX	4	5.15	5.15	5.11	5.18	6.29	6.36	6.11	6.48
LEASING EXP	4	1.15	.93	.29	2.18				
TOTAL PAYROLL	4	.37	.32	.24	.47				
TOTAL CONTRACT	4	1.16	1.16	.97	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3615	4
AVG SQFT/RETAIL TENANT	2504	4
AVG SQFT/OFFICE WORKER	275	4
AVG % OFFICE OCCUPANCY	90.3	4
AVG % RETAIL OCCUPANCY	96.2	4
AVG $ RATE YR-END RENT	14.37	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**4**
PAYROLL		
CONTRACT	.90	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**.93**	**4**
PAYROLL	.32	4
ELEVATOR	.19	4
HVAC	.19	4
ELECTRICAL	.05	4
STRUCT/ROOF	.05	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**4**
ELECTRICAL	1.35	4
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.27**	**4**
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	4
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER		
ADMIN TOTAL	**.48**	**4**
PAYROLL		
MGMT FEES	.42	3
PROF FEES	.02	4
GEN OFC EXP	.10	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.96**	**4**
REAL ESTATE TAX	.84	4
BUILDING INS	.11	4
PERS PROP TAX	.01	2
OTHER TAX	.01	3
LEASING EXPENSES	**1.15**	**4**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.26	2
TENANT ALTS	.99	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.37**	**4**
CLEANING		
REPAIR/MAINT	.32	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.16**	**4**
CLEANING	.90	4
REPAIR/MAINT		
RDS/GROUNDS	.03	2
SECURITY	.28	3
ADMINISTRATIVE	.32	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	5,198,263 SQ. FT.				5,073,795 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					14.22	13.09	10.46	15.39
RETAIL AREA	7	9.24	12.67	7.45	14.62				
OTHER AREA	2	12.76	46.92						
TOTAL RENT	13	13.95	12.30	10.13	15.16				
NET PARKING INC	5	.62	.30	.21	1.11				
MISCELLANEOUS	9	.10	.06	.03	.28				
TOTAL INCOME	13	14.39	12.30	10.24	15.89				
EXPENSE									
CLEANING	14	.97	.85	.78	1.08	.98	.94	.78	1.10
REPAIR-MAINT	15	1.51	1.05	.72	1.55	1.54	1.06	.72	1.61
UTILITIES	15	2.08	1.89	1.82	2.47	2.09	1.92	1.82	2.50
RDS/GRNDS/SEC	15	.40	.22	.17	.39	.41	.25	.17	.39
ADMINISTRATIVE	15	.62	.70	.49	.90	.64	.71	.49	.92
TOTAL OPER EXP	14	5.61	5.32	4.43	5.96	5.74	5.79	4.91	6.32
FIXED EXPENSES	15	.85	.86	.28	1.10	.87	1.00	.29	1.14
TOTAL OPER + FIX	14	6.47	6.34	5.21	7.26	6.62	6.71	6.05	7.33
LEASING EXP	9	.72	.53	.31	1.21				
TOTAL PAYROLL	12	.63	.53	.34	.66				
TOTAL CONTRACT	15	1.78	1.10	.84	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26321	15
AVG SQFT/RETAIL TENANT	3029	11
AVG SQFT/OFFICE WORKER	288	14
AVG % OFFICE OCCUPANCY	92.9	15
AVG % RETAIL OCCUPANCY	92.5	11
AVG $ RATE YR-END RENT	15.82	13
AVG NET PRKNG INC/STALL	610.20	5
RENTABLE/GROSS SQFT	.83	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**14**
PAYROLL	.33	3
CONTRACT	.82	13
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.08	13
REPR/MAINT TOTAL	**1.35**	**14**
PAYROLL	.38	11
ELEVATOR	.30	15
HVAC	.18	14
ELECTRICAL	.07	11
STRUCT/ROOF	.06	8
PLUMBING	.03	9
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.32	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.08**	**15**
ELECTRICAL	1.85	14
GAS	.43	2
FUEL OIL		
PURCH STEAM	.23	8
PURCH CH WTR		
COAL		
WATER/SEWER	.08	15
RDS/GNDS/SEC TOTAL	**.40**	**15**
RDS/GNDS TOTAL	.13	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.13	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	14
SEC PAYROLL		
SEC CONTRACTS	.29	14
SEC OTHER	.01	5
ADMIN TOTAL	**.62**	**15**
PAYROLL	.28	9
MGMT FEES	.34	14
PROF FEES	.06	8
GEN OFC EXP	.04	11
OTHER ADM EXP	.04	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.85**	**15**
REAL ESTATE TAX	.71	15
BUILDING INS	.18	14
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	**.72**	**9**
ADV/PROMOTION	.01	8
COMMISSIONS	.08	8
PROF FEES	.12	9
TENANT ALTS	.51	9
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.63**	**12**
CLEANING	.33	3
REPAIR/MAINT	.38	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	9
TOTAL CONTRACTS	**1.78**	**15**
CLEANING	.82	13
REPAIR/MAINT	1.03	10
RDS/GROUNDS	.06	7
SECURITY	.29	14
ADMINISTRATIVE	.39	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	364,342 SQ. FT.				334,202 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					10.72	10.46	10.07	11.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.89	10.75	10.13	11.80				
NET PARKING INC									
MISCELLANEOUS	2	.26	.24						
TOTAL INCOME	4	11.06	11.08	10.24	12.03				
EXPENSE									
CLEANING	4	.80	.83	.74	.85	.85	.83	.74	.98
REPAIR-MAINT	5	.86	.70	.26	1.33	.94	.70	.29	1.46
UTILITIES	5	1.96	1.83	1.22	2.49	2.12	1.90	1.27	2.74
RDS/GRNDS/SEC	5	.27	.22	.03	.49	.30	.22	.03	.49
ADMINISTRATIVE	5	.60	.56	.32	.84	.65	.56	.34	1.00
TOTAL OPER EXP	4	4.99	4.40	3.95	5.74	5.37	5.16	3.98	6.47
FIXED EXPENSES	5	.40	.26	.24	.57	.43	.27	.25	.72
TOTAL OPER+FIX	4	5.42	4.95	4.23	6.29	5.83	5.85	4.23	7.19
LEASING EXP	2	.65	.63						
TOTAL PAYROLL	3	.33	.13						
TOTAL CONTRACT	5	1.28	.92	.44	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10674	5
AVG SQFT/RETAIL TENANT	4306	2
AVG SQFT/OFFICE WORKER	309	5
AVG % OFFICE OCCUPANCY	89.4	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.60	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**4**	**UTILITIES TOTAL**	**1.96**	**5**	SECURITY TOTAL	.24	4	**FIXED EXP TOTAL**	**.40**	**5**	**TOTAL PAYROLL**	**.33**	**3**
PAYROLL			ELECTRICAL	1.73	5	SEC PAYROLL			REAL ESTATE TAX	.28	5	CLEANING		
CONTRACT	.67	4	GAS			SEC CONTRACTS	.24	4	BUILDING INS	.12	5	REPAIR/MAINT	.16	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM	.32	2	**ADMIN TOTAL**	**.60**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.86**	**5**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.16	3	COAL			MGMT FEES	.40	5	**LEASING EXPENSES**	**.65**	**2**			
ELEVATOR	.07	5	WATER/SEWER	.10	5	PROF FEES	.01	2	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**1.28**	**5**
HVAC	.41	5	**RDS/GNDS/SEC**	**.27**	**5**	GEN OFC EXP	.03	3	COMMISSIONS	.02	2	CLEANING	.67	4
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP	.18	3	PROF FEES	.42	2	REPAIR/MAINT	.55	4
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.09	4				TENANT ALTS	.18	2	RDS/GROUNDS	.18	2
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.18	2				OTHER LEASING			ADMINISTRATIVE	.40	5
OTHER MAINT/SUP	.26	5	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	530,042 SQ. FT.				524,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					15.15	14.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.84	13.89						
NET PARKING INC									
MISCELLANEOUS	2	.15	.13						
TOTAL INCOME	3	13.30	13.89						
EXPENSE									
CLEANING	3	.86	.78			.87	.78		
REPAIR-MAINT	3	.83	.75			.84	.75		
UTILITIES	3	2.31	2.33			2.31	2.33		
RDS/GRNDS/SEC	3	.32	.35			.33	.35		
ADMINISTRATIVE	3	.78	.89			.79	.89		
TOTAL OPER EXP	3	5.10	5.17			5.16	5.17		
FIXED EXPENSES	3	.93	1.00			.94	1.00		
TOTAL OPER+FIX	3	6.03	6.32			6.10	6.32		
LEASING EXP									
TOTAL PAYROLL	2	.54	.44						
TOTAL CONTRACT	3	1.17	1.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21154	3
AVG SQFT/RETAIL TENANT	2980	2
AVG SQFT/OFFICE WORKER	289	2
AVG % OFFICE OCCUPANCY	92.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.85	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**3**	**UTILITIES TOTAL**	**2.31**	**3**	SECURITY TOTAL	.29	3	**FIXED EXP TOTAL**	**.93**	**3**	**TOTAL PAYROLL**	**.54**	**2**
PAYROLL			ELECTRICAL	1.99	3	SEC PAYROLL			REAL ESTATE TAX	.78	3	CLEANING		
CONTRACT	.73	3	GAS			SEC CONTRACTS	.29	3	BUILDING INS	.15	3	REPAIR/MAINT	.32	2
SUP/MAT/MISC	.07	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	3	PURCH STEAM	.27	2	**ADMIN TOTAL**	**.78**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.83**	**3**	PURCH CH WTR			PAYROLL	.49	3				ADMINISTRATIVE		
PAYROLL	.32	2	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.22	3	WATER/SEWER	.13	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.17**	**3**
HVAC	.18	3	**RDS/GNDS/SEC**	**.32**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	.73	3
ELECTRICAL	.02	2	**TOTAL**			OTHER ADM EXP	.11	3	PROF FEES			REPAIR/MAINT	.24	2
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.49	3
OTHER MAINT/SUP	.19	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 4 BLDS, 1,621,714 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 1,558,827 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					13.04	13.40	9.90	16.79
RETAIL AREA	3	7.77	8.31						
OTHER AREA									
TOTAL RENT	4	13.17	12.96	10.66	16.12				
NET PARKING INC	3	.64	.30						
MISCELLANEOUS	3	.13	.04						
TOTAL INCOME	4	13.75	13.15	10.94	17.12				
EXPENSE									
CLEANING	4	.82	.90	.67	1.01	.84	.94	.70	1.03
REPAIR-MAINT	4	1.32	1.33	1.06	1.55	1.37	1.41	1.09	1.61
UTILITIES	4	2.48	2.25	1.86	2.97	2.49	2.27	1.88	2.97
RDS/GRNDS/SEC	4	.22	.20	.17	.28	.23	.22	.17	.30
ADMINISTRATIVE	4	.84	.85	.72	.98	.87	.89	.76	1.01
TOTAL OPER EXP	4	5.68	5.62	5.18	6.10	5.91	6.07	5.31	6.45
FIXED EXPENSES	4	1.35	1.29	.98	1.85	1.41	1.36	1.04	1.90
TOTAL OPER + FIX	4	7.04	7.07	6.62	7.48	7.32	7.49	6.87	7.83
LEASING EXP	4	1.03	1.06	.49	1.58				
TOTAL PAYROLL	4	.68	.55	.48	.94				
TOTAL CONTRACT	4	.91	1.04	.79	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13781	4
AVG SQFT/RETAIL TENANT	3609	4
AVG SQFT/OFFICE WORKER	295	4
AVG % OFFICE OCCUPANCY	84.0	4
AVG % RETAIL OCCUPANCY	85.1	4
AVG $ RATE YR-END RENT	15.71	4
AVG NET PRKNG INC/STALL	606.10	3
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**4**
PAYROLL	.36	2
CONTRACT	.70	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	**1.32**	**4**
PAYROLL	.28	4
ELEVATOR	.29	4
HVAC	.16	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.47	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.48**	**4**
ELECTRICAL	2.45	3
GAS		
FUEL OIL		
PURCH STEAM	.18	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	**.22**	**4**
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER	.01	2
ADMIN TOTAL	**.84**	**4**
PAYROLL	.24	4
MGMT FEES	.42	4
PROF FEES	.10	4
GEN OFC EXP	.06	4
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.35**	**4**
REAL ESTATE TAX	1.16	4
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.03**	**4**
ADV/PROMOTION	.02	4
COMMISSIONS	.14	4
PROF FEES	.14	4
TENANT ALTS	.73	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.68**	**4**
CLEANING	.36	2
REPAIR/MAINT	.28	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	**.91**	**4**
CLEANING	.70	3
REPAIR/MAINT		
RDS/GROUNDS	.03	2
SECURITY	.19	4
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 3 BLDS, 2,682,165 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 2,656,684 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	2					15.97	15.89		
RETAIL AREA	3	9.17	13.23						
OTHER AREA									
TOTAL RENT	2	15.93	15.86						
NET PARKING INC									
MISCELLANEOUS	2	[illegible]	.04						
TOTAL INCOME	2	16.26	16.21						
EXPENSE									
CLEANING	3	1.09	1.13			1.10	1.13		
REPAIR-MAINT	3	1.84	1.99			1.86	2.00		
UTILITIES	3	1.80	1.86			1.81	1.86		
RDS/GRNDS/SEC	3	.54	.48			.54	.48		
ADMINISTRATIVE	3	.47	.49			.47	.49		
TOTAL OPER EXP	3	5.74	5.93			5.80	5.96		
FIXED EXPENSES	3	.58	1.04			.59	1.06		
TOTAL OPER + FIX	3	6.33	6.16			6.39	6.27		
LEASING EXP	2	.42	.44						
TOTAL PAYROLL	3	.64	.55						
TOTAL CONTRACT	3	2.50	2.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79299	3
AVG SQFT/RETAIL TENANT	1813	3
AVG SQFT/OFFICE WORKER	281	3
AVG % OFFICE OCCUPANCY	98.5	3
AVG % RETAIL OCCUPANCY	97.1	3
AVG $ RATE YR-END RENT	16.87	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**3**
PAYROLL		
CONTRACT	.91	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**1.71**	**2**
PAYROLL	.55	2
ELEVATOR	.36	3
HVAC	.15	2
ELECTRICAL	.11	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**3**
ELECTRICAL	1.56	3
GAS		
FUEL OIL		
PURCH STEAM	.23	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.54**	**3**
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	3
SEC PAYROLL		
SEC CONTRACTS	.35	3
SEC OTHER		
ADMIN TOTAL	**.47**	**3**
PAYROLL	.31	3
MGMT FEES	.18	2
PROF FEES	.03	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.58**	**3**
REAL ESTATE TAX	.48	3
BUILDING INS	.20	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.42**	**2**
ADV/PROMOTION		
COMMISSIONS	.02	2
PROF FEES	.07	2
TENANT ALTS	.33	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.64**	**3**
CLEANING		
REPAIR/MAINT	.55	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	**2.50**	**3**
CLEANING	.91	3
REPAIR/MAINT	1.19	3
RDS/GROUNDS	.06	2
SECURITY	.35	3
ADMINISTRATIVE	.21	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 46 BLDS 4,303,849 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 4,241,987 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	45					13.50	12.67	11.12	14.52
RETAIL AREA									
OTHER AREA	2	.45	1.15						
TOTAL RENT	45	13.32	12.62	11.12	14.52				
NET PARKING INC	7	1.46	1.76	1.37	1.96				
MISCELLANEOUS	32	.21	.07	.03	.34				
TOTAL INCOME	45	13.96	12.79	12.00	14.92				
EXPENSE									
CLEANING	41	.78	.76	.66	.89	.78	.76	.66	.89
REPAIR-MAINT	42	.85	.69	.43	.91	.85	.69	.43	.91
UTILITIES	41	2.02	1.87	1.49	2.31	2.02	1.87	1.49	2.31
RDS/GRNDS/SEC	46	.30	.27	.18	.39	.30	.27	.18	.39
ADMINISTRATIVE	44	.82	.72	.63	.92	.83	.76	.63	.92
TOTAL OPER EXP	41	4.78	4.40	3.91	5.25	4.85	4.40	3.91	5.25
FIXED EXPENSES	45	1.97	1.78	1.60	2.05	2.00	1.80	1.60	2.08
TOTAL OPER + FIX	40	6.77	6.17	5.71	7.47	6.88	6.17	5.71	7.47
LEASING EXP	37	2.20	1.36	.26	2.38				
TOTAL PAYROLL	38	.42	.36	.21	.44				
TOTAL CONTRACT	46	1.12	.94	.72	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7635	35
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	29
AVG % OFFICE OCCUPANCY	87.9	37
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.03	33
AVG NET PRKNG INC/STALL	667.96	4
RENTABLE/GROSS SQFT	.97	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**41**
PAYROLL	.23	5
CONTRACT	.63	41
SUP/MAT/MISC	.06	34
TRASH REMOVAL	.05	37
REPR/MAINT TOTAL	**.85**	**42**
PAYROLL	.22	37
ELEVATOR	.12	36
HVAC	.17	42
ELECTRICAL	.06	40
STRUCT/ROOF	.05	22
PLUMBING	.02	28
FIRE/LIFE SFTY	.01	13
OTHER MAINT/SUP	.27	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**41**
ELECTRICAL	1.87	41
GAS	.40	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.04	5
COAL		
WATER/SEWER	.08	41
RDS/GNDS/SEC TOTAL	**.30**	**46**
RDS/GNDS TOTAL	.21	46
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	40
RDS/GNDS OTHER	.07	30

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	29
SEC PAYROLL		
SEC CONTRACTS	.11	28
SEC OTHER	.01	11
ADMIN TOTAL	**.82**	**44**
PAYROLL	.24	20
MGMT FEES	.50	43
PROF FEES	.12	31
GEN OFC EXP	.05	25
OTHER ADM EXP	.08	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.97**	**45**
REAL ESTATE TAX	1.71	45
BUILDING INS	.12	46
PERS PROP TAX	.33	9
OTHER TAX	.84	9
LEASING EXPENSES	**2.20**	**37**
ADV/PROMOTION	.07	28
COMMISSIONS	.07	11
PROF FEES	.50	28
TENANT ALTS	1.99	30
BUY-OUTS		
OTHER LEASING	.08	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**38**
CLEANING	.23	5
REPAIR/MAINT	.22	37
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	20
TOTAL CONTRACTS	**1.12**	**46**
CLEANING	.63	41
REPAIR/MAINT	.47	14
RDS/GROUNDS	.21	40
SECURITY	.11	28
ADMINISTRATIVE	.57	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 9 BLDS 270,565 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 270,565 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	9					11.66	11.99	9.83	13.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	11.66	11.99	9.83	13.36				
NET PARKING INC									
MISCELLANEOUS	4	.37	.25	.01	.83				
TOTAL INCOME	9	11.83	12.00	9.83	13.72				
EXPENSE									
CLEANING	5	.80	.76	.73	.89	.80	.76	.73	.89
REPAIR-MAINT	6	.76	.82	.69	.88	.76	.82	.69	.88
UTILITIES	5	2.10	2.28	1.65	2.40	2.10	2.28	1.65	2.40
RDS/GRNDS/SEC	9	.39	.31	.15	.52	.39	.31	.15	.52
ADMINISTRATIVE	8	.55	.53	.41	.64	.55	.53	.41	.64
TOTAL OPER EXP	5	4.69	4.84	3.90	5.21	4.69	4.84	3.90	5.21
FIXED EXPENSES	9	1.55	1.64	1.37	1.78	1.55	1.64	1.37	1.78
TOTAL OPER + FIX	5	6.49	6.36	5.75	6.95	6.49	6.36	5.75	6.95
LEASING EXP	4	1.97	1.68	1.09	2.48				
TOTAL PAYROLL	5	.40	.36	.19	.53				
TOTAL CONTRACT	9	.68	.62	.09	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4304	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	7
AVG % OFFICE OCCUPANCY	90.7	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.85	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**5**
PAYROLL		
CONTRACT	.69	5
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	**.76**	**6**
PAYROLL	.28	4
ELEVATOR	.04	2
HVAC	.26	6
ELECTRICAL	.07	5
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.10**	**5**
ELECTRICAL	1.95	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	**.39**	**9**
RDS/GNDS TOTAL	.38	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	6
RDS/GNDS OTHER	.25	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	4
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER	.01	3
ADMIN TOTAL	**.55**	**8**
PAYROLL		
MGMT FEES	.47	7
PROF FEES	.12	4
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.55**	**8**
REAL ESTATE TAX	1.43	8
BUILDING INS	.12	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.97**	**4**
ADV/PROMOTION	.04	3
COMMISSIONS	.16	2
PROF FEES	.47	3
TENANT ALTS	1.94	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.40**	**5**
CLEANING		
REPAIR/MAINT	.28	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.68**	**8**
CLEANING	.69	5
REPAIR/MAINT	.24	3
RDS/GROUNDS	.34	6
SECURITY	.02	4
ADMINISTRATIVE	.52	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Louis, MO

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	1,686,315 SQ. FT.				1,682,963 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.39	13.24	12.12	14.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22	13.37	13.24	12.18	14.91				
NET PARKING INC	2	1.95	1.96						
MISCELLANEOUS	19	.33	.06	.04	.46				
TOTAL INCOME	22	13.82	13.25	12.50	15.37				
EXPENSE									
CLEANING	22	.76	.75	.64	.95	.76	.75	.64	.95
REPAIR-MAINT	22	.65	.54	.39	.90	.65	.54	.39	.90
UTILITIES	22	1.83	1.69	1.47	2.13	1.83	1.69	1.47	2.13
RDS/GRNDS/SEC	22	.29	.28	.20	.37	.30	.28	.20	.37
ADMINISTRATIVE	21	.92	.84	.67	1.06	.92	.84	.67	1.06
TOTAL OPER EXP	22	4.41	4.21	3.63	5.31	4.42	4.21	3.63	5.31
FIXED EXPENSES	22	2.16	1.80	1.60	2.39	2.16	1.80	1.60	2.39
TOTAL OPER + FIX	22	6.57	6.10	5.15	7.70	6.58	6.10	5.15	7.70
LEASING EXP	20	1.56	.53	.11	1.91				
TOTAL PAYROLL	20	.39	.36	.20	.40				
TOTAL CONTRACT	22	.99	1.00	.85	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7601	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	11
AVG % OFFICE OCCUPANCY	91.0	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.78	14
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**22**	**UTILITIES TOTAL**	**1.82**	**22**	SECURITY TOTAL	.05	14	**FIXED EXP TOTAL**	**2.16**	**22**	**TOTAL PAYROLL**	**.39**	**20**
PAYROLL	.73	2	ELECTRICAL	1.76	22	SEC PAYROLL			REAL ESTATE TAX	1.70	22	CLEANING	.73	2
CONTRACT	.60	22	GAS			SEC CONTRACTS	.04	14	BUILDING INS	.13	22	REPAIR/MAINT	.18	20
SUP/MAT/MISC	.07	19	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	20	PURCH STEAM						OTHER TAX	.84	9	SECURITY		
REPR/MAINT TOTAL	**.65**	**22**	PURCH CH WTR	.04	4	**ADMIN TOTAL**	**.92**	**21**				ADMINISTRATIVE	.25	10
PAYROLL	.18	20	COAL			PAYROLL	.25	10	**LEASING EXPENSES**	**1.56**	**20**			
ELEVATOR	.06	22	WATER/SEWER	.06	22	MGMT FEES	.53	21	ADV/PROMOTION	.07	15	**TOTAL CONTRACTS**	**.99**	**22**
HVAC	.13	22	**RDS/GNDS/SEC**	**.29**	**22**	PROF FEES	.18	16	COMMISSIONS	.14	4	CLEANING	.60	22
ELECTRICAL	.04	22	**TOTAL**			GEN OFC EXP	.08	12	PROF FEES	.35	16	REPAIR/MAINT	.11	6
STRUCT/ROOF	.05	16	RDS/GNDS TOTAL	.26	22	OTHER ADM EXP	.09	17	TENANT ALTS	1.51	15	RDS/GROUNDS	.22	22
PLUMBING	.01	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	14
FIRE/LIFE SFTY	.01	7	RDS/GNDS CONTR	.22	22				OTHER LEASING	.23	3	ADMINISTRATIVE	.64	21
OTHER MAINT/SUP	.21	22	RDS/GNDS OTHER	.06	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,971,891 SQ. FT.				1,920,781 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					14.51	13.55	11.84	15.12
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	14.12	12.89	11.09	15.14				
NET PARKING INC	4	1.32	1.45	.60	1.89				
MISCELLANEOUS	8	.11	.09	.07	.13				
TOTAL INCOME	11	14.85	13.62	11.67	16.15				
EXPENSE									
CLEANING	11	.76	.76	.70	.81	.76	.76	.70	.81
REPAIR-MAINT	11	.89	.69	.55	.91	.89	.69	.55	.91
UTILITIES	11	2.09	1.90	1.64	2.40	2.09	1.89	1.64	2.40
RDS/GRNDS/SEC	12	.29	.25	.18	.35	.30	.25	.18	.35
ADMINISTRATIVE	12	.78	.74	.69	.96	.80	.83	.69	.98
TOTAL OPER EXP	11	4.85	4.65	4.19	5.00	4.99	4.64	4.26	5.00
FIXED EXPENSES	11	1.85	1.86	1.74	2.05	1.91	1.91	1.77	2.15
TOTAL OPER + FIX	10	6.71	6.51	5.85	6.94	6.94	6.51	5.87	6.92
LEASING EXP	10	2.08	1.44	.72	2.15				
TOTAL PAYROLL	10	.44	.40	.35	.44				
TOTAL CONTRACT	12	1.18	.91	.72	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8260	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	8
AVG % OFFICE OCCUPANCY	85.3	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.60	10
AVG NET PRKNG INC/STALL	707.56	3
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**11**	**UTILITIES TOTAL**	**2.09**	**11**	SECURITY TOTAL	.13	10	**FIXED EXP TOTAL**	**1.85**	**11**	**TOTAL PAYROLL**	**.44**	**10**
PAYROLL	.11	2	ELECTRICAL	1.85	11	SEC PAYROLL			REAL ESTATE TAX	1.73	11	CLEANING	.11	3
CONTRACT	.64	11	GAS	.41	3	SEC CONTRACTS	.14	9	BUILDING INS	.11	12	REPAIR/MAINT	.24	10
SUP/MAT/MISC	.06	9	FUEL OIL			SEC OTHER			PERS PROP TAX	.63	3	RDS/GROUNDS		
TRASH REMOVAL	.04	9	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**.78**	**12**				ADMINISTRATIVE	.22	8
PAYROLL	.24	10	COAL			PAYROLL	.22	8	**LEASING EXPENSES**	**2.08**	**10**			
ELEVATOR	.13	11	WATER/SEWER	.09	11	MGMT FEES	.49	12	ADV/PROMOTION	.07	7	**TOTAL CONTRACTS**	**1.18**	**12**
HVAC	.19	11	**RDS/GNDS/SEC**	**.29**	**12**	PROF FEES	.09	8	COMMISSIONS	.04	2	CLEANING	.64	11
ELECTRICAL	.06	10	**TOTAL**			GEN OFC EXP	.04	7	PROF FEES	.45	8	REPAIR/MAINT	.61	4
STRUCT/ROOF	.04	5	RDS/GNDS TOTAL	.18	12	OTHER ADM EXP	.08	8	TENANT ALTS	1.83	9	RDS/GROUNDS	.20	10
PLUMBING	.02	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.14	9
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.20	10				OTHER LEASING	.01	3	ADMINISTRATIVE	.54	12
OTHER MAINT/SUP	.25	11	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Paul, MN

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 19 BLDS, 4,008,557 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 3,822,541 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	18					12.98	13.34	11.22	14.52
RETAIL AREA	10	10.27	13.74	8.51	23.48				
OTHER AREA	5	2.25	3.47						
TOTAL RENT	18	12.74	12.94	10.84	14.50				
NET PARKING INC	10	.51	.46	.27	.66				
MISCELLANEOUS	15	.52	.15	.06	.53				
TOTAL INCOME	18	13.62	13.27	11.17	15.43				
EXPENSE									
CLEANING	18	1.03	.93	.80	1.32	1.04	.93	.80	1.33
REPAIR-MAINT	19	1.13	.84	.66	1.45	1.16	.88	.66	1.47
UTILITIES	19	1.23	1.22	.84	2.01	1.24	1.22	.84	2.02
RDS/GRNDS/SEC	19	.24	.24	.11	.36	.25	.26	.11	.36
ADMINISTRATIVE	18	.70	.58	.51	.91	.73	.64	.52	.96
TOTAL OPER EXP	18	4.34	4.58	3.92	5.17	4.56	4.58	4.11	5.82
FIXED EXPENSES	19	2.86	2.14	1.76	3.32	3.00	2.27	1.94	3.32
TOTAL OPER + FIX	18	7.30	7.02	6.46	8.69	7.68	7.73	6.65	9.04
LEASING EXP	15	.73	.33	.09	.74				
TOTAL PAYROLL	17	.84	.64	.46	1.06				
TOTAL CONTRACT	16	1.15	1.09	.81	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8881	19
AVG SQFT/RETAIL TENANT	1495	10
AVG SQFT/OFFICE WORKER	253	15
AVG % OFFICE OCCUPANCY	83.0	19
AVG % RETAIL OCCUPANCY	68.4	10
AVG $ RATE YR-END RENT	2945.00	16
AVG NET PRKNG INC/STALL	557.40	5
RENTABLE/GROSS SQFT	.92	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**18**
PAYROLL	.70	6
CONTRACT	.82	15
SUP/MAT/MISC	.11	16
TRASH REMOVAL	.09	17
REPR/MAINT TOTAL	**1.13**	**19**
PAYROLL	.41	16
ELEVATOR	.25	19
HVAC	.15	18
ELECTRICAL	.06	18
STRUCT/ROOF	.23	10
PLUMBING	.01	17
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.25	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.23**	**19**
ELECTRICAL	.84	19
GAS	.08	7
FUEL OIL	.11	5
PURCH STEAM	.26	15
PURCH CH WTR	.18	6
COAL		
WATER/SEWER	.08	19
RDS/GNDS/SEC TOTAL	**.25**	**18**
RDS/GNDS TOTAL	.05	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	18
SEC PAYROLL	.17	6
SEC CONTRACTS	.22	13
SEC OTHER	.01	8
ADMIN TOTAL	**.70**	**18**
PAYROLL	.34	8
MGMT FEES	.48	15
PROF FEES	.03	11
GEN OFC EXP	.07	16
OTHER ADM EXP	.05	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.86**	**19**
REAL ESTATE TAX	2.72	19
BUILDING INS	.13	19
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	**.73**	**15**
ADV/PROMOTION	.04	11
COMMISSIONS	.07	2
PROF FEES	.10	3
TENANT ALTS	.19	9
BUY-OUTS		
OTHER LEASING	1.21	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.84**	**17**
CLEANING	.70	6
REPAIR/MAINT	.41	16
RDS/GROUNDS		
SECURITY	.17	6
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	**1.15**	**16**
CLEANING	.82	15
REPAIR/MAINT	.38	6
RDS/GROUNDS	.07	3
SECURITY	.22	13
ADMINISTRATIVE	.44	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 5 BLDS, 1,174,622 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 1,130,681 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					11.61	13.38	9.12	14.14
RETAIL AREA	2	4.92	9.43						
OTHER AREA									
TOTAL RENT	4	11.45	12.59	8.30	14.31				
NET PARKING INC	3	.43	.40						
MISCELLANEOUS	3	.34	.42						
TOTAL INCOME	4	12.01	13.12	9.19	14.57				
EXPENSE									
CLEANING	4	1.13	1.18	.89	1.36	1.17	1.31	1.02	1.36
REPAIR-MAINT	5	1.05	.86	.40	1.81	1.09	.86	.40	2.05
UTILITIES	5	1.62	1.56	1.08	2.20	1.65	1.56	1.16	2.20
RDS/GRNDS/SEC	5	.37	.36	.17	.54	.38	.36	.19	.55
ADMINISTRATIVE	4	.69	.58	.50	.95	.73	.58	.51	1.10
TOTAL OPER EXP	4	5.02	5.13	4.35	5.73	5.27	5.26	4.35	6.47
FIXED EXPENSES	5	2.16	2.07	1.40	2.97	2.24	2.07	1.58	3.01
TOTAL OPER + FIX	4	7.41	7.32	6.94	7.91	7.77	8.03	7.04	8.77
LEASING EXP	3	.15	.12						
TOTAL PAYROLL	4	.79	.73	.57	1.01				
TOTAL CONTRACT	5	1.14	1.27	.79	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11268	5
AVG SQFT/RETAIL TENANT	1565	2
AVG SQFT/OFFICE WORKER	287	2
AVG % OFFICE OCCUPANCY	92.7	5
AVG % RETAIL OCCUPANCY	49.9	2
AVG $ RATE YR-END RENT	13.63	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**4**
PAYROLL		
CONTRACT	.96	4
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	**1.05**	**5**
PAYROLL	.47	4
ELEVATOR	.12	5
HVAC	.21	4
ELECTRICAL	.03	4
STRUCT/ROOF	.38	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.28	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**5**
ELECTRICAL	1.09	5
GAS		
FUEL OIL		
PURCH STEAM	.51	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	**.42**	**4**
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	4
SEC PAYROLL	.10	2
SEC CONTRACTS	.32	4
SEC OTHER	.01	2
ADMIN TOTAL	**.69**	**4**
PAYROLL	.38	3
MGMT FEES	.47	2
PROF FEES	.05	4
GEN OFC EXP	.05	4
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.16**	**5**
REAL ESTATE TAX	1.96	5
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**.15**	**3**
ADV/PROMOTION	.09	3
COMMISSIONS		
PROF FEES	.06	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**4**
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY	.10	2
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	**1.14**	**5**
CLEANING	.96	4
REPAIR/MAINT	.10	2
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.28	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. Paul, MN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	575,844 SQ. FT.				557,316 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	6					11.48	11.65	7.91	17.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.26	11.65	7.85	16.36				
NET PARKING INC	2	.19	.16						
MISCELLANEOUS	5	.08	.03	.02	.69				
TOTAL INCOME	6	11.46	11.67	9.04	16.41				
EXPENSE									
CLEANING	6	.92	.98	.82	1.06	.94	.98	.86	1.06
REPAIR-MAINT	6	1.12	.75	.47	.98	1.15	.76	.47	.98
UTILITIES	6	1.22	1.34	1.07	1.96	1.22	1.34	1.07	1.96
RDS/GRNDS/SEC	6	.31	.25	.14	.27	.32	.25	.14	.27
ADMINISTRATIVE	6	.78	.86	.72	.96	.81	.88	.75	.96
TOTAL OPER EXP	6	4.36	4.54	3.81	4.64	4.51	4.65	3.81	4.74
FIXED EXPENSES	6	2.30	2.78	2.00	3.73	2.38	2.78	2.00	3.78
TOTAL OPER + FIX	6	6.66	6.89	6.55	7.55	6.89	6.94	6.55	7.55
LEASING EXP	6	.64	.93	.12	3.92				
TOTAL PAYROLL	5	.48	.28	.13	.51				
TOTAL CONTRACT	6	1.71	1.22	.87	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4436	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	3
AVG % OFFICE OCCUPANCY	72.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.40	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	6
PAYROLL		
CONTRACT	.83	6
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.12	6
PAYROLL	.32	4
ELEVATOR	.10	4
HVAC	.20	6
ELECTRICAL	.07	5
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.45	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.22	6
ELECTRICAL	1.06	6
GAS	.14	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.23	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER	.21	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	4
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER	.04	2
ADMIN TOTAL	.78	6
PAYROLL	.26	2
MGMT FEES	.51	6
PROF FEES	.03	4
GEN OFC EXP	.12	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	6
REAL ESTATE TAX	2.20	6
BUILDING INS	.11	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.64	6
ADV/PROMOTION	.02	5
COMMISSIONS	.04	2
PROF FEES	.38	4
TENANT ALTS	.73	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	5
CLEANING		
REPAIR/MAINT	.32	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	1.71	6
CLEANING	.83	6
REPAIR/MAINT	1.00	2
RDS/GROUNDS	.10	5
SECURITY	.11	3
ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	223,961 SQ. FT.				218,941 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					16.91	17.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.53	16.36						
NET PARKING INC									
MISCELLANEOUS	3	.04	.03						
TOTAL INCOME	3	16.60	16.41						
EXPENSE									
CLEANING	3	1.04	1.06			1.05	1.06		
REPAIR-MAINT	3	.78	.73			.78	.74		
UTILITIES	3	1.21	1.07			1.22	1.07		
RDS/GRNDS/SEC	3	.16	.24			.16	.24		
ADMINISTRATIVE	3	.87	.95			.89	.96		
TOTAL OPER EXP	3	4.07	3.81			4.16	3.81		
FIXED EXPENSES	3	3.66	3.73			3.75	3.78		
TOTAL OPER + FIX	3	7.73	7.21			7.91	7.31		
LEASING EXP	3	.40	.12						
TOTAL PAYROLL	2	.34	.35						
TOTAL CONTRACT	3	1.42	1.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4634	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	2
AVG % OFFICE OCCUPANCY	93.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	3
PAYROLL		
CONTRACT	.93	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.78	3
PAYROLL	.32	2
ELEVATOR	.11	3
HVAC	.11	3
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	3
ELECTRICAL	1.07	3
GAS	.16	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.16	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.87	3
PAYROLL		
MGMT FEES	.78	3
PROF FEES	.06	2
GEN OFC EXP		
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.66	3
REAL ESTATE TAX	3.58	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.40	3
ADV/PROMOTION	.05	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.29	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	2
CLEANING		
REPAIR/MAINT	.32	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.42	3
CLEANING	.93	3
REPAIR/MAINT		
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.80	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Stamford, CT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	737,432 SQ. FT.				722,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					23.23	27.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	23.35	27.38						
NET PARKING INC									
MISCELLANEOUS	3	.12	.07						
TOTAL INCOME	3	23.50	27.45						
EXPENSE									
CLEANING	3	.89	.79			.89	.78		
REPAIR-MAINT	3	.97	.98			.99	1.01		
UTILITIES	3	1.76	1.73			1.76	1.72		
RDS/GRNDS/SEC	3	.90	.75			.91	.79		
ADMINISTRATIVE	3	1.21	1.24			1.23	1.24		
TOTAL OPER EXP	3	5.73	5.39			5.84	5.68		
FIXED EXPENSES	3	3.65	3.81			3.73	4.02		
TOTAL OPER + FIX	3	9.38	9.20			9.57	9.70		
LEASING EXP	3	2.06	1.36						
TOTAL PAYROLL	3	.96	.87						
TOTAL CONTRACT	3	1.72	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16017	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	507	3
AVG % OFFICE OCCUPANCY	84.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3	**UTILITIES TOTAL**	1.76	3	SECURITY TOTAL	.78	3	**FIXED EXP TOTAL**	3.65	3	**TOTAL PAYROLL**	.96	3
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	3.43	3	CLEANING		
CONTRACT	.75	3	GAS	.09	3	SEC CONTRACTS	.77	3	BUILDING INS	.22	3	REPAIR/MAINT	.47	3
SUP/MAT/MISC	.05	3	FUEL OIL	.07	3	SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM			**ADMIN TOTAL**	1.21	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.97	3	PURCH CH WTR			PAYROLL	.49	3				ADMINISTRATIVE	.49	3
PAYROLL	.47	3	COAL			MGMT FEES	.56	3	**LEASING EXPENSES**	2.06	3			
ELEVATOR	.15	3	WATER/SEWER	.02	3	PROF FEES	.03	3	ADV/PROMOTION	.07	3	**TOTAL CONTRACTS**	1.72	3
HVAC	.22	3				GEN OFC EXP	.07	3	COMMISSIONS	.01	2	CLEANING	.75	3
ELECTRICAL	.01	3	**RDS/GNDS/SEC**	.90	3	OTHER ADM EXP	.05	3	PROF FEES	.19	2	REPAIR/MAINT	.24	2
STRUCT/ROOF	.03	3	**TOTAL**						TENANT ALTS	2.21	2	RDS/GROUNDS		
PLUMBING			RDS/GNDS TOTAL	.11	3				BUY-OUTS			SECURITY	.77	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING	.08	3	ADMINISTRATIVE	.59	3
OTHER MAINT/SUP	.08	3	RDS/GNDS CONTR											
			RDS/GNDS OTHER	.11	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	737,432 SQ. FT.				722,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					23.23	27.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	23.35	27.38						
NET PARKING INC									
MISCELLANEOUS	3	.12	.07						
TOTAL INCOME	3	23.50	27.45						
EXPENSE									
CLEANING	3	.89	.79			.89	.78		
REPAIR-MAINT	3	.97	.98			.99	1.01		
UTILITIES	3	1.76	1.73			1.76	1.72		
RDS/GRNDS/SEC	3	.90	.75			.91	.79		
ADMINISTRATIVE	3	1.21	1.24			1.23	1.24		
TOTAL OPER EXP	3	5.73	5.39			5.84	5.68		
FIXED EXPENSES	3	3.65	3.81			3.73	4.02		
TOTAL OPER + FIX	3	9.38	9.20			9.57	9.70		
LEASING EXP	3	2.06	1.36						
TOTAL PAYROLL	3	.96	.87						
TOTAL CONTRACT	3	1.72	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16017	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	507	3
AVG % OFFICE OCCUPANCY	84.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3	**UTILITIES TOTAL**	1.76	3	SECURITY TOTAL	.78	3	**FIXED EXP TOTAL**	3.65	3	**TOTAL PAYROLL**	.96	3
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	3.43	3	CLEANING		
CONTRACT	.75	3	GAS	.09	3	SEC CONTRACTS	.77	3	BUILDING INS	.22	3	REPAIR/MAINT	.47	3
SUP/MAT/MISC	.05	3	FUEL OIL	.07	3	SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	3	PURCH STEAM			**ADMIN TOTAL**	1.21	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.97	3	PURCH CH WTR			PAYROLL	.49	3				ADMINISTRATIVE	.49	3
PAYROLL	.47	3	COAL			MGMT FEES	.56	3	**LEASING EXPENSES**	2.06	3			
ELEVATOR	.15	3	WATER/SEWER	.02	3	PROF FEES	.03	3	ADV/PROMOTION	.07	3	**TOTAL CONTRACTS**	1.72	3
HVAC	.22	3				GEN OFC EXP	.07	3	COMMISSIONS	.01	2	CLEANING	.75	3
ELECTRICAL	.01	3	**RDS/GNDS/SEC**	.90	3	OTHER ADM EXP	.05	3	PROF FEES	.19	2	REPAIR/MAINT	.24	2
STRUCT/ROOF	.03	3	**TOTAL**						TENANT ALTS	2.21	2	RDS/GROUNDS		
PLUMBING			RDS/GNDS TOTAL	.11	3				BUY-OUTS			SECURITY	.77	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING	.08	3	ADMINISTRATIVE	.59	3
OTHER MAINT/SUP	.08	3	RDS/GNDS CONTR											
			RDS/GNDS OTHER	.11	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Stamford, CT

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	665,428 SQ. FT.				632,925 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					27.36	24.43	20.54	29.91
RETAIL AREA									
OTHER AREA	4	33.85	26.16						
TOTAL RENT	6	27.11	24.43	20.48	29.26				
NET PARKING INC	4	.41	.41						
MISCELLANEOUS	5	.15	.17						
TOTAL INCOME	6	27.57	24.76	20.72	29.66				
EXPENSE									
CLEANING	6	1.15	1.06	.75	1.21	1.20	1.11	.75	1.27
REPAIR-MAINT	6	1.43	1.51	.75	2.07	1.50	1.53	.75	2.18
UTILITIES	6	2.39	2.30	1.99	2.45	2.51	2.36	1.99	2.59
RDS/GRNDS/SEC	6	.52	.64	.49	.86	.55	.65	.51	.87
ADMINISTRATIVE	6	.54	.71	.41	1.57	.57	.75	.44	1.58
TOTAL OPER EXP	6	6.04	6.48	5.94	6.71	6.35	6.74	5.91	7.06
FIXED EXPENSES	6	2.69	2.47	2.21	2.97	2.83	2.61	2.36	2.97
TOTAL OPER + FIX	6	8.73	8.85	8.67	9.07	9.18	9.11	8.82	9.49
LEASING EXP	6	5.30	.44	.22	6.02				
TOTAL PAYROLL	5	.79	.78						
TOTAL CONTRACT	6	1.57	1.43	1.40	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11955	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.28	6
AVG NET PRKNG INC/STALL	149.38	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**6**	**UTILITIES TOTAL**	**2.39**	**6**	SECURITY TOTAL	.43	6	**FIXED EXP TOTAL**	**2.69**	**6**	**TOTAL PAYROLL**	**.79**	**5**
PAYROLL			ELECTRICAL	2.06	6	SEC PAYROLL			REAL ESTATE TAX	2.52	6	CLEANING		
CONTRACT	1.05	6	GAS	.26	5	SEC CONTRACTS	.43	6	BUILDING INS	.17	6	REPAIR/MAINT	.79	5
SUP/MAT/MISC	.05	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	6	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.54**	**6**				ADMINISTRATIVE		
REPR/MAINT TOTAL	**1.43**	**6**	COAL			PAYROLL			**LEASING EXPENSES**	**5.30**	**6**			
PAYROLL	.79	5	WATER/SEWER	.09	6	MGMT FEES	.36	6	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.57**	**6**
ELEVATOR	.15	6				PROF FEES	.66	2	COMMISSIONS	.12	2	CLEANING	1.05	6
HVAC	.22	6	**RDS/GNDS/SEC**	**.52**	**6**	GEN OFC EXP	.10	2	PROF FEES	1.15	4	REPAIR/MAINT		
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP	.09	5	TENANT ALTS	5.23	4	RDS/GROUNDS	.09	6
STRUCT/ROOF	.39	5	RDS/GNDS TOTAL	.09	6				BUY-OUTS			SECURITY	.43	6
PLUMBING	.02	6	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.47	6
FIRE/LIFE SFTY			RDS/GNDS CONTR	.09	6									
OTHER MAINT/SUP	.16	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Syracuse, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	712,532 SQ. FT.				698,544 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.24	14.98		
RETAIL AREA	2	4.83	5.51						
OTHER AREA									
TOTAL RENT	3	15.04	14.83						
NET PARKING INC	2	.31	.32						
MISCELLANEOUS									
TOTAL INCOME	3	15.36	15.09						
EXPENSE									
CLEANING	3	1.02	.96			1.04	.96		
REPAIR-MAINT	3	.82	.77			.84	.77		
UTILITIES	3	1.80	1.79			1.82	1.84		
RDS/GRNDS/SEC	3	.30	.27			.31	.28		
ADMINISTRATIVE	3	.93	.63			.95	.65		
TOTAL OPER EXP	3	4.88	5.55			4.98	5.55		
FIXED EXPENSES	3	2.02	1.29			2.06	1.29		
TOTAL OPER + FIX	3	6.90	6.84			7.04	6.84		
LEASING EXP									
TOTAL PAYROLL	3	.42	.21						
TOTAL CONTRACT	3	1.42	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15054	3
AVG SQFT/RETAIL TENANT	4110	2
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	90.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.95	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**3**	**UTILITIES TOTAL**	**1.80**	**3**	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	**2.02**	**3**	**TOTAL PAYROLL**	**.42**	**3**
PAYROLL			ELECTRICAL	1.78	3	SEC PAYROLL			REAL ESTATE TAX	1.90	3	CLEANING		
CONTRACT	.89	3	GAS			SEC CONTRACTS	.32	2	BUILDING INS	.13	3	REPAIR/MAINT	.15	3
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.93**	**3**				ADMINISTRATIVE		
REPR/MAINT TOTAL	**.82**	**3**	COAL			PAYROLL			**LEASING EXPENSES**					
PAYROLL	.15	3	WATER/SEWER	.03	2	MGMT FEES	.57	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.42**	**3**
ELEVATOR	.17	3				PROF FEES	.07	2	COMMISSIONS			CLEANING	.89	3
HVAC	.21	3	**RDS/GNDS/SEC**	**.30**	**3**	GEN OFC EXP	.09	2	PROF FEES			REPAIR/MAINT	.38	2
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP	.05	2	TENANT ALTS			RDS/GROUNDS	.04	3
STRUCT/ROOF	.35	2	RDS/GNDS TOTAL	.06	3				BUY-OUTS			SECURITY	.32	2
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.62	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.04	3									
OTHER MAINT/SUP	.05	3	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Syracuse, NY

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	712,532 SQ. FT.				698,544 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.24	14.98		
RETAIL AREA	2	4.83	5.51						
OTHER AREA									
TOTAL RENT	3	15.04	14.83						
NET PARKING INC	2	.31	.32						
MISCELLANEOUS									
TOTAL INCOME	3	15.36	15.09						
EXPENSE									
CLEANING	3	1.02	.96			1.04	.96		
REPAIR-MAINT	3	.82	.77			.84	.77		
UTILITIES	3	1.80	1.79			1.82	1.82		
RDS/GRNDS/SEC	3	.30	.27			.31	.28		
ADMINISTRATIVE	3	.93	.63			.95	.65		
TOTAL OPER EXP	3	4.88	5.55			4.98	5.55		
FIXED EXPENSES	3	2.02	1.29			2.06	1.29		
TOTAL OPER+FIX	3	6.90	6.84			7.04	6.84		
LEASING EXP									
TOTAL PAYROLL	3	.42	.21						
TOTAL CONTRACT	3	1.42	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15054	3
AVG SQFT/RETAIL TENANT	4110	2
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	90.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.95	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**3**	**UTILITIES TOTAL**	**1.80**	**3**	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	**2.02**	**3**	**TOTAL PAYROLL**	**.42**	**3**
PAYROLL			ELECTRICAL	1.78	3	SEC PAYROLL			REAL ESTATE TAX	1.90	3	CLEANING		
CONTRACT	.89	3	GAS			SEC CONTRACTS	.32	2	BUILDING INS	.13	3	REPAIR/MAINT	.15	3
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.82**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.93**	**3**				ADMINISTRATIVE		
PAYROLL	.15	3	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.17	3	WATER/SEWER	.03	2	MGMT FEES	.57	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.42**	**3**
HVAC	.21	3	**RDS/GNDS/SEC**	**.30**	**3**	PROF FEES	.07	2	COMMISSIONS			CLEANING	.89	3
ELECTRICAL	.03	2	**TOTAL**			GEN OFC EXP	.09	2	PROF FEES			REPAIR/MAINT	.38	2
STRUCT/ROOF	.35	2	RDS/GNDS TOTAL	.06	3	OTHER ADM EXP	.05	2	TENANT ALTS			RDS/GROUNDS	.04	3
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.32	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.04	3				OTHER LEASING			ADMINISTRATIVE	.62	3
OTHER MAINT/SUP	.05	3	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	301,783 SQ. FT.				301,783 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.26	15.80	13.42	16.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.26	15.80	13.42	16.60				
NET PARKING INC									
MISCELLANEOUS	2	.27	.26						
TOTAL INCOME	6	15.32	15.80	13.64	16.60				
EXPENSE									
CLEANING	5	.87	.88	.77	.94	.87	.88	.77	.94
REPAIR-MAINT	5	.43	.46	.38	.56	.43	.46	.38	.56
UTILITIES	4	1.96	2.00	1.78	2.08	1.96	2.00	1.78	2.08
RDS/GRNDS/SEC	6	.62	.69	.42	.73	.62	.69	.42	.73
ADMINISTRATIVE	6	.44	.48	.46	.51	.44	.48	.46	.51
TOTAL OPER EXP	4	4.50	4.56	4.19	4.74	4.50	4.56	4.19	4.74
FIXED EXPENSES	6	1.59	1.67	1.24	1.81	1.59	1.67	1.24	1.81
TOTAL OPER+FIX	4	6.14	6.28	5.63	6.55	6.14	6.28	5.63	6.55
LEASING EXP									
TOTAL PAYROLL	6	.24	.18	.10	.59				
TOTAL CONTRACT	6	1.24	1.40	.88	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4834	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORK		6
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.66	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**5**	**UTILITIES TOTAL**	**1.96**	**4**	SECURITY TOTAL	.03	4	**FIXED EXP TOTAL**	**1.59**	**6**	**TOTAL PAYROLL**	**.24**	**6**
PAYROLL			ELECTRICAL	1.74	4	SEC PAYROLL			REAL ESTATE TAX	1.40	6	CLEANING		
CONTRACT	.72	5	GAS	.18	4	SEC CONTRACTS	.03	4	BUILDING INS	.19	6	REPAIR/MAINT	.10	5
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	2
TRASH REMOVAL	.08	6	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.43**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.44**	**6**				ADMINISTRATIVE	.49	2
PAYROLL	.10	5	COAL			PAYROLL	.49	2	**LEASING EXPENSES**					
ELEVATOR	.03	4	WATER/SEWER	.04	4	MGMT FEES	.38	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.24**	**6**
HVAC	.15	5	**RDS/GNDS/SEC**	**.62**	**6**	PROF FEES			COMMISSIONS			CLEANING	.72	5
ELECTRICAL	.02	4	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.61	6	OTHER ADM EXP	.02	4	TENANT ALTS			RDS/GROUNDS	.59	6
PLUMBING	.02	5	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.03	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.59	6				OTHER LEASING			ADMINISTRATIVE	.40	4
OTHER MAINT/SUP	.11	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Syracuse, NY

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	154,154 SQ. FT.				154,154 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					14.31	14.86	11.69	16.44	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	14.31	14.86	11.69	16.44					
NET PARKING INC										
MISCELLANEOUS	2	.27	.26							
TOTAL INCOME	4	14.43	14.96	11.95	16.44					
EXPENSE										
CLEANING	3	.88	.94			.88	.94			
REPAIR-MAINT	3	.51	.47			.51	.47			
UTILITIES	3	1.95	2.02			1.95	2.02			
RDS/GRNDS/SEC	4	.56	.58	.32	.75	.56	.58	.32	.75	
ADMINISTRATIVE	4	.52	.50	.48	.56	.52	.50	.48	.56	
TOTAL OPER EXP	3	4.54	4.69			4.54	4.69			
FIXED EXPENSES	4	1.45	1.48	1.00	1.80	1.45	1.48	1.00	1.80	
TOTAL OPER + FIX	3	6.19	6.51			6.19	6.51			
LEASING EXP										
TOTAL PAYROLL	4	.41	.42	.18	.59					
TOTAL CONTRACT	4	1.09	1.20	.53	1.54					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4470	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	188	4
AVG % OFFICE OCCUPANCY	95.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.38	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**3**	**UTILITIES TOTAL**	**1.95**	**3**	SECURITY TOTAL	.03	2	**FIXED EXP TOTAL**	**1.45**	**4**	**TOTAL PAYROLL**	**.41**	**4**
PAYROLL			ELECTRICAL	1.76	3	SEC PAYROLL			REAL ESTATE TAX	1.25	4	CLEANING		
CONTRACT	.73	3	GAS	.15	3	SEC CONTRACTS	.03	2	BUILDING INS	.19	4	REPAIR/MAINT	.12	3
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	2
TRASH REMOVAL	.08	4	PURCH STEAM			**ADMIN TOTAL**	**.52**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.51**	**3**	PURCH CH WTR			PAYROLL	.49	2	**LEASING EXPENSES**			ADMINISTRATIVE	.49	2
PAYROLL	.12	3	COAL			MGMT FEES	.44	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.09**	**4**
ELEVATOR	.02	2	WATER/SEWER	.04	3	PROF FEES			COMMISSIONS			CLEANING	.73	3
HVAC	.20	3	**RDS/GNDS/SEC TOTAL**	**.56**	**4**	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.03	2	RDS/GNDS TOTAL	.54	4	OTHER ADM EXP	.03	3	TENANT ALTS			RDS/GROUNDS	.51	4
STRUCT/ROOF			RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.03	2
PLUMBING	.02	3	RDS/GNDS CONTR	.51	4				OTHER LEASING			ADMINISTRATIVE	.50	2
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.12	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	2,644,211 SQ. FT.				2,598,703 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					18.66	19.15	16.27	23.39	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	6	18.65	19.30	16.27	21.89					
NET PARKING INC	3	.68	.87							
MISCELLANEOUS	5	.20	.06	.03	.68					
TOTAL INCOME	6	19.09	19.77	16.36	24.15					
EXPENSE										
CLEANING	5	.72	.73	.68	.80	.73	.73	.69	.80	
REPAIR-MAINT	6	.89	.87	.81	1.05	.90	.89	.81	1.05	
UTILITIES	6	1.62	1.59	1.52	1.78	1.64	1.62	1.52	1.78	
RDS/GRNDS/SEC	6	.45	.44	.31	.85	.46	.44	.31	.87	
ADMINISTRATIVE	6	1.06	1.28	.61	1.79	1.08	1.28	.61	1.79	
TOTAL OPER EXP	5	4.86	5.61	4.41	5.78	4.97	5.61	4.49	5.97	
FIXED EXPENSES	6	1.92	1.87	1.58	2.15	1.95	1.88	1.64	2.29	
TOTAL OPER + FIX	5	6.85	7.73	6.31	7.90	7.00	7.73	6.42	8.17	
LEASING EXP	5	.69	.41	.03	1.75					
TOTAL PAYROLL	6	.53	.55	.50	.67					
TOTAL CONTRACT	6	.81	.84	.69	1.10					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11973	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	350	5
AVG % OFFICE OCCUPANCY	91.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.33	3
AVG NET PRKNG INC/STALL	546.15	3
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**5**	**UTILITIES TOTAL**	**1.63**	**6**	SECURITY TOTAL	.30	6	**FIXED EXP TOTAL**	**1.92**	**6**	**TOTAL PAYROLL**	**.53**	**6**
PAYROLL			ELECTRICAL	1.57	6	SEC PAYROLL	.16	3	REAL ESTATE TAX	1.76	6	CLEANING		
CONTRACT	.57	5	GAS			SEC CONTRACTS	.28	5	BUILDING INS	.15	6	REPAIR/MAINT	.24	5
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.08	5	PURCH STEAM			**ADMIN TOTAL**	**1.06**	**6**	OTHER TAX			SECURITY	.16	3
REPR/MAINT TOTAL	**.89**	**6**	PURCH CH WTR			PAYROLL	.28	5				ADMINISTRATIVE	.28	5
PAYROLL	.24	5	COAL			MGMT FEES	.44	5	**LEASING EXPENSES**	**.69**	**5**			
ELEVATOR	.27	6	WATER/SEWER	.06	5	PROF FEES	.06	4	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	**.81**	**6**
HVAC	.11	6	**RDS/GNDS/SEC TOTAL**	**.45**	**6**	GEN OFC EXP	.22	5	COMMISSIONS	.03	3	CLEANING	.57	5
ELECTRICAL	.05	6	RDS/GNDS TOTAL	.15	6	OTHER ADM EXP	.07	4	PROF FEES	.09	3	REPAIR/MAINT	.27	2
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL						TENANT ALTS	.57	3	RDS/GROUNDS	.03	4
PLUMBING	.03	6	RDS/GNDS CONTR	.03	4				BUY-OUTS			SECURITY	.28	5
FIRE/LIFE SFTY	.03	4	RDS/GNDS OTHER	.17	5				OTHER LEASING	.01	2	ADMINISTRATIVE	.48	5
OTHER MAINT/SUP	.17	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,394,553 SQ. FT.				1,394,553 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.25	19.28		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.26	19.28						
NET PARKING INC	2	.61	.64						
MISCELLANEOUS	3	.07	.06						
TOTAL INCOME	3	18.72	20.24						
EXPENSE									
CLEANING	2	.75	.75			.75	.75		
REPAIR-MAINT	3	.90	.90			.90	.90		
UTILITIES	3	1.54	1.62			1.54	1.62		
RDS/GRNDS/SEC	3	.56	.49			.56	.49		
ADMINISTRATIVE	3	1.14	1.16			1.14	1.16		
TOTAL OPER EXP	2	5.24	5.29			5.24	5.29		
FIXED EXPENSES	3	2.04	1.64			2.04	1.64		
TOTAL OPER + FIX	2	7.50	7.46			7.50	7.46		
LEASING EXP	2	1.29	1.41						
TOTAL PAYROLL	3	.57	.54						
TOTAL CONTRACT	3	.79	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13081	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	444	2
AVG % OFFICE OCCUPANCY	90.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	630.99	2
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	2	**UTILITIES TOTAL**	1.56	3	SECURITY TOTAL	.37	3	**FIXED EXP TOTAL**	2.04	3	**TOTAL PAYROLL**	.57	3
PAYROLL			ELECTRICAL	1.50	3	SEC PAYROLL	.16	2	REAL ESTATE TAX	1.86	3	CLEANING		
CONTRACT	.64	2	GAS			SEC CONTRACTS	.40	2	BUILDING INS	.17	3	REPAIR/MAINT	.25	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	1.14	3	OTHER TAX			SECURITY	.16	2
REPR/MAINT TOTAL	.90	3	PURCH CH WTR			PAYROLL	.32	2				ADMINISTRATIVE	.32	2
PAYROLL	.25	3	COAL			MGMT FEES	.35	2	**LEASING EXPENSES**	1.29	2			
ELEVATOR	.28	3	WATER/SEWER	.05	2	PROF FEES	.07	2	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	.79	3
HVAC	.13	3	**RDS/GNDS/SEC**	.56	3	GEN OFC EXP	.35	2	COMMISSIONS			CLEANING	.64	2
ELECTRICAL	.06	3	**TOTAL**			OTHER ADM EXP	.03	2	PROF FEES	.10	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.19	3				TENANT ALTS	.48	2	RDS/GROUNDS	.03	2
PLUMBING	.03	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.41	2
OTHER MAINT/SUP	.12	3	RDS/GNDS OTHER	.27	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	671,243 SQ. FT.				671,243 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.09	11.77	10.12	13.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.09	11.77	10.12	13.64				
NET PARKING INC	2	.05	.05						
MISCELLANEOUS	4	4.20	4.10	1.69	5.23				
TOTAL INCOME	4	15.32	15.39	14.21	16.52				
EXPENSE									
CLEANING	4	.64	.67	.55	.71	.64	.67	.55	.71
REPAIR-MAINT	4	.35	.31	.28	.50	.35	.31	.28	.50
UTILITIES	4	1.52	1.46	1.17	1.89	1.52	1.46	1.17	1.89
RDS/GRNDS/SEC	4	.38	.38	.34	.42	.38	.38	.34	.42
ADMINISTRATIVE	4	1.47	1.57	1.03	1.65	1.47	1.57	1.03	1.65
TOTAL OPER EXP	4	4.35	4.34	4.11	4.43	4.35	4.34	4.11	4.43
FIXED EXPENSES	4	1.60	1.45	1.20	1.74	1.60	1.45	1.20	1.74
TOTAL OPER + FIX	4	5.94	5.79	5.30	6.18	5.94	5.79	5.30	6.18
LEASING EXP	2	.86	.93						
TOTAL PAYROLL	4	.48	.51	.32	.55				
TOTAL CONTRACT	4	1.00	1.02	.93	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6189	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	255	3
AVG % OFFICE OCCUPANCY	81.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.47	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	4	**UTILITIES TOTAL**	1.52	4	SECURITY TOTAL	.20	4	**FIXED EXP TOTAL**	1.60	4	**TOTAL PAYROLL**	.48	4
PAYROLL			ELECTRICAL	1.45	4	SEC PAYROLL			REAL ESTATE TAX	1.37	4	CLEANING		
CONTRACT	.53	4	GAS			SEC CONTRACTS	.20	4	BUILDING INS	.23	4	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	4	PURCH STEAM			**ADMIN TOTAL**	1.47	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.35	4	PURCH CH WTR			PAYROLL	.53	3				ADMINISTRATIVE	.53	3
PAYROLL			COAL			MGMT FEES	.60	4	**LEASING EXPENSES**	.86	2			
ELEVATOR	.12	4	WATER/SEWER	.06	3	PROF FEES	.04	4	ADV/PROMOTION			**TOTAL CONTRACTS**	1.00	4
HVAC	.09	4	**RDS/GNDS/SEC**	.38	4	GEN OFC EXP	.29	4	COMMISSIONS			CLEANING	.53	4
ELECTRICAL	.01	4	**TOTAL**			OTHER ADM EXP	.06	3	PROF FEES	.24	2	REPAIR/MAINT		
STRUCT/ROOF	.07	2	RDS/GNDS TOTAL	.18	4				TENANT ALTS	.53	2	RDS/GROUNDS	.16	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.16	4				OTHER LEASING			ADMINISTRATIVE	.63	4
OTHER MAINT/SUP	.07	4	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	584,315 SQ. FT.				584,315 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.62	10.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.62	10.54						
NET PARKING INC	2	.05	.05						
MISCELLANEOUS	3	4.33	4.91						
TOTAL INCOME	3	14.99	15.33						
EXPENSE									
CLEANING	3	.62	.66			.62	.66		
REPAIR-MAINT	3	.35	.30			.35	.30		
UTILITIES	3	1.60	1.50			1.60	1.50		
RDS/GRNDS/SEC	3	.37	.37			.37	.37		
ADMINISTRATIVE	3	1.46	1.65			1.46	1.65		
TOTAL OPER EXP	3	4.41	4.39			4.41	4.39		
FIXED EXPENSES	3	1.67	1.57			1.67	1.57		
TOTAL OPER + FIX	3	6.08	5.96			6.08	5.96		
LEASING EXP									
TOTAL PAYROLL	3	.48	.54						
TOTAL CONTRACT	3	.96	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6733	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	2
AVG % OFFICE OCCUPANCY	82.5	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.00	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3	**UTILITIES TOTAL**	1.60	3	SECURITY TOTAL	.21	3	**FIXED EXP TOTAL**	1.67	3	**TOTAL PAYROLL**	.48	3
PAYROLL			ELECTRICAL	1.54	3	SEC PAYROLL			REAL ESTATE TAX	1.43	3	CLEANING		
CONTRACT	.52	3	GAS			SEC CONTRACTS	.21	3	BUILDING INS	.25	3	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	3	PURCH STEAM			**ADMIN TOTAL**	1.46	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.35	3	PURCH CH WTR			PAYROLL	.55	2	**LEASING EXPENSES**			ADMINISTRATIVE	.55	2
PAYROLL			COAL			MGMT FEES	.56	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.96	3
ELEVATOR	.13	3	WATER/SEWER	.07	2	PROF FEES	.04	3	COMMISSIONS			CLEANING	.52	3
HVAC	.08	3	**RDS/GNDS/SEC**	.37	3	GEN OFC EXP	.32	3	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.01	3	**TOTAL**			OTHER ADM EXP	.07	2	TENANT ALTS			RDS/GROUNDS	.13	3
STRUCT/ROOF			RDS/GNDS TOTAL	.15	3				BUY-OUTS			SECURITY	.21	3
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.59	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.13	3									
OTHER MAINT/SUP	.06	3	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,297,039 SQ. FT.				2,254,223 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.35	10.69	7.14	11.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	11.43	10.60	7.14	11.53				
NET PARKING INC	3	.99	.74						
MISCELLANEOUS	3	.01							
TOTAL INCOME	12	11.70	10.60	7.54	12.65				
EXPENSE									
CLEANING	16	1.08	1.23	.99	1.32	1.09	1.23	.99	1.33
REPAIR-MAINT	16	1.78	1.64	1.47	1.91	1.79	1.64	1.48	1.92
UTILITIES	16	2.75	2.69	1.92	3.71	2.75	2.69	1.92	3.72
RDS/GRNDS/SEC	16	.50	.40	.19	.65	.51	.40	.20	.67
ADMINISTRATIVE	14	.57	.46	.19	.62	.58	.46	.19	.62
TOTAL OPER EXP	16	6.67	6.16	5.54	7.35	6.80	6.19	5.57	7.40
FIXED EXPENSES	16	1.13	1.07	.73	1.54	1.16	1.08	.75	1.55
TOTAL OPER + FIX	16	7.80	6.97	6.33	9.11	7.95	7.06	6.42	9.16
LEASING EXP	8	.60	.38	.26	.57				
TOTAL PAYROLL	16	1.07	.96	.66	1.15				
TOTAL CONTRACT	16	2.07	1.90	1.43	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14635	16
AVG SQFT/RETAIL TENANT	2483	2
AVG SQFT/OFFICE WORKER	325	16
AVG % OFFICE OCCUPANCY	93.5	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.29	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	16	**UTILITIES TOTAL**	2.75	16	SECURITY TOTAL	.48	16	**FIXED EXP TOTAL**	1.13	16	**TOTAL PAYROLL**	1.07	16
PAYROLL			ELECTRICAL	2.39	16	SEC PAYROLL			REAL ESTATE TAX	1.01	16	CLEANING		
CONTRACT	.97	16	GAS	.32	13	SEC CONTRACTS	.31	16	BUILDING INS	.14	13	REPAIR/MAINT	.69	16
SUP/MAT/MISC	.08	9	FUEL OIL			SEC OTHER	.02	4	PERS PROP TAX	.00	5	RDS/GROUNDS		
TRASH REMOVAL	.06	16	PURCH STEAM			**ADMIN TOTAL**	.57	14	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.78	16	PURCH CH WTR			PAYROLL	.35	8	**LEASING EXPENSES**	.60	8	ADMINISTRATIVE	.35	8
PAYROLL	.69	16	COAL			MGMT FEES	.27	10	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	2.07	16
ELEVATOR	.28	16	WATER/SEWER	.09	16	PROF FEES	.19	6	COMMISSIONS			CLEANING	.97	16
HVAC	.30	13	**RDS/GNDS/SEC**	.50	16	GEN OFC EXP	.05	10	PROF FEES	.15	7	REPAIR/MAINT	.93	11
ELECTRICAL	.16	11	**TOTAL**			OTHER ADM EXP	.09	3	TENANT ALTS	.52	5	RDS/GROUNDS	.03	10
STRUCT/ROOF	.05	8	RDS/GNDS TOTAL	.04	11				BUY-OUTS			SECURITY	.31	16
PLUMBING	.07	12	RDS/GNDS PAYRL						OTHER LEASING	.04	3	ADMINISTRATIVE	.29	12
FIRE/LIFE SFTY	.04	10	RDS/GNDS CONTR	.03	10									
OTHER MAINT/SUP	.25	16	RDS/GNDS OTHER	.01	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	123,835 SQ. FT.				123,835 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.38	8.66	7.07	10.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.38	8.66	7.07	10.60				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	9.38	8.66	7.07	10.60				
EXPENSE									
CLEANING	4	1.17	1.22	1.08	1.29	1.17	1.22	1.08	1.29
REPAIR-MAINT	4	1.56	1.53	1.38	1.80	1.56	1.53	1.38	1.80
UTILITIES	4	2.40	1.92	1.59	2.82	2.40	1.92	1.59	2.82
RDS/GRNDS/SEC	4	.21	.23	.04	.39	.21	.23	.04	.39
ADMINISTRATIVE	2	.43	.43			.43	.43		
TOTAL OPER EXP	4	5.61	5.54	4.67	6.16	5.61	5.54	4.67	6.16
FIXED EXPENSES	4	.98	.97	.73	1.11	.98	.97	.73	1.11
TOTAL OPER + FIX	4	6.59	6.41	5.41	7.26	6.59	6.41	5.41	7.26
LEASING EXP	3	.38	.38						
TOTAL PAYROLL	4	.75	.78	.66	.92				
TOTAL CONTRACT	4	1.44	1.43	1.30	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3403	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	4
AVG % OFFICE OCCUPANCY	90.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.32	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**4**	**UTILITIES TOTAL**	**2.40**	**4**	SECURITY TOTAL	.20	4	**FIXED EXP TOTAL**	**.98**	**4**	**TOTAL PAYROLL**	**.75**	**4**
PAYROLL			ELECTRICAL	2.00	4	SEC PAYROLL			REAL ESTATE TAX	.80	4	CLEANING		
CONTRACT	1.03	4	GAS	.29	4	SEC CONTRACTS	.20	4	BUILDING INS	.18	4	REPAIR/MAINT	.75	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	4	PURCH STEAM			**ADMIN TOTAL**	**.43**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.56**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.75	4	COAL			MGMT FEES			**LEASING EXPENSES**	**.38**	**3**			
ELEVATOR	.22	4	WATER/SEWER	.11	4	PROF FEES			ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	**1.44**	**4**
HVAC			**RDS/GNDS/SEC**	**.21**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	1.03	4
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES	.32	3	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	4
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING	.04	3	ADMINISTRATIVE		
OTHER MAINT/SUP	.51	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	958,105 SQ. FT.				948,174 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.19	13.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.16	13.02						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.17	13.02						
EXPENSE									
CLEANING	4	1.19	1.24	1.00	1.43	1.20	1.24	1.01	1.43
REPAIR-MAINT	4	1.95	1.87	1.57	2.39	1.97	1.90	1.59	2.41
UTILITIES	4	2.94	2.77	2.38	3.64	2.94	2.77	2.38	3.64
RDS/GRNDS/SEC	4	.55	.55	.36	.78	.55	.56	.36	.78
ADMINISTRATIVE	4	.43	.32	.14	.80	.44	.32	.14	.80
TOTAL OPER EXP	4	7.05	6.34	5.92	8.56	7.13	6.42	6.00	8.61
FIXED EXPENSES	4	1.21	1.27	.91	1.54	1.22	1.29	.93	1.55
TOTAL OPER + FIX	4	8.26	7.62	6.84	10.10	8.35	7.76	6.92	10.16
LEASING EXP	3	.59	.14						
TOTAL PAYROLL	4	.93	.98	.75	1.15				
TOTAL CONTRACT	4	2.28	2.29	2.03	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11444	4
AVG SQFT/RETAIL TENANT	2483	2
AVG SQFT/OFFICE WORKER	181	4
AVG % OFFICE OCCUPANCY	88.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.42	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	85	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**4**	**UTILITIES TOTAL**	**2.94**	**4**	SECURITY TOTAL	.52	4	**FIXED EXP TOTAL**	**1.21**	**4**	**TOTAL PAYROLL**	**.93**	**4**
PAYROLL			ELECTRICAL	2.65	4	SEC PAYROLL			REAL ESTATE TAX	1.04	4	CLEANING		
CONTRACT	1.07	4	GAS	.32	3	SEC CONTRACTS	.52	4	BUILDING INS	.11	4	REPAIR/MAINT	.77	4
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	**.43**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.95**	**4**	PURCH CH WTR			PAYROLL	.35	2				ADMINISTRATIVE	.35	2
PAYROLL	.77	4	COAL			MGMT FEES	.13	2	**LEASING EXPENSES**	**.59**	**3**			
ELEVATOR	.31	4	WATER/SEWER	.05	4	PROF FEES	.27	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.28**	**4**
HVAC	.29	4	**RDS/GNDS/SEC**	**.55**	**4**	GEN OFC EXP	.07	3	COMMISSIONS			CLEANING	1.07	4
ELECTRICAL	.13	4	**TOTAL**			OTHER ADM EXP	.04	2	PROF FEES	.09	2	REPAIR/MAINT	.67	4
STRUCT/ROOF	.10	3	RDS/GNDS TOTAL	.06	2				TENANT ALTS	.52	3	RDS/GROUNDS	.05	2
PLUMBING	.08	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.52	4
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.20	4
OTHER MAINT/SUP	.24	4	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tucson, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	571,622 SQ. FT.				546,381 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.23	9.87	5.37	14.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.66	11.12	7.11	14.76				
NET PARKING INC	2	.52	.49						
MISCELLANEOUS	3	1.30	.78						
TOTAL INCOME	4	13.22	12.07	7.63	17.04				
EXPENSE									
CLEANING	4	.63	.59	.51	.71	.64	.60	.51	.72
REPAIR-MAINT	4	.94	.91	.65	1.19	.98	.95	.69	1.21
UTILITIES	4	1.85	1.85	1.81	1.90	1.85	1.85	1.81	1.90
RDS/GRNDS/SEC	4	.25	.27	.19	.29	.26	.28	.19	.32
ADMINISTRATIVE	4	.86	.82	.58	1.00	.90	.35	.58	1.08
TOTAL OPER EXP	4	4.53	4.36	4.02	4.81	4.74	4.61	4.02	5.15
FIXED EXPENSES	4	2.23	2.07	1.06	3.05	2.34	2.09	1.08	3.23
TOTAL OPER+FIX	4	6.77	6.54	5.78	7.16	7.08	6.66	5.90	7.58
LEASING EXP	3	.08	.09						
TOTAL PAYROLL	4	.68	.56	.28	.87				
TOTAL CONTRACT	4	.70	.69	.64	.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7364	4
AVG SQFT/RETAIL TENANT	2529	2
AVG SQFT/OFFICE WORKER	298	4
AVG % OFFICE OCCUPANCY	84.9	4
AVG % RETAIL OCCUPANCY	92.6	2
AVG $ RATE YR-END RENT	14.90	3
AVG NET PRKNG INC/STALL	373.14	2
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	4	**UTILITIES TOTAL**	1.85	4	SECURITY TOTAL	.17	4	**FIXED EXP TOTAL**	2.23	4	**TOTAL PAYROLL**	.68	4
PAYROLL	.20	2	ELECTRICAL	1.72	4	SEC PAYROLL			REAL ESTATE TAX	1.93	4	CLEANING	.20	2
CONTRACT	.49	4	GAS	.04	2	SEC CONTRACTS	.16	4	BUILDING INS	.07	4	REPAIR/MAINT	.31	4
SUP/MAT/MISC	.03	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.86	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.94	4	PURCH CH WTR			PAYROLL	.28	4				ADMINISTRATIVE	.28	4
PAYROLL	.31	4	COAL			MGMT FEES	.40	4	**LEASING EXPENSES**	.08	3			
ELEVATOR	.10	4	WATER/SEWER	.11	4	PROF FEES	.06	4	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	.70	4
HVAC	.13	4	**RDS/GNDS/SEC TOTAL**	.25	4	GEN OFC EXP	.07	4	COMMISSIONS			CLEANING	.49	4
ELECTRICAL	.06	4	RDS/GNDS TOTAL	.08	4	OTHER ADM EXP	.05	4	PROF FEES	.02	3	REPAIR/MAINT		
STRUCT/ROOF	.03	2	RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.07	3
PLUMBING	.04	4	RDS/GNDS CONTR	.07	3				BUY-OUTS			SECURITY	.16	4
FIRE/LIFE SFTY	.01	3	RDS/GNDS OTHER	.09	2				OTHER LEASING			ADMINISTRATIVE	.45	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	530,161 SQ. FT.				504,920 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.58	13.70		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.10	14.06						
NET PARKING INC	2	.52	.49						
MISCELLANEOUS	3	1.30	.78						
TOTAL INCOME	3	13.78	14.93						
EXPENSE									
CLEANING	3	.64	.68			.66	.68		
REPAIR-MAINT	3	.93	.77			.98	.86		
UTILITIES	3	1.86	1.87			1.86	1.87		
RDS/GRNDS/SEC	3	.25	.29			.26	.30		
ADMINISTRATIVE	3	.87	1.00			.92	1.05		
TOTAL OPER EXP	3	4.55	4.45			4.78	4.94		
FIXED EXPENSES	3	2.34	2.92			2.45	2.92		
TOTAL OPER+FIX	3	6.89	6.69			7.24	6.69		
LEASING EXP	2	.09	.09						
TOTAL PAYROLL	3	.71	.79						
TOTAL CONTRACT	3	.71	.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8346	3
AVG SQFT/RETAIL TENANT	2529	2
AVG SQFT/OFFICE WORKER	322	3
AVG % OFFICE OCCUPANCY	87.6	3
AVG % RETAIL OCCUPANCY	92.6	2
AVG $ RATE YR-END RENT	14.95	2
AVG NET PRKNG INC/STALL	373.14	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	3	**UTILITIES TOTAL**	1.86	3	SECURITY TOTAL	.17	3	**FIXED EXP TOTAL**	2.34	3	**TOTAL PAYROLL**	.71	3
PAYROLL			ELECTRICAL	1.72	3	SEC PAYROLL			REAL ESTATE TAX	2.02	3	CLEANING		
CONTRACT	.50	3	GAS	.04	2	SEC CONTRACTS	.16	3	BUILDING INS	.07	3	REPAIR/MAINT	.32	3
SUP/MAT/MISC	.03	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.87	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.93	3	PURCH CH WTR			PAYROLL	.30	3				ADMINISTRATIVE	.30	3
PAYROLL	.32	3	COAL			MGMT FEES	.40	3	**LEASING EXPENSES**	.09	2			
ELEVATOR	.10	3	WATER/SEWER	.10	3	PROF FEES	.05	3	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	.71	3
HVAC	.13	3	**RDS/GNDS/SEC TOTAL**	.25	3	GEN OFC EXP	.07	3	COMMISSIONS			CLEANING	.50	3
ELECTRICAL	.06	3	RDS/GNDS TOTAL	.08	3	OTHER ADM EXP	.05	3	PROF FEES	.02	2	REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.07	2
PLUMBING	.02	3	RDS/GNDS CONTR	.07	2				BUY-OUTS			SECURITY	.16	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tucson, AZ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	464,277 SQ. FT.				464,277 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.70	10.61	8.94	12.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.71	10.62	8.95	12.26				
NET PARKING INC	4	.06	.09	.04	.13				
MISCELLANEOUS	2	1.14	1.15						
TOTAL INCOME	4	12.64	11.35	9.04	13.48				
EXPENSE									
CLEANING	4	.64	.56	.52	.68	.64	.56	.52	.68
REPAIR-MAINT	4	.71	.76	.65	1.12	.71	.76	.65	1.12
UTILITIES	4	1.41	1.37	1.27	1.58	1.41	1.37	1.27	1.58
RDS/GRNDS/SEC	4	.30	.26	.17	.35	.30	.26	.17	.35
ADMINISTRATIVE	4	.83	.80	.72	.89	.83	.80	.72	.89
TOTAL OPER EXP	4	3.89	4.06	3.78	4.16	3.89	4.06	3.78	4.16
FIXED EXPENSES	4	2.27	2.26	2.08	2.40	2.27	2.26	2.08	2.40
TOTAL OPER + FIX	4	6.16	6.17	6.10	6.32	6.16	6.17	6.10	6.32
LEASING EXP	4	1.45	1.27	.21	2.30				
TOTAL PAYROLL	4	.59	.56	.55	.63				
TOTAL CONTRACT	4	.94	.75	.50	1.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6408	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	2
AVG % OFFICE OCCUPANCY	81.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.30	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	4	**UTILITIES TOTAL**	1.41	4	SECURITY TOTAL	.15	3	**FIXED EXP TOTAL**	2.27	4	**TOTAL PAYROLL**	.59	4
PAYROLL			ELECTRICAL	1.32	4	SEC PAYROLL			REAL ESTATE TAX	2.20	4	CLEANING		
CONTRACT	.52	4	GAS			SEC CONTRACTS	.15	3	BUILDING INS	.07	4	REPAIR/MAINT	.20	4
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.71	4	PURCH CH WTR			**ADMIN TOTAL**	.83	4				ADMINISTRATIVE	.38	4
PAYROLL	.20	4	COAL			PAYROLL	.38	4	**LEASING EXPENSES**	1.45	4			
ELEVATOR	.14	4	WATER/SEWER	.09	4	MGMT FEES	.30	4	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	.94	4
HVAC	.13	4	**RDS/GNDS/SEC**	.30	4	PROF FEES	.01	4	COMMISSIONS			CLEANING	.52	4
ELECTRICAL	.04	4	**TOTAL**			GEN OFC EXP	.06	4	PROF FEES	1.03	4	REPAIR/MAINT	.20	3
STRUCT/ROOF	.05	3	RDS/GNDS TOTAL	.16	4	OTHER ADM EXP	.07	4	TENANT ALTS			RDS/GROUNDS	.09	4
PLUMBING	.01	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	3
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE	.31	4
OTHER MAINT/SUP	.12	4	RDS/GNDS OTHER	.07	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	4,553,622 SQ. FT.				4,432,702 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					11.10	8.80	7.68	10.30
RETAIL AREA	6	4.97	5.27	1.96	6.05				
OTHER AREA									
TOTAL RENT	15	10.77	8.50	7.38	10.03				
NET PARKING INC	5	.77	.57	.24	1.35				
MISCELLANEOUS	4	.04	.05	.01	.14				
TOTAL INCOME	15	10.95	8.71	8.35	10.03				
EXPENSE									
CLEANING	15	.71	.70	.53	.77	.73	.71	.58	.81
REPAIR-MAINT	15	1.48	1.67	1.21	1.88	1.52	1.75	1.21	1.90
UTILITIES	15	2.17	1.76	1.60	1.96	2.21	1.77	1.66	1.96
RDS/GRNDS/SEC	14	.35	.30	.17	.43	.36	.31	.18	.46
ADMINISTRATIVE	14	.70	.68	.47	.73	.72	.68	.52	.76
TOTAL OPER EXP	15	5.40	5.01	3.98	6.05	5.55	5.32	4.70	6.05
FIXED EXPENSES	13	.78	.75	.61	.76	.80	.77	.63	.88
TOTAL OPER + FIX	13	6.26	5.69	4.93	6.69	6.44	6.13	5.35	6.78
LEASING EXP	13	.79	.24	.03	.57				
TOTAL PAYROLL	13	1.04	1.06	.76	1.52				
TOTAL CONTRACT	15	.78	.85	.73	1.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15002	14
AVG SQFT/RETAIL TENANT	1539	8
AVG SQFT/OFFICE WORKER	364	14
AVG % OFFICE OCCUPANCY	90.4	14
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	10.79	14
AVG NET PRKNG INC/STALL	616.99	5
RENTABLE/GROSS SQFT	.84	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	15	**UTILITIES TOTAL**	2.17	15	SECURITY TOTAL	.29	14	**FIXED EXP TOTAL**	.78	13	**TOTAL PAYROLL**	1.04	13
PAYROLL	.56	3	ELECTRICAL	1.30	15	SEC PAYROLL	.34	4	REAL ESTATE TAX	.64	13	CLEANING	.56	3
CONTRACT	.56	13	GAS	.09	11	SEC CONTRACTS	.22	9	BUILDING INS	.12	13	REPAIR/MAINT	.52	11
SUP/MAT/MISC	.06	13	FUEL OIL			SEC OTHER	.03	5	PERS PROP TAX	.33	6	RDS/GROUNDS		
TRASH REMOVAL	.04	15	PURCH STEAM	.40	5				OTHER TAX	.09	5	SECURITY	.34	4
REPR/MAINT TOTAL	1.48	15	PURCH CH WTR	.87	6	**ADMIN TOTAL**	.70	14				ADMINISTRATIVE	.33	9
PAYROLL	.52	11	COAL			PAYROLL	.33	9	**LEASING EXPENSES**	.79	13			
ELEVATOR	.26	15	WATER/SEWER	.07	15	MGMT FEES	.31	11	ADV/PROMOTION	.07	7	**TOTAL CONTRACTS**	.78	15
HVAC	.26	15	**RDS/GNDS/SEC**	.35	14	PROF FEES	.09	6	COMMISSIONS	.02	5	CLEANING	.56	13
ELECTRICAL	.13	14	**TOTAL**			GEN OFC EXP	.08	10	PROF FEES	.15	8	REPAIR/MAINT	.26	6
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.06	11	OTHER ADM EXP	.09	11	TENANT ALTS	.78	8	RDS/GROUNDS	.06	10
PLUMBING	.04	13	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	9
FIRE/LIFE SFTY	.04	4	RDS/GNDS CONTR	.06	10				OTHER LEASING	.01	4	ADMINISTRATIVE	.31	12
OTHER MAINT/SUP	.31	15	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	800,254 SQ. FT.				781,937 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.34	9.60	6.59	10.30
RETAIL AREA	2	5.18	6.11						
OTHER AREA									
TOTAL RENT	4	9.28	9.61	6.48	10.36				
NET PARKING INC	2	.31	.24						
MISCELLANEOUS	2	.06	.05						
TOTAL INCOME	4	9.45	9.61	6.53	10.60				
EXPENSE									
CLEANING	4	.77	.75	.55	.94	.79	.75	.59	.95
REPAIR-MAINT	4	1.89	1.77	1.30	2.18	1.94	1.77	1.35	2.22
UTILITIES	4	1.76	1.79	1.48	1.93	1.76	1.79	1.48	1.93
RDS/GRNDS/SEC	4	.39	.42	.33	.52	.40	.45	.33	.55
ADMINISTRATIVE	4	.81	.63	.46	.99	.83	.64	.49	.99
TOTAL OPER EXP	4	5.62	5.89	4.60	6.07	5.76	5.89	4.81	6.15
FIXED EXPENSES	3	.68	.74			.69	.74		
TOTAL OPER + FIX	3	6.63	6.55			6.70	6.55		
LEASING EXP	4	1.18	.06	.03	1.76				
TOTAL PAYROLL	3	.75	.57						
TOTAL CONTRACT	4	1.15	1.15	1.02	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9763	4
AVG SQFT/RETAIL TENANT	2617	2
AVG SQFT/OFFICE WORKER	498	4
AVG % OFFICE OCCUPANCY	91.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.16	4
AVG NET PRKNG INC/STALL	397.38	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4	**UTILITIES TOTAL**	1.76	4	SECURITY TOTAL	.25	4	**FIXED EXP TOTAL**	.68	3	**TOTAL PAYROLL**	.75	3
PAYROLL			ELECTRICAL	1.50	4	SEC PAYROLL			REAL ESTATE TAX	.49	3	CLEANING		
CONTRACT	.65	4	GAS	.12	3	SEC CONTRACTS	.27	3	BUILDING INS	.11	3	REPAIR/MAINT		
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.89	4	PURCH CH WTR			**ADMIN TOTAL**	.81	4				ADMINISTRATIVE	.44	3
PAYROLL			COAL			PAYROLL	.44	3	**LEASING EXPENSES**	1.18	4			
ELEVATOR	.28	4	WATER/SEWER	.09	4	MGMT FEES	.48	2	ADV/PROMOTION	.05	2	**TOTAL CONTRACTS**	1.15	4
HVAC	.66	4	**RDS/GNDS/SEC**	.39	4	PROF FEES	.06	2	COMMISSIONS			CLEANING	.65	4
ELECTRICAL	.26	3	**TOTAL**			GEN OFC EXP	.09	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.14	4	OTHER ADM EXP	.15	3	TENANT ALTS	1.31	3	RDS/GROUNDS	.14	4
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	4				OTHER LEASING			ADMINISTRATIVE	.53	2
OTHER MAINT/SUP	.44	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,281,578 SQ. FT.				2,214,167 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.97	8.62	7.55	12.17
RETAIL AREA	2	2.36	2.84						
OTHER AREA									
TOTAL RENT	5	9.68	8.60	7.13	12.14				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	9.85	8.60	7.13	12.51				
EXPENSE									
CLEANING	5	.66	.68	.55	.75	.68	.69	.55	.80
REPAIR-MAINT	5	1.42	1.38	.75	1.97	1.46	1.38	.75	2.14
UTILITIES	5	1.86	1.75	1.40	2.32	1.91	1.75	1.40	2.51
RDS/GRNDS/SEC	5	.35	.26	.24	.46	.36	.26	.25	.49
ADMINISTRATIVE	5	.67	.70	.48	.85	.69	.70	.48	.93
TOTAL OPER EXP	5	4.96	5.05	3.65	5.99	5.11	5.10	3.66	6.49
FIXED EXPENSES	4	.79	.76	.76	.85	.82	.82	.76	.90
TOTAL OPER + FIX	4	5.68	5.36	4.49	6.69	5.91	5.39	4.50	7.28
LEASING EXP	4	.90	.57	.25	1.96				
TOTAL PAYROLL	5	1.13	.86	.76	1.52				
TOTAL CONTRACT	5	.71	.73	.50	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30866	5
AVG SQFT/RETAIL TENANT	961	3
AVG SQFT/OFFICE WORKER	389	5
AVG % OFFICE OCCUPANCY	87.8	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	10.61	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	5	**UTILITIES TOTAL**	1.86	5	SECURITY TOTAL	.30	5	**FIXED EXP TOTAL**	.79	4	**TOTAL PAYROLL**	1.13	5
PAYROLL			ELECTRICAL	1.24	5	SEC PAYROLL	.32	3	REAL ESTATE TAX	.66	4	CLEANING		
CONTRACT	.45	5	GAS	.04	3	SEC CONTRACTS	.22	2	BUILDING INS	.12	4	REPAIR/MAINT	.48	5
SUP/MAT/MISC	.07	5	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX	.42	2	RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM	.14	3				OTHER TAX	.09	2	SECURITY	.32	3
REPR/MAINT TOTAL	1.42	5	PURCH CH WTR	.71	3	**ADMIN TOTAL**	.67	5				ADMINISTRATIVE	.34	5
PAYROLL	.48	5	COAL			PAYROLL	.34	5	**LEASING EXPENSES**	.90	4			
ELEVATOR	.24	5	WATER/SEWER	.07	5	MGMT FEES	.19	4	ADV/PROMOTION	.09	2	**TOTAL CONTRACTS**	.71	5
HVAC	.25	5	**RDS/GNDS/SEC**	.35	5	PROF FEES	.11	2	COMMISSIONS			CLEANING	.45	5
ELECTRICAL	.17	5	**TOTAL**			GEN OFC EXP	.08	4	PROF FEES	.18	3	REPAIR/MAINT	.21	3
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.05	5	OTHER ADM EXP	.07	4	TENANT ALTS	.98	3	RDS/GROUNDS	.05	5
PLUMBING	.07	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.22	2
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.05	5				OTHER LEASING			ADMINISTRATIVE	.19	5
OTHER MAINT/SUP	.17	5	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	3,337,145 SQ. FT.				3,322,949 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					8.36	7.45	5.99	8.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	8.30	7.45	5.96	8.58				
NET PARKING INC									
MISCELLANEOUS	7	.10	.06	.03	.15				
TOTAL INCOME	12	8.38	7.45	6.15	8.59				
EXPENSE									
CLEANING	45	1.22	.59	.49	.71	1.22	.59	.49	.71
REPAIR-MAINT	46	1.51	1.04	.87	1.14	1.51	1.04	.87	1.14
UTILITIES	46	1.82	1.47	1.38	1.59	1.82	1.47	1.38	1.59
RDS/GRNDS/SEC	46	.42	.26	.20	.40	.42	.26	.20	.40
ADMINISTRATIVE	46	.71	.48	.42	.60	.72	.48	.42	.60
TOTAL OPER EXP	45	5.74	3.97	3.28	4.44	5.76	3.97	3.28	4.49
FIXED EXPENSES	46	.61	.59	.46	.73	.61	.59	.46	.73
TOTAL OPER + FIX	45	6.36	4.53	3.93	5.22	6.38	4.53	3.93	5.28
LEASING EXP	45	1.16	.10	.05	.60				
TOTAL PAYROLL	43	2.03	.64	.40	.72				
TOTAL CONTRACT	46	.46	.60	.53	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14975	46
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	375	44
AVG % OFFICE OCCUPANCY	86.5	46
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.54	13
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	37

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**45**	**UTILITIES TOTAL**	**1.82**	**46**	SECURITY TOTAL	.27	45	**FIXED EXP TOTAL**	**.61**	**46**	**TOTAL PAYROLL**	**2.03**	**43**
PAYROLL			ELECTRICAL	1.53	46	SEC PAYROLL	.23	34	REAL ESTATE TAX	.53	46	CLEANING		
CONTRACT	.53	14	GAS	.17	44	SEC CONTRACTS	.10	41	BUILDING INS	.08	46	REPAIR/MAINT	.76	43
SUP/MAT/MISC	.11	42	FUEL OIL			SEC OTHER	.04	38	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	45	PURCH STEAM						OTHER TAX			SECURITY	.23	34
REPR/MAINT TOTAL	**1.51**	**46**	PURCH CH WTR			**ADMIN TOTAL**	**.71**	**46**				ADMINISTRATIVE	.35	39
PAYROLL	.76	43	COAL			PAYROLL	.35	39	**LEASING EXPENSES**	**1.16**	**45**			
ELEVATOR	.15	12	WATER/SEWER	.08	46	MGMT FEES	.27	15	ADV/PROMOTION	.01	10	**TOTAL CONTRACTS**	**.46**	**46**
HVAC	.24	46				PROF FEES	.08	38	COMMISSIONS	.22	33	CLEANING	.53	14
ELECTRICAL	.07	46	**RDS/GNDS/SEC**	**.42**	**46**	GEN OFC EXP	.08	42	PROF FEES	.15	9	REPAIR/MAINT	.19	5
STRUCT/ROOF	.04	45	**TOTAL**			OTHER ADM EXP	.12	42	TENANT ALTS	1.02	38	RDS/GROUNDS	.06	44
PLUMBING	.01	13	RDS/GNDS TOTAL	.16	46				BUY-OUTS			SECURITY	.10	41
FIRE/LIFE SFTY	.02	7	RDS/GNDS PAYRL						OTHER LEASING	.04	35	ADMINISTRATIVE	.21	46
OTHER MAINT/SUP	.32	46	RDS/GNDS CONTR	.06	14									
			RDS/GNDS OTHER	.10	42									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,186 SQ. FT.				101,186 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.64	8.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.64	8.25						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.65	8.25						
EXPENSE									
CLEANING	3	.71	.67			.71	.67		
REPAIR-MAINT	3	1.01	1.16			1.01	1.16		
UTILITIES	3	1.75	1.48			1.75	1.48		
RDS/GRNDS/SEC	3	.34	.33			.34	.33		
ADMINISTRATIVE	3	.80	.60			.80	.60		
TOTAL OPER EXP	3	4.61	4.22			4.61	4.22		
FIXED EXPENSES	3	.57	.65			.57	.65		
TOTAL OPER + FIX	3	5.19	4.87			5.19	4.87		
LEASING EXP	3	.22	.05						
TOTAL PAYROLL	2	.65	.65						
TOTAL CONTRACT	3	.85	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3476	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	3
AVG % OFFICE OCCUPANCY	96.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.25	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**3**	**UTILITIES TOTAL**	**1.75**	**3**	SECURITY TOTAL	.05	2	**FIXED EXP TOTAL**	**.57**	**3**	**TOTAL PAYROLL**	**.65**	**2**
PAYROLL			ELECTRICAL	1.50	3	SEC PAYROLL			REAL ESTATE TAX	.46	3	CLEANING		
CONTRACT	.61	3	GAS	.23	2	SEC CONTRACTS	.05	2	BUILDING INS	.11	3	REPAIR/MAINT	.35	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.01**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.80**	**3**				ADMINISTRATIVE	.30	2
PAYROLL	.35	2	COAL			PAYROLL	.30	2	**LEASING EXPENSES**	**.22**	**3**			
ELEVATOR	.08	2	WATER/SEWER	.11	3	MGMT FEES	.41	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.85**	**3**
HVAC	.22	3				PROF FEES			COMMISSIONS			CLEANING	.61	3
ELECTRICAL	.04	3	**RDS/GNDS/SEC**	**.34**	**3**	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.21	3	**TOTAL**			OTHER ADM EXP	.18	2	TENANT ALTS			RDS/GROUNDS	.18	3
PLUMBING			RDS/GNDS TOTAL	.31	3				BUY-OUTS			SECURITY	.05	2
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.42	3
OTHER MAINT/SUP	.22	3	RDS/GNDS CONTR	.18	3									
			RDS/GNDS OTHER	.18	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tulsa, OK

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	635,403 SQ. FT.				635,403 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					6.83	7.16	5.56	8.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.83	7.16	5.57	8.10				
NET PARKING INC									
MISCELLANEOUS	3	.13	.03						
TOTAL INCOME	4	6.93	7.35	5.72	8.16				
EXPENSE									
CLEANING	4	.55	.55	.49	.60	.55	.55	.49	.60
REPAIR-MAINT	5	.91	.91	.78	1.09	.91	.91	.78	1.09
UTILITIES	5	1.43	1.46	1.27	1.54	1.43	1.46	1.27	1.54
RDS/GRNDS/SEC	5	.18	.23	.10	.25	.18	.23	.10	.25
ADMINISTRATIVE	5	.46	.43	.41	.54	.46	.43	.41	.54
TOTAL OPER EXP	4	3.54	3.61	3.19	3.94	3.54	3.61	3.19	3.94
FIXED EXPENSES	5	.58	.55	.42	.70	.58	.55	.42	.70
TOTAL OPER + FIX	4	4.16	4.26	3.89	4.44	4.16	4.26	3.89	4.44
LEASING EXP	4	.34	.31	.05	.60				
TOTAL PAYROLL	5	.55	.63	.40	.70				
TOTAL CONTRACT	5	.68	.76	.44	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5781	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	348	5
AVG % OFFICE OCCUPANCY	74.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.58	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.55**	**4**
PAYROLL		
CONTRACT	.51	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	**.91**	**5**
PAYROLL	.41	5
ELEVATOR	.16	5
HVAC	.08	5
ELECTRICAL	.02	5
STRUCT/ROOF	.02	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.19	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**5**
ELECTRICAL	1.23	5
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC	**.18**	**5**
TOTAL		
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	5
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER	.02	3
ADMIN TOTAL	**.46**	**5**
PAYROLL	.16	4
MGMT FEES	.23	5
PROF FEES	.03	2
GEN OFC EXP	.08	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.58**	**5**
REAL ESTATE TAX	.50	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.34**	**4**
ADV/PROMOTION	.02	3
COMMISSIONS		
PROF FEES	.12	3
TENANT ALTS	.22	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.55**	**5**
CLEANING		
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	**.68**	**5**
CLEANING	.51	4
REPAIR/MAINT	.17	3
RDS/GROUNDS	.10	4
SECURITY	.04	3
ADMINISTRATIVE	.24	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tyler, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	474,267 SQ. FT.				474,267 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					6.67	6.90	5.28	7.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	6.67	6.90	5.28	7.97				
NET PARKING INC									
MISCELLANEOUS	11	.35	.05	.01	.12				
TOTAL INCOME	12	6.98	7.04	5.39	8.58				
EXPENSE									
CLEANING	12	.55	.58	.50	.64	.55	.58	.50	.64
REPAIR-MAINT	12	.61	.68	.49	.80	.61	.68	.49	.80
UTILITIES	12	1.39	1.35	1.21	1.57	1.39	1.35	1.21	1.57
RDS/GRNDS/SEC	12	.31	.35	.24	.40	.31	.35	.24	.40
ADMINISTRATIVE	12	.95	.97	.85	1.17	.95	.97	.85	1.17
TOTAL OPER EXP	12	3.81	3.99	3.41	4.47	3.81	3.99	3.41	4.47
FIXED EXPENSES	12	.67	.71	.53	.86	.67	.71	.53	.86
TOTAL OPER + FIX	12	4.47	4.69	4.13	5.11	4.47	4.69	4.13	5.11
LEASING EXP	11	1.32	.71	.50	1.63				
TOTAL PAYROLL	12	.50	.64	.50	.71				
TOTAL CONTRACT	12	.85	.97	.73	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2110	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	10
AVG % OFFICE OCCUPANCY	70.8	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.06	11
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.55**	**12**
PAYROLL		
CONTRACT	.49	12
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	**.61**	**12**
PAYROLL	.21	9
ELEVATOR	.07	5
HVAC	.14	12
ELECTRICAL	.02	12
STRUCT/ROOF	.04	11
PLUMBING	.01	12
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.23	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.39**	**12**
ELECTRICAL	1.28	12
GAS	.09	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC	**.31**	**12**
TOTAL		
RDS/GNDS TOTAL	.24	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	12
RDS/GNDS OTHER	.03	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	11
SEC PAYROLL		
SEC CONTRACTS	.08	11
SEC OTHER		
ADMIN TOTAL	**.95**	**12**
PAYROLL	.39	12
MGMT FEES	.33	12
PROF FEES	.07	12
GEN OFC EXP	.18	11
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.67**	**12**
REAL ESTATE TAX	.55	12
BUILDING INS	.12	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.32**	**11**
ADV/PROMOTION	.03	10
COMMISSIONS		
PROF FEES	.12	11
TENANT ALTS	.97	11
BUY-OUTS		
OTHER LEASING	.38	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.50**	**12**
CLEANING		
REPAIR/MAINT	.21	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	12
TOTAL CONTRACTS	**.85**	**12**
CLEANING	.49	12
REPAIR/MAINT		
RDS/GROUNDS	.21	12
SECURITY	.08	11
ADMINISTRATIVE	.56	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tyler, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	293,837 SQ. FT.				293,837 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					6.98	6.90	5.84	8.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.98	6.90	5.84	8.20				
NET PARKING INC									
MISCELLANEOUS	3	.59	.18						
TOTAL INCOME	4	7.47	7.61	5.94	8.91				
EXPENSE									
CLEANING	4	.53	.56	.50	.59	.53	.56	.50	.59
REPAIR-MAINT	4	.54	.54	.39	.69	.54	.54	.39	.69
UTILITIES	4	1.51	1.57	1.37	1.76	1.51	1.57	1.37	1.76
RDS/GRNDS/SEC	4	.30	.30	.22	.36	.30	.30	.22	.36
ADMINISTRATIVE	4	.89	.85	.67	1.14	.89	.85	.67	1.14
TOTAL OPER EXP	4	3.77	3.82	3.41	4.27	3.77	3.82	3.41	4.27
FIXED EXPENSES	4	.66	.71	.45	.77	.66	.71	.45	.77
TOTAL OPER + FIX	4	4.43	4.53	4.13	4.78	4.43	4.53	4.13	4.78
LEASING EXP	3	1.81	1.12						
TOTAL PAYROLL	4	.38	.50	.21	.61				
TOTAL CONTRACT	4	.86	.96	.72	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4939	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	2
AVG % OFFICE OCCUPANCY	71.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.77	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	4	**UTILITIES TOTAL**	1.51	4	SECURITY TOTAL	.09	3	**FIXED EXP TOTAL**	.66	4	**TOTAL PAYROLL**	.38	4
PAYROLL			ELECTRICAL	1.41	4	SEC PAYROLL			REAL ESTATE TAX	.58	4	CLEANING		
CONTRACT	.47	4	GAS	.12	2	SEC CONTRACTS	.09	3	BUILDING INS	.08	4	REPAIR/MAINT		
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.54	4	PURCH CH WTR			**ADMIN TOTAL**	.89	4				ADMINISTRATIVE	.32	4
PAYROLL			COAL			PAYROLL	.32	4	**LEASING EXPENSES**	1.81	3			
ELEVATOR	.08	3	WATER/SEWER	.06	3	MGMT FEES	.35	4	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	.86	4
HVAC	.16	4				PROF FEES	.10	4	COMMISSIONS			CLEANING	.47	4
ELECTRICAL	.03	4	**RDS/GNDS/SEC**	.30	4	GEN OFC EXP	.12	3	PROF FEES	.11	3	REPAIR/MAINT		
STRUCT/ROOF	.02	3	**TOTAL**			OTHER ADM EXP	.08	2	TENANT ALTS	1.35	3	RDS/GROUNDS	.18	4
PLUMBING	.01	4	RDS/GNDS TOTAL	.23	4				BUY-OUTS			SECURITY	.09	3
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.39	4
OTHER MAINT/SUP	.18	4	RDS/GNDS CONTR	.18	4									
			RDS/GNDS OTHER	.05	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	10,386,758 SQ. FT.				9,645,704 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	53					26.29	24.54	21.63	31.20
RETAIL AREA	43	29.10	29.08	24.25	36.30				
OTHER AREA	19	9.67	12.58	6.05	13.44				
TOTAL RENT	53	26.38	24.89	21.58	32.27				
NET PARKING INC	40	1.24	1.17	.72	1.68				
MISCELLANEOUS	28	.56	.46	.20	.74				
TOTAL INCOME	53	27.65	26.67	23.25	33.45				
EXPENSE									
CLEANING	51	1.21	1.22	1.10	1.29	1.28	1.29	1.17	1.36
REPAIR-MAINT	53	1.64	1.59	1.19	2.18	1.75	1.71	1.23	2.29
UTILITIES	49	1.86	1.89	1.64	2.17	1.96	2.02	1.65	2.19
RDS/GRNDS/SEC	53	.41	.30	.15	.51	.45	.32	.15	.55
ADMINISTRATIVE	52	1.27	1.22	.98	1.51	1.37	1.28	1.07	1.62
TOTAL OPER EXP	46	6.27	6.56	5.37	7.31	6.77	6.70	5.94	7.99
FIXED EXPENSES	52	4.99	5.09	4.28	5.78	5.38	5.31	4.54	6.21
TOTAL OPER + FIX	45	11.35	11.26	10.54	12.91	12.28	12.30	11.54	13.88
LEASING EXP	46	1.40	.47	.17	1.25				
TOTAL PAYROLL	53	3.57	.78	.60	1.03				
TOTAL CONTRACT	53	1.37	1.32	1.21	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9557	51
AVG SQFT/RETAIL TENANT	2764	42
AVG SQFT/OFFICE WORKER	307	32
AVG % OFFICE OCCUPANCY	95.9	52
AVG % RETAIL OCCUPANCY	92.9	42
AVG $ RATE YR-END RENT	28.99	33
AVG NET PRKNG INC/STALL	1525.96	21
RENTABLE/GROSS SQFT	.93	38

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	51	**UTILITIES TOTAL**	1.86	49	SECURITY TOTAL	.33	51	**FIXED EXP TOTAL**	4.99	52	**TOTAL PAYROLL**	3.57	53
PAYROLL	.52	3	ELECTRICAL	1.69	49	SEC PAYROLL	.59	8	REAL ESTATE TAX	4.52	52	CLEANING	.52	3
CONTRACT	1.03	51	GAS	.06	20	SEC CONTRACTS	.27	36	BUILDING INS	.16	52	REPAIR/MAINT	.70	49
SUP/MAT/MISC	.02	35	FUEL OIL	.08	22	SEC OTHER	.10	34	PERS PROP TAX	.02	31	RDS/GROUNDS	.12	2
TRASH REMOVAL	.10	48	PURCH STEAM						OTHER TAX	.41	37	SECURITY	.59	8
REPR/MAINT TOTAL	1.61	52	PURCH CH WTR			**ADMIN TOTAL**	1.27	52				ADMINISTRATIVE	.17	30
PAYROLL	.70	49	COAL			PAYROLL	.17	30	**LEASING EXPENSES**	1.40	46			
ELEVATOR	.17	52	WATER/SEWER	.11	48	MGMT FEES	.97	50	ADV/PROMOTION	.05	34	**TOTAL CONTRACTS**	1.37	53
HVAC	.23	51				PROF FEES	.13	45	COMMISSIONS	.05	18	CLEANING	1.03	51
ELECTRICAL	.05	49	**RDS/GNDS/SEC**	.41	53	GEN OFC EXP	.07	43	PROF FEES	1.30	36	REPAIR/MAINT	.34	22
STRUCT/ROOF	.24	30	**TOTAL**			OTHER ADM EXP	.06	41	TENANT ALTS	.40	34	RDS/GROUNDS	.08	46
PLUMBING	.03	48	RDS/GNDS TOTAL	.11	48				BUY-OUTS			SECURITY	.27	36
FIRE/LIFE SFTY	.03	28	RDS/GNDS PAYRL	.12	2				OTHER LEASING	.03	13	ADMINISTRATIVE	1.06	51
OTHER MAINT/SUP	.34	52	RDS/GNDS CONTR	.08	46									
			RDS/GNDS OTHER	.05	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	674,237 SQ. FT.				638,865 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					24.34	23.83	18.61	30.05
RETAIL AREA	5	36.33	33.53	26.78	57.26				
OTHER AREA	2	3.08	7.72						
TOTAL RENT	8	24.74	23.83	18.81	30.93				
NET PARKING INC	7	1.11	.88	.72	1.49				
MISCELLANEOUS	3	.81	.61						
TOTAL INCOME	8	26.01	25.37	19.98	32.31				
EXPENSE									
CLEANING	7	1.21	1.21	1.03	1.42	1.26	1.21	1.06	1.46
REPAIR-MAINT	8	2.60	2.86	1.58	3.63	2.72	3.02	1.63	3.63
UTILITIES	8	2.01	2.08	1.75	2.28	2.10	2.18	1.92	2.28
RDS/GRNDS/SEC	8	.51	.48	.24	.69	.53	.49	.25	.73
ADMINISTRATIVE	8	1.01	1.02	.63	1.42	1.06	1.06	.70	1.50
TOTAL OPER EXP	7	6.93	7.64	5.65	8.47	7.37	8.10	6.12	8.70
FIXED EXPENSES	8	4.53	4.38	3.36	5.81	4.78	4.81	3.62	6.00
TOTAL OPER + FIX	7	11.86	12.37	11.26	13.88	12.60	12.37	11.67	14.66
LEASING EXP	7	1.38	.96	.44	1.88				
TOTAL PAYROLL	8	.98	.96	.65	1.34				
TOTAL CONTRACT	8	1.47	1.49	1.20	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3787	7
AVG SQFT/RETAIL TENANT	2787	5
AVG SQFT/OFFICE WORKER	271	6
AVG % OFFICE OCCUPANCY	95.9	7
AVG % RETAIL OCCUPANCY	92.7	5
AVG $ RATE YR-END RENT	23.20	5
AVG NET PRKNG INC/STALL	991.50	4
RENTABLE/GROSS SQFT	.89	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	7
PAYROLL		
CONTRACT	1.10	7
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.12	6
REPR/MAINT TOTAL	2.46	7
PAYROLL	.96	7
ELEVATOR	.27	7
HVAC	.17	7
ELECTRICAL	.07	7
STRUCT/ROOF	.22	2
PLUMBING	.02	7
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.88	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	8
ELECTRICAL	1.79	8
GAS	.01	4
FUEL OIL	.20	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	7
RDS/GNDS/SEC	.51	8
TOTAL		
RDS/GNDS TOTAL	.20	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	7
SEC PAYROLL	.13	3
SEC CONTRACTS	.27	6
SEC OTHER	.12	3
ADMIN TOTAL	1.01	8
PAYROLL	.31	2
MGMT FEES	.81	7
PROF FEES	.14	7
GEN OFC EXP	.10	4
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.53	8
REAL ESTATE TAX	4.22	8
BUILDING INS	.24	7
PERS PROP TAX	.03	3
OTHER TAX	.18	4
LEASING EXPENSES	1.38	7
ADV/PROMOTION	.05	3
COMMISSIONS	.05	2
PROF FEES	1.37	6
TENANT ALTS	.21	5
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	8
CLEANING		
REPAIR/MAINT	.96	7
RDS/GROUNDS		
SECURITY	.13	3
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	1.47	8
CLEANING	1.10	7
REPAIR/MAINT	.31	2
RDS/GROUNDS	.22	7
SECURITY	.27	6
ADMINISTRATIVE	.95	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	6,680,066 SQ. FT.				6,163,080 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					26.89	24.26	22.81	31.79
RETAIL AREA	30	31.16	29.57	24.64	37.49				
OTHER AREA	15	10.89	12.64	10.49	16.60				
TOTAL RENT	34	27.05	24.82	23.08	31.79				
NET PARKING INC	28	1.21	1.22	.59	1.70				
MISCELLANEOUS	16	.75	.45	.27	.94				
TOTAL INCOME	34	28.38	26.35	23.69	33.45				
EXPENSE									
CLEANING	33	1.20	1.22	1.10	1.29	1.29	1.29	1.15	1.38
REPAIR-MAINT	34	1.73	1.59	1.29	2.17	1.85	1.80	1.35	2.27
UTILITIES	31	1.80	1.87	1.63	1.95	1.91	1.99	1.65	2.16
RDS/GRNDS/SEC	34	.27	.24	.14	.38	.30	.27	.15	.41
ADMINISTRATIVE	34	1.27	1.22	1.02	1.55	1.37	1.30	1.07	1.73
TOTAL OPER EXP	30	6.34	6.67	5.27	7.25	6.89	7.17	5.89	7.87
FIXED EXPENSES	33	5.15	5.20	4.52	5.99	5.59	5.56	4.92	6.40
TOTAL OPER + FIX	29	11.48	11.36	10.54	13.07	12.52	12.39	11.68	13.91
LEASING EXP	31	1.71	.52	.24	1.25				
TOTAL PAYROLL	34	.78	.78	.59	.97				
TOTAL CONTRACT	34	1.37	1.31	1.22	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8924	33
AVG SQFT/RETAIL TENANT	2645	29
AVG SQFT/OFFICE WORKER	343	18
AVG % OFFICE OCCUPANCY	94.4	34
AVG % RETAIL OCCUPANCY	95.3	29
AVG $ RATE YR-END RENT	28.56	23
AVG NET PRKNG INC/STALL	1453.93	14
RENTABLE/GROSS SQFT	.94	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	33
PAYROLL		
CONTRACT	1.10	33
SUP/MAT/MISC	.02	21
TRASH REMOVAL	.10	31
REPR/MAINT TOTAL	1.73	34
PAYROLL	.73	31
ELEVATOR	.17	34
HVAC	.25	34
ELECTRICAL	.04	32
STRUCT/ROOF	.29	20
PLUMBING	.03	32
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.38	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	31
ELECTRICAL	1.63	31
GAS	.07	15
FUEL OIL	.05	19
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	31
RDS/GNDS/SEC	.27	34
TOTAL		
RDS/GNDS TOTAL	.08	30
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR	.07	30
RDS/GNDS OTHER	.01	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	33
SEC PAYROLL	.04	4
SEC CONTRACTS	.19	21
SEC OTHER	.13	23
ADMIN TOTAL	1.27	34
PAYROLL	.15	19
MGMT FEES	.99	33
PROF FEES	.14	32
GEN OFC EXP	.06	29
OTHER ADM EXP	.05	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.15	33
REAL ESTATE TAX	4.59	33
BUILDING INS	.16	34
PERS PROP TAX	.01	20
OTHER TAX	.50	26
LEASING EXPENSES	1.71	31
ADV/PROMOTION	.05	25
COMMISSIONS	.06	13
PROF FEES	1.44	28
TENANT ALTS	.46	22
BUY-OUTS		
OTHER LEASING	.03	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	34
CLEANING		
REPAIR/MAINT	.73	31
RDS/GROUNDS	.12	2
SECURITY	.04	4
ADMINISTRATIVE	.15	19
TOTAL CONTRACTS	1.37	34
CLEANING	1.10	33
REPAIR/MAINT	.32	13
RDS/GROUNDS	.07	30
SECURITY	.19	21
ADMINISTRATIVE	1.09	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,833,444 SQ. FT.				1,731,272 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					21.53	23.65	11.16	32.76
RETAIL AREA	5	25.27	24.25	22.66	27.89				
OTHER AREA	2	8.23	8.41						
TOTAL RENT	5	21.59	23.12	11.47	32.76				
NET PARKING INC	4	1.23	1.10	.94	1.55				
MISCELLANEOUS	3	.51	.69						
TOTAL INCOME	5	22.81	25.03	11.87	34.65				
EXPENSE									
CLEANING	5	1.22	1.23	1.12	1.29	1.28	1.30	1.22	1.32
REPAIR-MAINT	5	1.50	1.51	1.09	1.84	1.58	1.61	1.19	1.87
UTILITIES	4	2.23	2.08	1.44	2.92	2.29	2.15	1.51	2.96
RDS/GRNDS/SEC	5	.76	.46	.12	1.36	.80	.52	.13	1.39
ADMINISTRATIVE	4	1.26	1.25	1.13	1.38	1.34	1.33	1.25	1.43
TOTAL OPER EXP	3	6.16	6.30			6.49	6.58		
FIXED EXPENSES	5	4.84	5.17	3.87	5.72	5.13	5.78	4.06	6.04
TOTAL OPER + FIX	3	11.48	10.92			12.09	11.96		
LEASING EXP	3	.41	.20						
TOTAL PAYROLL	5	16.42	.74	.52	33.52				
TOTAL CONTRACT	5	1.35	1.32	1.21	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18209	5
AVG SQFT/RETAIL TENANT	2668	5
AVG SQFT/OFFICE WORKER	255	2
AVG % OFFICE OCCUPANCY	98.9	5
AVG % RETAIL OCCUPANCY	93.4	5
AVG $ RATE YR-END RENT	31.84	3
AVG NET PRKNG INC/STALL	1719.89	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**5**
PAYROLL	.27	2
CONTRACT	1.02	5
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	**1.42**	**5**
PAYROLL	.75	5
ELEVATOR	.17	5
HVAC	.24	4
ELECTRICAL	.07	4
STRUCT/ROOF	.18	3
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.23**	**4**
ELECTRICAL	2.01	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	**.76**	**5**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.19	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	5
SEC PAYROLL		
SEC CONTRACTS	.27	3
SEC OTHER	.06	2
ADMIN TOTAL	**1.26**	**4**
PAYROLL	.21	3
MGMT FEES	.98	4
PROF FEES	.10	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.84**	**5**
REAL ESTATE TAX	4.46	5
BUILDING INS	.16	5
PERS PROP TAX		
OTHER TAX	.40	3
LEASING EXPENSES	**.41**	**3**
ADV/PROMOTION	.03	3
COMMISSIONS		
PROF FEES	.11	2
TENANT ALTS	.43	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**16.42**	**5**
CLEANING	.27	2
REPAIR/MAINT	.75	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**1.35**	**5**
CLEANING	1.02	5
REPAIR/MAINT	.33	2
RDS/GROUNDS	.05	3
SECURITY	.27	3
ADMINISTRATIVE	1.03	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,003,472 SQ. FT.				1,934,162 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	13					19.83	17.36	12.97	24.14
RETAIL AREA	6	17.27	22.00	15.01	31.16				
OTHER AREA	4	3.61	5.52						
TOTAL RENT	13	19.68	17.36	13.32	24.14				
NET PARKING INC	6	1.11	1.44	.16	1.66				
MISCELLANEOUS	5	.18	.08	.04	.54				
TOTAL INCOME	13	20.27	17.72	14.38	24.18				
EXPENSE									
CLEANING	13	1.08	1.09	.98	1.12	1.11	1.09	.98	1.12
REPAIR-MAINT	13	1.19	1.19	.95	1.45	1.23	1.19	.95	1.48
UTILITIES	13	1.89	1.73	1.40	2.00	1.93	1.82	1.41	2.04
RDS/GRNDS/SEC	13	.26	.27	.20	.35	.27	.28	.20	.35
ADMINISTRATIVE	13	1.25	1.04	.77	1.53	1.30	1.04	.77	1.54
TOTAL OPER EXP	13	5.67	5.35	4.90	6.22	5.88	5.49	5.15	6.39
FIXED EXPENSES	13	2.11	1.89	1.62	2.39	2.18	2.02	1.62	2.41
TOTAL OPER + FIX	13	7.78	7.68	6.78	8.48	8.06	8.00	6.86	8.51
LEASING EXP	9	2.82	.88	.18	4.82				
TOTAL PAYROLL	13	.82	.86	.70	1.09				
TOTAL CONTRACT	13	1.23	1.14	1.07	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11002	11
AVG SQFT/RETAIL TENANT	3523	6
AVG SQFT/OFFICE WORKER	297	6
AVG % OFFICE OCCUPANCY	93.0	11
AVG % RETAIL OCCUPANCY	69.7	6
AVG $ RATE YR-END RENT	23.23	7
AVG NET PRKNG INC/STALL	537.85	4
RENTABLE/GROSS SQFT	.97	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**13**
PAYROLL		
CONTRACT	.96	13
SUP/MAT/MISC	.04	11
TRASH REMOVAL	.08	13
REPR/MAINT TOTAL	**1.19**	**13**
PAYROLL	.59	13
ELEVATOR	.17	13
HVAC	.14	13
ELECTRICAL	.06	12
STRUCT/ROOF	.14	8
PLUMBING	.02	11
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.13	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**13**
ELECTRICAL	1.74	13
GAS	.05	7
FUEL OIL	.03	3
PURCH STEAM		
PURCH CH WTR	.14	2
COAL		
WATER/SEWER	.12	11
RDS/GNDS/SEC TOTAL	**.26**	**13**
RDS/GNDS TOTAL	.14	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	13
RDS/GNDS OTHER	.02	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	12
SEC PAYROLL	.06	2
SEC CONTRACTS	.11	8
SEC OTHER	.11	5
ADMIN TOTAL	**1.25**	**13**
PAYROLL	.23	12
MGMT FEES	.79	12
PROF FEES	.17	6
GEN OFC EXP	.17	12
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.11**	**13**
REAL ESTATE TAX	1.97	13
BUILDING INS	.13	12
PERS PROP TAX	.01	4
OTHER TAX	.01	3
LEASING EXPENSES	**2.82**	**9**
ADV/PROMOTION	.13	8
COMMISSIONS		
PROF FEES	1.70	9
TENANT ALTS	1.19	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**13**
CLEANING		
REPAIR/MAINT	.59	13
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.23	12
TOTAL CONTRACTS	**1.23**	**13**
CLEANING	.96	13
REPAIR/MAINT	.07	5
RDS/GROUNDS	.12	13
SECURITY	.11	8
ADMINISTRATIVE	.86	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	273,638 SQ. FT.				271,508 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					15.45	16.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.49	16.78						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.01	16.78						
EXPENSE									
CLEANING	3	1.00	1.05			1.00	1.07		
REPAIR-MAINT	3	1.57	1.49			1.58	1.49		
UTILITIES	3	1.51	1.56			1.52	1.59		
RDS/GRNDS/SEC	3	.29	.30			.30	.30		
ADMINISTRATIVE	3	.75	.61			.75	.61		
TOTAL OPER EXP	3	5.12	5.18			5.16	5.18		
FIXED EXPENSES	3	1.61	1.64			1.63	1.64		
TOTAL OPER + FIX	3	6.73	6.82			6.78	6.82		
LEASING EXP	2	7.40	7.11						
TOTAL PAYROLL	3	.80	.91						
TOTAL CONTRACT	3	1.18	1.04						

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	8924	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.18	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.01	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**3**	**UTILITIES TOTAL**	**1.51**	**3**	SECURITY TOTAL	.15	2	**FIXED EXP TOTAL**	**1.61**	**3**	**TOTAL PAYROLL**	**.80**	**3**
PAYROLL			ELECTRICAL	1.38	3	SEC PAYROLL			REAL ESTATE TAX	1.51	3	CLEANING		
CONTRACT	.91	3	GAS	.01	2	SEC CONTRACTS			BUILDING INS	.16	2	REPAIR/MAINT	.72	3
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.57**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.75**	**3**				ADMINISTRATIVE	.11	2
PAYROLL	.72	3	COAL			PAYROLL	.11	2	**LEASING EXPENSES**	**7.40**	**2**			
ELEVATOR	.09	3	WATER/SEWER	.09	3	MGMT FEES	.51	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.18**	**3**
HVAC	.37	3	**RDS/GNDS/SEC**	**.29**	**3**	PROF FEES			COMMISSIONS			CLEANING	.91	3
ELECTRICAL	.12	2	**TOTAL**			GEN OFC EXP	.02	2	PROF FEES	7.20	2	REPAIR/MAINT		
STRUCT/ROOF	.27	2	RDS/GNDS TOTAL	.19	3	OTHER ADM EXP	.11	2	TENANT ALTS			RDS/GROUNDS	.16	3
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.16	3				OTHER LEASING			ADMINISTRATIVE	.58	3
OTHER MAINT/SUP	.10	3	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	1,139,330 SQ. FT.				1,110,109 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	7					17.90	17.56	12.97	22.45
RETAIL AREA	3	28.19	24.50						
OTHER AREA									
TOTAL RENT	7	18.03	17.56	13.32	22.45				
NET PARKING INC	3	.65	.24						
MISCELLANEOUS	4	.23	.22	.04	.54				
TOTAL INCOME	7	18.46	18.28	13.55	23.18				
EXPENSE									
CLEANING	7	1.06	1.08	.98	1.12	1.07	1.08	.98	1.12
REPAIR-MAINT	7	1.15	1.16	1.04	1.31	1.18	1.16	1.05	1.34
UTILITIES	7	1.97	1.82	1.40	2.20	1.98	1.82	1.41	2.24
RDS/GRNDS/SEC	7	.27	.29	.19	.36	.28	.29	.20	.37
ADMINISTRATIVE	7	1.29	1.08	.97	1.53	1.33	1.08	.97	1.54
TOTAL OPER EXP	7	5.75	5.30	4.90	6.12	5.90	5.58	5.21	6.14
FIXED EXPENSES	7	2.05	2.08	1.65	2.36	2.11	2.29	1.65	2.37
TOTAL OPER + FIX	7	7.80	7.54	6.82	8.48	8.01	8.18	7.15	8.51
LEASING EXP	5	2.36	.21	.14	4.82				
TOTAL PAYROLL	7	.94	1.08	.72	1.13				
TOTAL CONTRACT	7	1.27	1.12	1.09	1.48				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	12053	5
AVG SQFT/RETAIL TENANT	3308	3
AVG SQFT/OFFICE WORKER	299	4
AVG % OFFICE OCCUPANCY	89.2	5
AVG % RETAIL OCCUPANCY	99.4	3
AVG $ RATE YR-END RENT	25.87	3
AVG NET PRKNG INC/STALL	211.59	2
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**7**	**UTILITIES TOTAL**	**1.97**	**7**	SECURITY TOTAL	.12	7	**FIXED EXP TOTAL**	**2.05**	**7**	**TOTAL PAYROLL**	**.94**	**7**
PAYROLL			ELECTRICAL	1.82	7	SEC PAYROLL	.06	2	REAL ESTATE TAX	1.90	7	CLEANING		
CONTRACT	.94	7	GAS	.10	3	SEC CONTRACTS	.11	6	BUILDING INS	.15	7	REPAIR/MAINT	.61	7
SUP/MAT/MISC	.04	6	FUEL OIL			SEC OTHER	.06	2	PERS PROP TAX	.01	2	RDS/GROUNDS		
TRASH REMOVAL	.08	7	PURCH STEAM						OTHER TAX			SECURITY	.06	2
REPR/MAINT TOTAL	**1.15**	**7**	PURCH CH WTR	.14	2	**ADMIN TOTAL**	**1.29**	**7**				ADMINISTRATIVE	.31	7
PAYROLL	.61	7	COAL			PAYROLL	.31	7	**LEASING EXPENSES**	**2.36**	**5**			
ELEVATOR	.16	7	WATER/SEWER	.10	5	MGMT FEES	.70	6	ADV/PROMOTION	.18	5	**TOTAL CONTRACTS**	**1.27**	**7**
HVAC	.10	7	**RDS/GNDS/SEC**	**.27**	**7**	PROF FEES	.19	3	COMMISSIONS			CLEANING	.94	7
ELECTRICAL	.05	7	**TOTAL**			GEN OFC EXP	.27	7	PROF FEES	.63	5	REPAIR/MAINT	.07	3
STRUCT/ROOF	.11	4	RDS/GNDS TOTAL	.15	7	OTHER ADM EXP	.06	3	TENANT ALTS	1.84	4	RDS/GROUNDS	.13	7
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.11	6
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.13	7				OTHER LEASING			ADMINISTRATIVE	.77	6
OTHER MAINT/SUP	.13	7	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	58 BLDS	12,196,952 SQ. FT.				11,813,019 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	56					20.20	18.93	16.83	21.88	
RETAIL AREA	27	13.22	15.00	11.56	21.67					
OTHER AREA	18	10.41	10.65	7.73	12.13					
TOTAL RENT	56	19.92	18.76	16.56	22.09					
NET PARKING INC	29	.99	.97	.45	1.29					
MISCELLANEOUS	18	.16	.13	.02	.27					
TOTAL INCOME	56	20.69	19.38	17.04	22.89					
EXPENSE										
CLEANING	57	1.21	1.16	1.07	1.30	1.24	1.17	1.09	1.35	
REPAIR-MAINT	57	1.37	1.24	.95	1.51	1.40	1.29	.98	1.53	
UTILITIES	51	1.63	1.65	1.48	1.80	1.68	1.67	1.52	1.85	
RDS/GRNDS/SEC	58	.37	.36	.26	.49	.39	.36	.26	.51	
ADMINISTRATIVE	58	1.23	1.15	.69	1.49	1.27	1.18	.73	1.55	
TOTAL OPER EXP	49	5.78	5.81	4.94	6.08	5.99	5.91	5.05	6.51	
FIXED EXPENSES	57	1.72	1.70	1.49	1.90	1.78	1.74	1.55	1.98	
TOTAL OPER + FIX	49	7.55	7.51	6.55	8.02	7.82	7.66	6.55	8.42	
LEASING EXP	51	1.17	.62	.07	1.43					
TOTAL PAYROLL	57	.63	.63	.47	.72					
TOTAL CONTRACT	58	1.28	1.22	1.13	1.38					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11301	56
AVG SQFT/RETAIL TENANT	2912	27
AVG SQFT/OFFICE WORKER	285	8
AVG % OFFICE OCCUPANCY	90.9	56
AVG % RETAIL OCCUPANCY	90.6	27
AVG $ RATE YR-END RENT	23.10	40
AVG NET PRKNG INC/STALL	571.89	26
RENTABLE/GROSS SQFT	1.04	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**57**	**UTILITIES TOTAL**	**1.63**	**51**	SECURITY TOTAL	.19	55	**FIXED EXP TOTAL**	**1.72**	**57**	**TOTAL PAYROLL**	**.63**	**57**
PAYROLL			ELECTRICAL	1.53	51	SEC PAYROLL			REAL ESTATE TAX	1.53	57	CLEANING		
CONTRACT	1.05	57	GAS	.01	27	SEC CONTRACTS	.18	18	BUILDING INS	.11	58	REPAIR/MAINT	.55	56
SUP/MAT/MISC	.08	52	FUEL OIL	.06	14	SEC OTHER	.19	38	PERS PROP TAX	.02	33	RDS/GROUNDS		
TRASH REMOVAL	.08	57	PURCH STEAM						OTHER TAX	.07	44	SECURITY		
REPR/MAINT TOTAL	**1.37**	**57**	PURCH CH WTR			**ADMIN TOTAL**	**1.23**	**58**				ADMINISTRATIVE	.09	44
PAYROLL	.55	56	COAL			PAYROLL	.09	44	**LEASING EXPENSES**	**1.17**	**51**			
ELEVATOR	.23	56	WATER/SEWER	.07	50	MGMT FEES	.96	57	ADV/PROMOTION	.22	51	**TOTAL CONTRACTS**	**1.28**	**58**
HVAC	.15	57				PROF FEES	.12	53	COMMISSIONS	.07	2	CLEANING	1.05	57
ELECTRICAL	.05	57	**RDS/GNDS/SEC**	**.37**	**58**	GEN OFC EXP	.04	55	PROF FEES	.94	41	REPAIR/MAINT	.23	3
STRUCT/ROOF	.30	53	**TOTAL**			OTHER ADM EXP	.05	55	TENANT ALTS	.11	38	RDS/GROUNDS	.18	58
PLUMBING	.02	53	RDS/GNDS TOTAL	.19	58				BUY-OUTS			SECURITY	.18	18
FIRE/LIFE SFTY	.04	16	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	1.06	58
OTHER MAINT/SUP	.09	56	RDS/GNDS CONTR	.18	58									
			RDS/GNDS OTHER	.01	52									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	165,886 SQ. FT.				164,072 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					18.41	17.78	15.11	21.86	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	18.34	17.51	15.11	21.86					
NET PARKING INC										
MISCELLANEOUS	2	.11	.11—							
TOTAL INCOME	5	18.39	17.66	15.15	21.86					
EXPENSE										
CLEANING	5	1.12	1.12	1.06	1.16	1.14	1.13	1.06	1.19	
REPAIR-MAINT	5	1.24	1.30	.78	1.61	1.25	1.30	.80	1.61	
UTILITIES	5	1.82	1.76	1.72	1.95	1.84	1.84	1.72	1.95	
RDS/GRNDS/SEC	5	.30	.29	.19	.37	.30	.31	.19	.37	
ADMINISTRATIVE	5	1.21	.80	.73	1.78	1.22	.84	.73	1.78	
TOTAL OPER EXP	5	5.69	5.49	4.61	6.64	5.75	5.49	4.72	6.64	
FIXED EXPENSES	5	1.84	1.86	1.55	2.15	1.86	1.86	1.59	2.15	
TOTAL OPER + FIX	5	7.53	6.93	6.37	8.79	7.61	6.93	6.52	8.79	
LEASING EXP	3	.02								
TOTAL PAYROLL	5	.54	.31	.30	.82					
TOTAL CONTRACT	5	1.25	1.27	1.15	1.30					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7141	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	422	2
AVG % OFFICE OCCUPANCY	95.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.24	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**5**	**UTILITIES TOTAL**	**1.82**	**5**	SECURITY TOTAL	.07	4	**FIXED EXP TOTAL**	**1.84**	**5**	**TOTAL PAYROLL**	**.54**	**5**
PAYROLL			ELECTRICAL	1.77	5	SEC PAYROLL			REAL ESTATE TAX	1.66	5	CLEANING		
CONTRACT	.98	5	GAS			SEC CONTRACTS	.08	3	BUILDING INS	.16	5	REPAIR/MAINT	.59	4
SUP/MAT/MISC	.02	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	5	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.24**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**1.21**	**5**				ADMINISTRATIVE	.15	2
PAYROLL	.59	4	COAL			PAYROLL	.15	2	**LEASING EXPENSES**	**.02**	**3**			
ELEVATOR	.19	4	WATER/SEWER	.05	5	MGMT FEES	.84	5	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	**1.25**	**5**
HVAC	.25	5				PROF FEES	.16	3	COMMISSIONS			CLEANING	.98	5
ELECTRICAL	.03	5	**RDS/GNDS/SEC**	**.30**	**5**	GEN OFC EXP	.09	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.09	5	**TOTAL**			OTHER ADM EXP	.20	3	TENANT ALTS			RDS/GROUNDS	.22	5
PLUMBING	.02	4	RDS/GNDS TOTAL	.24	5				BUY-OUTS			SECURITY	.08	3
FIRE/LIFE SFTY	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.95	5
OTHER MAINT/SUP	.21	5	RDS/GNDS CONTR	.22	5									
			RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

SUBURBAN 50,000-100,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	516,147 SQ. FT.				511,037 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	7					15.75	15.50	13.41	18.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	15.71	15.50	13.41	17.77				
NET PARKING INC									
MISCELLANEOUS	5	.17	.19	.01	.31				
TOTAL INCOME	7	15.82	15.70	13.41	18.02				
EXPENSE									
CLEANING	7	1.08	1.08	1.06	1.17	1.09	1.12	1.10	1.17
REPAIR-MAINT	6	.86	.88	.83	.95	.87	.89	.83	.97
UTILITIES	7	1.43	1.44	1.28	1.54	1.44	1.44	1.30	1.54
RDS/GRNDS/SEC	7	.36	.35	.28	.51	.37	.35	.29	.51
ADMINISTRATIVE	7	.77	.69	.52	.76	.78	.69	.53	.78
TOTAL OPER EXP	6	4.76	4.67	4.60	4.98	4.81	4.75	4.60	4.98
FIXED EXPENSES	7	1.37	1.35	1.12	1.54	1.38	1.44	1.14	1.54
TOTAL OPER + FIX	6	6.18	6.08	5.81	6.20	6.25	6.11	5.98	6.20
LEASING EXP	6	.01							
TOTAL PAYROLL	6	.52	.49	.46	.50				
TOTAL CONTRACT	7	1.33	1.44	1.29	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4807	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	2
AVG % OFFICE OCCUPANCY	84.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.99	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**7**
PAYROLL		
CONTRACT	.98	7
SUP/MAT/MISC	.03	7
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	**.86**	**6**
PAYROLL	.42	6
ELEVATOR	.07	6
HVAC	.09	6
ELECTRICAL	.02	6
STRUCT/ROOF	.07	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.15	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.43**	**7**
ELECTRICAL	1.38	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	**.36**	**7**
RDS/GNDS TOTAL	.23	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	7
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	5
SEC PAYROLL		
SEC CONTRACTS	.18	5
SEC OTHER		
ADMIN TOTAL	**.77**	**7**
PAYROLL		
MGMT FEES	.55	7
PROF FEES		
GEN OFC EXP	.09	6
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.37**	**7**
REAL ESTATE TAX	1.25	7
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.01**	**6**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.52**	**6**
CLEANING		
REPAIR/MAINT	.42	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.33**	**7**
CLEANING	.98	7
REPAIR/MAINT		
RDS/GROUNDS	.21	7
SECURITY	.18	5
ADMINISTRATIVE	.55	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	5,744,893 SQ. FT.				5,578,708 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	25					19.40	18.87	16.52	22.61
RETAIL AREA	12	14.65	13.64	7.15	22.61				
OTHER AREA	7	9.76	10.57	7.56	11.30				
TOTAL RENT	25	19.24	18.77	16.28	22.4				
NET PARKING INC	16	.74	.67	.23	1.15				
MISCELLANEOUS	8	.23	.19	.04	.34				
TOTAL INCOME	25	19.84	19.84	16.66	23.23				
EXPENSE									
CLEANING	26	1.11	1.12	1.04	1.20	1.13	1.14	1.06	1.20
REPAIR-MAINT	27	1.30	1.24	.92	1.53	1.33	1.29	.95	1.57
UTILITIES	26	1.63	1.66	1.51	1.81	1.66	1.68	1.51	1.85
RDS/GRNDS/SEC	27	.38	.31	.23	.49	.39	.32	.24	.50
ADMINISTRATIVE	27	1.08	1.15	.64	1.25	1.11	1.16	.65	1.28
TOTAL OPER EXP	25	5.53	5.81	5.06	6.14	5.67	5.95	5.29	6.19
FIXED EXPENSES	26	1.80	1.72	1.54	1.97	1.86	1.79	1.61	1.99
TOTAL OPER + FIX	25	7.34	7.51	6.66	8.34	7.53	7.67	6.82	8.42
LEASING EXP	23	1.36	.74	.44	1.50				
TOTAL PAYROLL	27	.65	.64	.49	.76				
TOTAL CONTRACT	27	1.25	1.14	1.09	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9445	25
AVG SQFT/RETAIL TENANT	2854	12
AVG SQFT/OFFICE WORKER	280	4
AVG % OFFICE OCCUPANCY	86.8	25
AVG % RETAIL OCCUPANCY	86.9	12
AVG $ RATE YR-END RENT	21.66	19
AVG NET PRKNG INC/STALL	393.21	14
RENTABLE/GROSS SQFT	.99	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**26**
PAYROLL		
CONTRACT	.99	26
SUP/MAT/MISC	.05	23
TRASH REMOVAL	.07	26
REPR/MAINT TOTAL	**1.30**	**27**
PAYROLL	.56	27
ELEVATOR	.22	27
HVAC	.13	27
ELECTRICAL	.05	27
STRUCT/ROOF	.26	24
PLUMBING	.02	25
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.09	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**26**
ELECTRICAL	1.54	26
GAS	.01	15
FUEL OIL	.07	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	25
RDS/GNDS/SEC TOTAL	**.38**	**27**
RDS/GNDS TOTAL	.18	27
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	27
RDS/GNDS OTHER	.02	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	27
SEC PAYROLL		
SEC CONTRACTS	.19	10
SEC OTHER	.20	18
ADMIN TOTAL	**1.08**	**27**
PAYROLL	.11	22
MGMT FEES	.78	26
PROF FEES	.14	26
GEN OFC EXP	.04	27
OTHER ADM EXP	.05	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.80**	**26**
REAL ESTATE TAX	1.61	26
BUILDING INS	.12	27
PERS PROP TAX	.02	18
OTHER TAX	.07	23
LEASING EXPENSES	**1.36**	**23**
ADV/PROMOTION	.22	24
COMMISSIONS	.07	2
PROF FEES	1.17	20
TENANT ALTS	.12	18
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.65**	**27**
CLEANING		
REPAIR/MAINT	.56	27
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	22
TOTAL CONTRACTS	**1.25**	**27**
CLEANING	.99	26
REPAIR/MAINT	.23	3
RDS/GROUNDS	.17	27
SECURITY	.19	10
ADMINISTRATIVE	.88	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

SUBURBAN 300,000-600,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 10 BLDS, 3,837,737 SQ. FT. — DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 3,649,288 SQ. FT. — DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	10					22.94	21.92	20.96	26.01
RETAIL AREA	7	12.22	16.02	12.99	22.97				
OTHER AREA	6	11.17	11.08	6.27	12.76				
TOTAL RENT	10	22.26	21.87	19.13	24.51				
NET PARKING INC	10	1.37	1.40	.97	1.60				
MISCELLANEOUS									
TOTAL INCOME	10	23.63	23.32	20.06	25.37				
EXPENSE									
CLEANING	10	1.30	1.30	1.20	1.34	1.36	1.36	1.27	1.42
REPAIR-MAINT	10	1.25	1.28	1.19	1.31	1.31	1.34	1.19	1.47
UTILITIES	10	1.66	1.64	1.56	1.80	1.73	1.73	1.59	1.87
RDS/GRNDS/SEC	10	.46	.48	.41	.49	.49	.49	.41	.55
ADMINISTRATIVE	10	1.51	1.49	1.39	1.58	1.59	1.59	1.42	1.64
TOTAL OPER EXP	10	6.19	6.00	5.88	6.70	6.51	6.60	5.93	6.97
FIXED EXPENSES	10	1.79	1.81	1.70	1.89	1.88	1.91	1.70	2.01
TOTAL OPER + FIX	10	7.98	7.87	7.60	8.59	8.39	8.56	7.66	8.97
LEASING EXP	10	1.16	1.13	.47	2.03				
TOTAL PAYROLL	10	.59	.64	.48	.67				
TOTAL CONTRACT	10	1.32	1.30	1.21	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11393	10
AVG SQFT/RETAIL TENANT	3473	7
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.0	10
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	25.49	9
AVG NET PRKNG INC/STALL	746.84	9
RENTABLE/GROSS SQFT	1.18	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**10**	**UTILITIES TOTAL**	**1.66**	**10**	SECURITY TOTAL	.24	10	**FIXED EXP TOTAL**	**1.79**	**10**	**TOTAL PAYROLL**	**.59**	**10**
PAYROLL			ELECTRICAL	1.56	10	SEC PAYROLL			REAL ESTATE TAX	1.57	10	CLEANING		
CONTRACT	1.11	10	GAS	.02	9	SEC CONTRACTS			BUILDING INS	.12	10	REPAIR/MAINT	.52	10
SUP/MAT/MISC	.10	10	FUEL OIL	.04	4	SEC OTHER	.24	10	PERS PROP TAX	.02	8	RDS/GROUNDS		
TRASH REMOVAL	.09	10	PURCH STEAM			**ADMIN TOTAL**	**1.51**	**10**	OTHER TAX	.08	10	SECURITY		
REPR/MAINT TOTAL	**1.25**	**10**	PURCH CH WTR			PAYROLL	.07	10				ADMINISTRATIVE	.07	10
PAYROLL	.52	10	COAL			MGMT FEES	1.25	10	**LEASING EXPENSES**	**1.18**	**10**			
ELEVATOR	.29	10	WATER/SEWER	.06	10	PROF FEES	.11	10	ADV/PROMOTION	.21	10	**TOTAL CONTRACTS**	**1.32**	**10**
HVAC	.11	10				GEN OFC EXP	.03	10	COMMISSIONS			CLEANING	1.11	10
ELECTRICAL	.04	10	**RDS/GNDS/SEC**	**.46**	**10**	OTHER ADM EXP	.05	10	PROF FEES	.87	10	REPAIR/MAINT		
STRUCT/ROOF	.23	10	**TOTAL**						TENANT ALTS	.08	10	RDS/GROUNDS	.21	10
PLUMBING	.01	10	RDS/GNDS TOTAL	.22	10				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	1.36	10
OTHER MAINT/SUP	.05	10	RDS/GNDS CONTR	.21	10									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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West Palm Beach, FL

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 19 BLDS, 610,291 SQ. FT. — DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 610,291 SQ. FT. — DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	19					8.81	9.23	6.69	10.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	8.81	9.23	6.69	10.66				
NET PARKING INC									
MISCELLANEOUS	7	.11	.03						
TOTAL INCOME	19	8.90	9.35	6.71	10.66				
EXPENSE									
CLEANING	8	.65	.68	.57	.74	.65	.68	.57	.74
REPAIR-MAINT	18	.64	.43	.33	.68	.64	.43	.33	.68
UTILITIES	13	1.16	1.19	.87	1.94	1.16	1.19	.87	1.94
RDS/GRNDS/SEC	19	.41	.34	.16	.51	.41	.34	.16	.51
ADMINISTRATIVE	19	.93	.97	.75	1.32	.93	.97	.75	1.32
TOTAL OPER EXP	8	4.17	4.46	3.87	5.04	4.17	4.46	3.87	5.04
FIXED EXPENSES	19	1.97	1.89	1.13	2.24	1.97	1.89	1.13	2.24
TOTAL OPER + FIX	8	6.43	6.90	5.62	8.08	6.43	6.90	5.62	8.08
LEASING EXP	13	6.66	.32	.09	13.42				
TOTAL PAYROLL	12	.53	.55	.37	.69				
TOTAL CONTRACT	13	.80	.81	.16	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3987	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	573	13
AVG % OFFICE OCCUPANCY	73.8	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.77	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**7**	**UTILITIES TOTAL**	**1.13**	**12**	SECURITY TOTAL	.48	11	**FIXED EXP TOTAL**	**2.08**	**13**	**TOTAL PAYROLL**	**.53**	**12**
PAYROLL			ELECTRICAL	.97	12	SEC PAYROLL			REAL ESTATE TAX	1.78	13	CLEANING		
CONTRACT	.48	7	GAS			SEC CONTRACTS	.47	11	BUILDING INS	.27	13	REPAIR/MAINT	.36	7
SUP/MAT/MISC	.16	7	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.04	11	RDS/GROUNDS		
TRASH REMOVAL	.02	6	PURCH STEAM			**ADMIN TOTAL**	**.95**	**13**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.63**	**13**	PURCH CH WTR			PAYROLL	.26	11				ADMINISTRATIVE	.26	11
PAYROLL	.36	7	COAL			MGMT FEES	.40	13	**LEASING EXPENSES**	**6.66**	**13**			
ELEVATOR	.06	8	WATER/SEWER	.17	12	PROF FEES	.24	7	ADV/PROMOTION	.07	12	**TOTAL CONTRACTS**	**.80**	**13**
HVAC	.06	12				GEN OFC EXP	.21	12	COMMISSIONS	.05	6	CLEANING	.48	7
ELECTRICAL	.06	12	**RDS/GNDS/SEC**	**.43**	**13**	OTHER ADM EXP	.08	11	PROF FEES	18	11	REPAIR/MAINT		
STRUCT/ROOF	.01	6	**TOTAL**						TENANT ALTS	1.54	7	RDS/GROUNDS	.12	2
PLUMBING	.01	11	RDS/GNDS TOTAL	.07	8				BUY-OUTS			SECURITY	.47	11
FIRE/LIFE SFTY	.02	6	RDS/GNDS PAYRL						OTHER LEASING	2.47	6	ADMINISTRATIVE	.53	13
OTHER MAINT/SUP	.13	13	RDS/GNDS CONTR	.12	2									
			RDS/GNDS OTHER	.04	7									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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West Palm Beach, FL

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	316,772 SQ. FT.				316,772 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	4					10.14	9.88	8.34	11.38	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	10.14	9.88	8.34	11.38					
NET PARKING INC										
MISCELLANEOUS	2	.19	.16							
TOTAL INCOME	4	10.31	10.00	8.48	11.53					
EXPENSE										
CLEANING	2	.57	.57			.57	.57			
REPAIR-MAINT	3	.86	.83			.86	.83			
UTILITIES	2	1.21	1.21			1.21	1.21			
RDS/GRNDS/SEC	4	.39	.34	.22	.51	.39	.34	.22	.51	
ADMINISTRATIVE	4	.88	.85	.46	1.16	.88	.85	.46	1.16	
TOTAL OPER EXP	2	4.45	4.46			4.45	4.46			
FIXED EXPENSES	4	2.53	2.24	1.59	3.16	2.53	2.24	1.59	3.16	
TOTAL OPER + FIX	2	7.60	7.62			7.60	7.62			
LEASING EXP	2	15.22	12.74							
TOTAL PAYROLL	2	.56	.51							
TOTAL CONTRACT	2	.75	.67							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4589	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	622	3
AVG % OFFICE OCCUPANCY	69.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.40	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.88	2
PAYROLL	.39	2
ELEVATOR	.11	2
HVAC	.07	2
ELECTRICAL	.08	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.45	2
TOTAL		
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.87	2
PAYROLL		
MGMT FEES	.32	2
PROF FEES	.28	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.22	2
REAL ESTATE TAX	2.88	2
BUILDING INS	.28	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	15.22	2
ADV/PROMOTION	.13	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	2
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.75	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.60	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wichita, KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	680,361 SQ. FT.				640,544 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	5					11.26	10.98	6.15	15.26	
RETAIL AREA	2	5.69	8.40							
OTHER AREA										
TOTAL RENT	5	10.93	10.96	6.18	14.75					
NET PARKING INC	2	.25	.31							
MISCELLANEOUS										
TOTAL INCOME	5	11.01	11.50	6.22	14.75					
EXPENSE										
CLEANING	5	.99	.82	.80	1.13	1.04	.82	.81	1.20	
REPAIR-MAINT	5	.92	.66	.56	1.05	.97	.66	.56	1.14	
UTILITIES	5	2.98	2.31	1.95	3.19	2.99	2.31	1.95	3.22	
RDS/GRNDS/SEC	4	.16	.17	.08	.20	.17	.18	.08	.21	
ADMINISTRATIVE	5	.27	.21	.15	.54	.29	.24	.15	.54	
TOTAL OPER EXP	5	5.27	4.80	3.70	5.66	5.60	4.80	3.72	6.14	
FIXED EXPENSES	5	1.71	.95	.59	2.49	1.82	.96	.59	2.66	
TOTAL OPER + FIX	5	6.99	5.04	4.55	8.15	7.42	5.04	4.58	8.80	
LEASING EXP	4	.61	.27	.08	1.58					
TOTAL PAYROLL	5	.60	.42	.34	.93					
TOTAL CONTRACT	5	.78	.76	.09	.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15995	5
AVG SQFT/RETAIL TENANT	6636	2
AVG SQFT/OFFICE WORKER	279	4
AVG % OFFICE OCCUPANCY	92.4	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.95	5
AVG NET PRKNG INC/STALL	559.86	2
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	4
PAYROLL		
CONTRACT	.77	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.92	5
PAYROLL	.40	5
ELEVATOR	.10	5
HVAC	.17	5
ELECTRICAL	.09	4
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.22	3
ELECTRICAL	2.94	3
GAS	.23	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC	.16	4
TOTAL		
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	4
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER		
ADMIN TOTAL	.27	5
PAYROLL	.14	2
MGMT FEES	.39	2
PROF FEES	.01	4
GEN OFC EXP	.03	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	5
REAL ESTATE TAX	1.61	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.61	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.60	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	5
CLEANING		
REPAIR/MAINT	.40	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	.78	5
CLEANING	.77	4
REPAIR/MAINT		
RDS/GROUNDS	.07	2
SECURITY	.13	3
ADMINISTRATIVE	.10	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wichita, KS

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	241,498 SQ. FT.				241,498 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.83	10.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.83	10.96						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.00	11.50						
EXPENSE									
CLEANING	3	.92	.82			.92	.82		
REPAIR-MAINT	3	.69	.66			.69	.66		
UTILITIES	3	2.08	2.17			2.08	2.17		
RDS/GRNDS/SEC	3	.13	.15			.13	.15		
ADMINISTRATIVE	3	.44	.47			.44	.47		
TOTAL OPER EXP	3	4.25	4.60			4.25	4.60		
FIXED EXPENSES	3	1.32	.74			1.32	.74		
TOTAL OPER + FIX	3	5.56	5.04			5.56	5.04		
LEASING EXP	2	1.33	1.39						
TOTAL PAYROLL	3	.64	.42						
TOTAL CONTRACT	3	.30	.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	[illegible]	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	[illegible]	3
AVG % OFFICE OCCUPANCY	[illegible]	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	[illegible]	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	2
PAYROLL		
CONTRACT	.37	2
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.69	3
PAYROLL	.33	3
ELEVATOR	.08	3
HVAC	.19	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.11	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.13	3
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.44	3
PAYROLL		
MGMT FEES	.39	2
PROF FEES	.03	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.32	3
REAL ESTATE TAX	1.18	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.33	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.30	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	3
CLEANING		
REPAIR/MAINT	.33	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.30	3
CLEANING	.37	2
REPAIR/MAINT		
RDS/GROUNDS	.07	2
SECURITY	.02	2
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wilmington, DE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	2,587,287 SQ. FT.				2,542,943 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					13.25	13.39		
RETAIL AREA	6	6.98	7.34						
OTHER AREA									
TOTAL RENT	8	13.15	13.30						
NET PARKING INC	7	.42	.72						
MISCELLANEOUS	2	.10	.10						
TOTAL INCOME	8	13.54	13.67						
EXPENSE									
CLEANING	8	1.12	.83			1.13	.84		
REPAIR-MAINT	8	3.50	1.52			3.56	1.53		
UTILITIES	8	1.79	1.76			1.79	1.76		
RDS/GRNDS/SEC	8	.65	.69			.66	.70		
ADMINISTRATIVE	8	1.34	1.23			1.36	1.32		
TOTAL OPER EXP	8	8.40	5.49			8.55	5.53		
FIXED EXPENSES	8	1.46	1.32			1.49	1.34		
TOTAL OPER + FIX	8	9.86	6.81			10.04	6.86		
LEASING EXP	8	.10	.15						
TOTAL PAYROLL	8	2.49	1.21						
TOTAL CONTRACT	8	1.38	1.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50182	8
AVG SQFT/RETAIL TENANT	1367	8
AVG SQFT/OFFICE WORKER	367	8
AVG % OFFICE OCCUPANCY	96.7	8
AVG % RETAIL OCCUPANCY	98.6	8
AVG $ RATE YR-END RENT	15.52	8
AVG NET PRKNG INC/STALL	1324.54	7
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	8
PAYROLL		
CONTRACT	.96	8
SUP/MAT/MISC	.12	8
TRASH REMOVAL	.10	2
REPR/MAINT TOTAL	3.50	8
PAYROLL	1.72	8
ELEVATOR	.18	8
HVAC	.54	8
ELECTRICAL	.22	8
STRUCT/ROOF		
PLUMBING	.11	8
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.71	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	8
ELECTRICAL	1.55	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	.65	8
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	8
SEC PAYROLL	.54	7
SEC CONTRACTS	.04	8
SEC OTHER	.03	7
ADMIN TOTAL	1.34	8
PAYROLL	.24	8
MGMT FEES	.39	2
PROF FEES	.04	2
GEN OFC EXP	.05	2
OTHER ADM EXP	1.01	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	8
REAL ESTATE TAX	1.41	8
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAX	.08	2
LEASING EXPENSES	.10	8
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES	.06	2
TENANT ALTS	.05	7
BUY-OUTS		
OTHER LEASING	.01	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.49	8
CLEANING		
REPAIR/MAINT	1.72	8
RDS/GROUNDS		
SECURITY	.54	7
ADMINISTRATIVE	.24	8
TOTAL CONTRACTS	1.38	8
CLEANING	.96	8
REPAIR/MAINT	.41	7
RDS/GROUNDS		
SECURITY	.04	8
ADMINISTRATIVE	.43	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Wilmington, DE

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	1,120,253 SQ. FT.				1,120,253 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	25					14.02	17.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	14.02	17.17						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	25	14.02	17.17						
EXPENSE									
CLEANING	25	1.02	1.02			1.02	1.02		
REPAIR-MAINT	25	.91	.91			.91	.91		
UTILITIES	25	1.62	1.76			1.62	1.76		
RDS/GRNDS/SEC	25	.62	.11			.62	.11		
ADMINISTRATIVE	25	.67	.82			.67	.82		
TOTAL OPER EXP	25	4.85	4.87			4.85	4.87		
FIXED EXPENSES	25	.61	1.08			.61	1.08		
TOTAL OPER + FIX	25	5.46	5.43			5.46	5.43		
LEASING EXP									
TOTAL PAYROLL	25	.28	.28						
TOTAL CONTRACT	25	1.39	1.27						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.3	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	25	**UTILITIES TOTAL**	1.62	25	SECURITY TOTAL	.36	25	**FIXED EXP TOTAL**	.61	25	**TOTAL PAYROLL**	.28	25
PAYROLL			ELECTRICAL	1.56	25	SEC PAYROLL			REAL ESTATE TAX	.58	25	CLEANING		
CONTRACT	.88	25	GAS			SEC CONTRACTS	.34	25	BUILDING INS	.17	2	REPAIR/MAINT	.10	25
SUP/MAT/MISC	.05	25	FUEL OIL			SEC OTHER	.02	25	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	25	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.91	25	PURCH CH WTR			**ADMIN TOTAL**	.67	25				ADMINISTRATIVE		
PAYROLL	.10	25	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.03	2	WATER/SEWER	.06	25	MGMT FEES	.42	25	ADV/PROMOTION			**TOTAL CONTRACTS**	1.39	25
HVAC	.24	25				PROF FEES	.06	2	COMMISSIONS			CLEANING	.88	25
ELECTRICAL	.09	25	**RDS/GNDS/SEC**	.62	25	GEN OFC EXP	.02	25	PROF FEES			REPAIR/MAINT	.28	2
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.05	25	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	25	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.34	25
FIRE/LIFE SFTY	.03	25	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.43	25
OTHER MAINT/SUP	.43	25	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winston-Salem, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,060,187 SQ. FT.				1,060,187 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					10.86	12.16	7.47	16.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.86	12.16	7.47	16.53				
NET PARKING INC									
MISCELLANEOUS	4	.14	.17						
TOTAL INCOME	5	11.20	12.49	7.84	16.61				
EXPENSE									
CLEANING	5	.69	.76	.51	.93	.69	.76	.51	.93
REPAIR-MAINT	5	.83	.77	.52	1.01	.83	.77	.52	1.01
UTILITIES	5	1.54	1.48	1.14	1.61	1.54	1.48	1.14	1.61
RDS/GRNDS/SEC	5	.13	.26	.06	.43	.13	.26	.06	.43
ADMINISTRATIVE	5	.77	.88	.72	1.10	.77	.88	.72	1.10
TOTAL OPER EXP	5	3.96	4.25	3.33	4.71	3.96	4.25	3.33	4.71
FIXED EXPENSES	5	1.11	1.05	.83	1.48	1.11	1.05	.83	1.48
TOTAL OPER + FIX	5	5.06	5.16	4.38	5.97	5.06	5.16	4.38	5.97
LEASING EXP	4	.21	.56						
TOTAL PAYROLL	3	.63	.60						
TOTAL CONTRACT	4	.82	1.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15467	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	5
AVG % OFFICE OCCUPANCY	96.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.43	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4	**UTILITIES TOTAL**	1.61	4	SECURITY TOTAL			**FIXED EXP TOTAL**	1.09	4	**TOTAL PAYROLL**	.63	3
PAYROLL			ELECTRICAL	1.51	4	SEC PAYROLL			REAL ESTATE TAX	.97	4	CLEANING		
CONTRACT	.61	4	GAS			SEC CONTRACTS			BUILDING INS	.13	4	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.86	4	PURCH CH WTR			**ADMIN TOTAL**	.76	4				ADMINISTRATIVE		
PAYROLL	.41	3	COAL			PAYROLL			**LEASING EXPENSES**	.21	4			
ELEVATOR	.10	4	WATER/SEWER	.05	4	MGMT FEES	.45	4	ADV/PROMOTION			**TOTAL CONTRACTS**	.82	4
HVAC	.16	4				PROF FEES			COMMISSIONS			CLEANING	.61	4
ELECTRICAL	.03	4	**RDS/GNDS/SEC**	.13	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.12	3
STRUCT/ROOF	.02	3	**TOTAL**			OTHER ADM EXP	.16	3	TENANT ALTS			RDS/GROUNDS	.05	2
PLUMBING	.03	3	RDS/GNDS TOTAL	.02	4				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.46	4
OTHER MAINT/SUP	.23	4	RDS/GNDS CONTR	.05	2									
			RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector: Special Studies

All Buildings—1990

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

All Buildings – 1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	420 BLDS	58,385,118 SQ. FT.				52,097,615 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	101					12.11	10.85	7.88	14.11	
RETAIL AREA	11	5.97	10.18	2.05	20.19					
OTHER AREA										
TOTAL RENT	101	11.56	10.41	7.83	13.43					
NET PARKING INC	11	.56	.56	.31	.76					
MISCELLANEOUS	16	.25	.08	.03	.25					
TOTAL INCOME	101	11.77	10.41	7.88	14.00					
EXPENSE										
CLEANING	338	1.27	1.21	.86	1.56	1.29	1.21	.86	1.58	
REPAIR-MAINT	397	1.20	1.15	.80	1.73	1.22	1.16	.81	1.76	
UTILITIES	393	1.72	1.37	.94	1.88	1.73	1.37	.94	1.88	
RDS/GRNDS/SEC	397	.31	.16	.15	.18	.35	.19	.17	.22	
ADMINISTRATIVE	368	.56	.45	.31	.70	.63	.53	.36	.83	
TOTAL OPER EXP	312	4.96	4.35	3.63	5.73	5.56	5.16	4.08	6.76	
FIXED EXPENSES	51	.70	.17	.03	.97	.74	.17	.03	1.04	
TOTAL OPER+FIX	45	5.70	4.93	4.11	6.68	5.89	4.93	4.11	6.83	
LEASING EXP	23	.24	.07	.02	.52					
TOTAL PAYROLL	189	2.14	1.28	.64	3.15					
TOTAL CONTRACT	161	.98	.78	.33	1.49					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13205	377
AVG SQFT/RETAIL TENANT	2459	166
AVG SQFT/OFFICE WORKER	216	377
AVG % OFFICE OCCUPANCY	97.6	390
AVG % RETAIL OCCUPANCY	96.9	171
AVG $ RATE YR-END RENT	16.86	142
AVG NET PRKNG INC/STALL	669.65	11
RENTABLE/GROSS SQFT	.80	295

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**146**
PAYROLL	.95	103
CONTRACT	.69	87
SUP/MAT/MISC	.11	116
TRASH REMOVAL	.04	122
REPR/MAINT TOTAL	**1.40**	**179**
PAYROLL	.93	164
ELEVATOR	.13	128
HVAC	.25	67
ELECTRICAL	.07	58
STRUCT/ROOF	.14	75
PLUMBING	.02	55
FIRE/LIFE SFTY	.04	44
OTHER MAINT/SUP	.20	164

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**182**
ELECTRICAL	1.63	179
GAS	.11	139
FUEL OIL	.02	21
PURCH STEAM	.20	10
PURCH CH WTR	.75	7
COAL	.05	3
WATER/SEWER	.11	176
RDS/GNDS/SEC TOTAL	**.59**	**160**
RDS/GNDS TOTAL	.16	93
RDS/GNDS PAYRL	.18	70
RDS/GNDS CONTR	.05	76
RDS/GNDS OTHER	.05	78

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	136
SEC PAYROLL	.67	110
SEC CONTRACTS	.23	83
SEC OTHER	.09	68
ADMIN TOTAL	**.77**	**155**
PAYROLL	.64	145
MGMT FEES	.32	18
PROF FEES	.08	16
GEN OFC EXP	.08	43
OTHER ADM EXP	.09	82

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.69**	**43**
REAL ESTATE TAX	2.11	12
BUILDING INS	.12	40
PERS PROP TAX	.06	2
OTHER TAX	.23	7
LEASING EXPENSES	**.24**	**23**
ADV/PROMOTION	.08	3
COMMISSIONS	.05	2
PROF FEES	.11	3
TENANT ALTS	.45	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.14**	**189**
CLEANING	.95	103
REPAIR/MAINT	.93	164
RDS/GROUNDS	.18	70
SECURITY	.67	110
ADMINISTRATIVE	.64	145
TOTAL CONTRACTS	**.98**	**161**
CLEANING	.69	87
REPAIR/MAINT	.41	40
RDS/GROUNDS	.05	76
SECURITY	.23	83
ADMINISTRATIVE	.28	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	306 BLDS		48,826,112 SQ. FT.			40,115,803 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	78					12.40	12.70	8.14	13.24	
RETAIL AREA	2	19.40	19.54							
OTHER AREA	5	13.33	7.12	2.36	16.74					
TOTAL RENT	83	12.15	12.52	8.15	13.45					
NET PARKING INC										
MISCELLANEOUS	15	.38	.03	.01	.35					
TOTAL INCOME	83	12.25	12.52	8.33	13.45					
EXPENSE										
CLEANING	256	1.30	1.24	.95	1.68	1.31	1.27	.95	1.68	
REPAIR-MAINT	303	1.14	1.09	.70	1.62	1.16	1.12	.71	1.63	
UTILITIES	282	1.62	1.24	.89	1.72	1.63	1.24	.89	1.72	
RDS/GRNDS/SEC	161	.50	.25	.11	1.01	.54	.30	.11	1.06	
ADMINISTRATIVE	275	.51	.46	.31	.64	.57	.52	.35	.73	
TOTAL OPER EXP	240	4.66	4.25	3.48	5.53	5.25	5.02	3.96	6.32	
FIXED EXPENSES	29	.76	.10	.04	.22	.78	.10	.04	.23	
TOTAL OPER+FIX	27	5.33	4.72	3.36	6.49	5.36	4.72	3.36	6.49	
LEASING EXP	4	1.31	.12	.07	5.02					
TOTAL PAYROLL	157	2.10	2.24	.89	3.40					
TOTAL CONTRACT	115	.86	.94	.30	1.64					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11957	283
AVG SQFT/RETAIL TENANT	2188	99
AVG SQFT/OFFICE WORKER	207	265
AVG % OFFICE OCCUPANCY	96.6	277
AVG % RETAIL OCCUPANCY	99.9	100
AVG $ RATE YR-END RENT	14.76	123
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	146

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**121**
PAYROLL	.74	94
CONTRACT	.75	61
SUP/MAT/MISC	.11	101
TRASH REMOVAL	.03	107
REPR/MAINT TOTAL	**1.30**	**160**
PAYROLL	.79	155
ELEVATOR	.12	105
HVAC	.32	44
ELECTRICAL	.06	37
STRUCT/ROOF	.09	68
PLUMBING	.02	43
FIRE/LIFE SFTY	.18	27
OTHER MAINT/SUP	.27	138

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**258**
ELECTRICAL	1.33	258
GAS	.10	202
FUEL OIL	.06	39
PURCH STEAM	.46	36
PURCH CH WTR	.76	6
COAL	.05	5
WATER/SEWER	.09	155
RDS/GNDS/SEC TOTAL	**.52**	**149**
RDS/GNDS TOTAL	.14	89
RDS/GNDS PAYRL	.13	72
RDS/GNDS CONTR	.04	71
RDS/GNDS OTHER	.05	80

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	132
SEC PAYROLL	.51	118
SEC CONTRACTS	.20	78
SEC OTHER	.05	70
ADMIN TOTAL	**.68**	**145**
PAYROLL	.63	141
MGMT FEES	.40	6
PROF FEES	.09	4
GEN OFC EXP	.04	33
OTHER ADM EXP	.06	74

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.94**	**19**
REAL ESTATE TAX	2.24	8
BUILDING INS	.13	18
PERS PROP TAX		
OTHER TAX	.08	4
LEASING EXPENSES	**1.31**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.05	2
TENANT ALTS	4.81	2
BUY-OUTS		
OTHER LEASING	.10	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.10**	**157**
CLEANING	.74	94
REPAIR/MAINT	.79	155
RDS/GROUNDS	.13	72
SECURITY	.51	118
ADMINISTRATIVE	.63	141
TOTAL CONTRACTS	**.86**	**115**
CLEANING	.75	61
REPAIR/MAINT	.47	111
RDS/GROUNDS	.04	71
SECURITY	.20	78
ADMINISTRATIVE	.24	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	309 BLDS		44,986,314 SQ. FT.			40,296,879 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	81					11.44	10.08	7.70	12.85	
RETAIL AREA	4	14.66	8.51	2.24	20.19					
OTHER AREA										
TOTAL RENT	81	10.97	9.84	7.87	12.50					
NET PARKING INC	4	.76	.76							
MISCELLANEOUS	10	.27	.15	.03	.28					
TOTAL INCOME	81	11.12	9.84	7.87	12.51					
EXPENSE										
CLEANING	246	1.31	1.28	.91	1.68	1.33	1.29	.92	1.69	
REPAIR-MAINT	306	1.21	1.16	.81	1.78	1.23	1.16	.81	1.83	
UTILITIES	294	1.71	1.35	.94	1.87	1.72	1.36	.94	1.88	
RDS/GRNDS/SEC	290	.32	.16	.15	.18	.36	.19	.17	.21	
ADMINISTRATIVE	272	.53	.46	.32	.70	.59	.54	.36	.84	
TOTAL OPER EXP	233	4.95	4.41	3.67	5.87	5.52	5.18	4.12	6.84	
FIXED EXPENSES	31	.81	.09	.02	.63	.85	.09	.02	.63	
TOTAL OPER+FIX	26	5.23	4.50	3.26	6.21	5.27	4.50	3.26	6.36	
LEASING EXP	2	.14	.09							
TOTAL PAYROLL	164	2.32	1.44	.66	3.71					
TOTAL CONTRACT	121	.78	.63	.16	1.32					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13487	282
AVG SQFT/RETAIL TENANT	2386	118
AVG SQFT/OFFICE WORKER	214	285
AVG % OFFICE OCCUPANCY	97.6	294
AVG % RETAIL OCCUPANCY	99.9	121
AVG $ RATE YR-END RENT	14.11	125
AVG NET PRKNG INC/STALL	1011.70	4
RENTABLE/GROSS SQFT	.82	192

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**120**
PAYROLL	.97	97
CONTRACT	.60	63
SUP/MAT/MISC	.12	100
TRASH REMOVAL	.04	101
REPR/MAINT TOTAL	**1.41**	**154**
PAYROLL	.96	141
ELEVATOR	.12	108
HVAC	.29	46
ELECTRICAL	.06	38
STRUCT/ROOF	.13	64
PLUMBING	.02	39
FIRE/LIFE SFTY	.03	32
OTHER MAINT/SUP	.18	141

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**157**
ELECTRICAL	1.61	155
GAS	.09	125
FUEL OIL	.02	18
PURCH STEAM	.18	8
PURCH CH WTR	.75	7
COAL	.05	3
WATER/SEWER	.12	154
RDS/GNDS/SEC TOTAL	**.62**	**138**
RDS/GNDS TOTAL	.18	80
RDS/GNDS PAYRL	.18	67
RDS/GNDS CONTR	.05	69
RDS/GNDS OTHER	.06	73

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	121
SEC PAYROLL	.66	108
SEC CONTRACTS	.15	69
SEC OTHER	.10	62
ADMIN TOTAL	**.73**	**131**
PAYROLL	.62	129
MGMT FEES	.35	6
PROF FEES	.07	5
GEN OFC EXP	.05	27
OTHER ADM EXP	.10	73

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.82**	**28**
REAL ESTATE TAX	2.50	5
BUILDING INS	.09	24
PERS PROP TAX		
OTHER TAX	.29	4
LEASING EXPENSES	**.14**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.32**	**164**
CLEANING	.97	97
REPAIR/MAINT	.96	141
RDS/GROUNDS	.18	67
SECURITY	.66	108
ADMINISTRATIVE	.62	129
TOTAL CONTRACTS	**.78**	**121**
CLEANING	.60	63
REPAIR/MAINT	.23	32
RDS/GROUNDS	.05	69
SECURITY	.15	69
ADMINISTRATIVE	.24	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	145 BLDS		29,287,842 SQ. FT.			25,826,871 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					9.19	8.28	6.47	9.67
RETAIL AREA	5	10.49	12.96	2.29	17.31				
OTHER AREA	3	10.20	6.27						
TOTAL RENT	7	9.22	8.48	6.70	9.45				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	9.22	8.48	6.71	9.45				
EXPENSE									
CLEANING	140	1.30	1.27	.99	1.69	1.32	1.29	1.01	1.73
REPAIR-MAINT	143	1.10	1.12	.81	1.54	1.11	1.13	.82	1.56
UTILITIES	134	1.48	1.10	.85	1.50	1.48	1.10	.85	1.51
RDS/GRNDS/SEC	144	.16	.15	.14	.16	.18	.18	.16	.19
ADMINISTRATIVE	145	.35	.37	.28	.51	.40	.44	.32	.58
TOTAL OPER EXP	130	4.28	4.27	3.46	4.99	4.86	4.84	4.01	5.70
FIXED EXPENSES	3	.15	.18			.15	.19		
TOTAL OPER + FIX	2	5.80	5.90			6.00	6.09		
LEASING EXP	4	.32	.33	.23	.45				
TOTAL PAYROLL	21	2.48	2.43	1.38	3.71				
TOTAL CONTRACT	21	.60	.15	.08	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9806	132
AVG SQFT/RETAIL TENANT	2610	98
AVG SQFT/OFFICE WORKER	140	133
AVG % OFFICE OCCUPANCY	97.2	138
AVG % RETAIL OCCUPANCY	100.0	99
AVG $ RATE YR-END RENT	9.54	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	145

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.43**	**20**	**UTILITIES TOTAL**	**1.29**	**19**	SECURITY TOTAL	.35	9	**FIXED EXP TOTAL**	**.15**	**3**	**TOTAL PAYROLL**	**2.48**	**21**
PAYROLL	1.22	18	ELECTRICAL	1.09	19	SEC PAYROLL	.07	6	REAL ESTATE TAX			CLEANING	1.22	18
CONTRACT	.61	9	GAS	.07	15	SEC CONTRACTS	.50	5	BUILDING INS	.12	3	REPAIR/MAINT	.90	18
SUP/MAT/MISC	.24	15	FUEL OIL	.03	4	SEC OTHER	.17	7	PERS PROP TAX			RDS/GROUNDS	.07	11
TRASH REMOVAL	.03	19	PURCH STEAM			**ADMIN TOTAL**	**.52**	**22**	OTHER TAX			SECURITY	.07	6
REPR/MAINT TOTAL	**1.62**	**20**	PURCH CH WTR			PAYROLL	.52	20	**LEASING EXPENSES**	**.32**	**4**	ADMINISTRATIVE	.52	20
PAYROLL	.90	18	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.60**	**21**
ELEVATOR	.13	15	WATER/SEWER	.06	18	PROF FEES			COMMISSIONS			CLEANING	.61	9
HVAC	.57	15	**RDS/GNDS/SEC**	**.19**	**21**	GEN OFC EXP	.07	2	PROF FEES			REPAIR/MAINT	.39	20
ELECTRICAL	.15	19	**TOTAL**			OTHER ADM EXP	.24	4	TENANT ALTS	.31	3	RDS/GROUNDS	.03	5
STRUCT/ROOF			RDS/GNDS TOTAL	.07	16				BUY-OUTS			SECURITY	.50	5
PLUMBING	.01	14	RDS/GNDS PAYRL	.07	11				OTHER LEASING			ADMINISTRATIVE	.23	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.03	5									
OTHER MAINT/SUP	.40	20	RDS/GNDS OTHER	.01	12									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	144 BLDS		29,293,199 SQ. FT.			25,747,373 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.31	8.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.33	8.26						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	8.96	8.70						
EXPENSE									
CLEANING	144	1.32	1.24	.98	1.65	1.34	1.25	1.01	1.67
REPAIR-MAINT	144	1.12	1.14	.85	1.50	1.13	1.14	.86	1.53
UTILITIES	137	1.43	1.09	.81	1.46	1.43	1.09	.81	1.46
RDS/GRNDS/SEC	14	.17	.09	.04	.17	.18	.11	.05	.21
ADMINISTRATIVE	143	.35	.35	.27	.47	.40	.39	.31	.53
TOTAL OPER EXP	135	4.23	3.86	3.23	4.82	4.82	4.48	3.72	5.61
FIXED EXPENSES	4	.59	.33	.01	.90	.60	.34	.01	.91
TOTAL OPER + FIX	4	5.59	6.09	4.69	7.74	5.68	6.27	4.79	7.93
LEASING EXP									
TOTAL PAYROLL	15	2.62	3.24	2.21	3.82				
TOTAL CONTRACT	15	.34	.08	.06	.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9609	130
AVG SQFT/RETAIL TENANT	2461	100
AVG SQFT/OFFICE WORKER	219	130
AVG % OFFICE OCCUPANCY	96.1	132
AVG % RETAIL OCCUPANCY	100.0	101
AVG $ RATE YR-END RENT	21.29	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	144

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**15**	**UTILITIES TOTAL**	**1.44**	**115**	SECURITY TOTAL	.75	2	**FIXED EXP TOTAL**	**.59**	**4**	**TOTAL PAYROLL**	**2.62**	**15**
PAYROLL	1.48	12	ELECTRICAL	1.15	115	SEC PAYROLL			REAL ESTATE TAX	.95	2	CLEANING	1.48	12
CONTRACT	.38	6	GAS	.05	80	SEC CONTRACTS	.69	2	BUILDING INS	.06	3	REPAIR/MAINT	.93	15
SUP/MAT/MISC	.10	14	FUEL OIL	.08	20	SEC OTHER	.06	2	PERS PROP TAX			RDS/GROUNDS	.07	12
TRASH REMOVAL	.03	15	PURCH STEAM	.52	27	**ADMIN TOTAL**	**.52**	**14**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.73**	**15**	PURCH CH WTR			PAYROLL	.49	14	**LEASING EXPENSES**			ADMINISTRATIVE	.49	14
PAYROLL	.93	15	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.34**	**15**
ELEVATOR	.10	15	WATER/SEWER	.06	15	PROF FEES			COMMISSIONS			CLEANING	.38	6
HVAC	.58	15	**RDS/GNDS/SEC**	**.17**	**14**	GEN OFC EXP	.03	3	PROF FEES			REPAIR/MAINT	.22	15
ELECTRICAL	.03	15	**TOTAL**			OTHER ADM EXP	.02	3	TENANT ALTS			RDS/GROUNDS	.03	5
STRUCT/ROOF			RDS/GNDS TOTAL	.07	14				BUY-OUTS			SECURITY	.69	2
PLUMBING	.01	14	RDS/GNDS PAYRL	.07	12				OTHER LEASING			ADMINISTRATIVE	.11	2
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.03	5									
OTHER MAINT/SUP	.07	15	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	150 BLDS	29,348,812 SQ. FT.				25,799,917 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.99	12.65	8.82	23.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	16.03	11.53	10.73	13.63				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	17.52	11.78	11.10	13.63				
EXPENSE									
CLEANING	147	1.41	1.36	.98	1.71	1.43	1.37	.98	1.73
REPAIR-MAINT	149	1.16	1.15	.88	1.67	1.18	1.16	.90	1.70
UTILITIES	144	1.46	1.13	.87	1.46	1.47	1.13	.87	1.46
RDS/GRNDS/SEC	20	.22	.13	.05	.35	.24	.16	.05	.38
ADMINISTRATIVE	141	.46	.39	.29	.54	.52	.45	.33	.64
TOTAL OPER EXP	140	4.56	4.26	3.52	5.21	5.21	4.97	4.03	6.05
FIXED EXPENSES	3	.65	.05			.66	.05		
TOTAL OPER + FIX	3	5.25	5.27			5.34	5.47		
LEASING EXP	4	.15	.04	.03	.21				
TOTAL PAYROLL	27	1.97	2.44	.94	3.65				
TOTAL CONTRACT	22	.77	.63		1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9922	138
AVG SQFT/RETAIL TENANT	2352	91
AVG SQFT/OFFICE WORKER	210	137
AVG % OFFICE OCCUPANCY	97.2	150
AVG % RETAIL OCCUPANCY	100.0	91
AVG $ RATE YR-END RENT	12.60	18
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	142

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**26**	**UTILITIES TOTAL**	**1.48**	**125**	SECURITY TOTAL	.43	5	**FIXED EXP TOTAL**	**.65**	**3**	**TOTAL PAYROLL**	**1.97**	**27**
PAYROLL	.99	24	ELECTRICAL	1.17	124	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.99	24
CONTRACT	.49	20	GAS	.05	89	SEC CONTRACTS	.40	6	BUILDING INS	.10	3	REPAIR/MAINT	.83	26
SUP/MAT/MISC	.09	24	FUEL OIL	.08	26	SEC OTHER	.04	5	PERS PROP TAX			RDS/GROUNDS	.08	11
TRASH REMOVAL	.03	23	PURCH STEAM	.53	30				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.53**	**26**	PURCH CH WTR			**ADMIN TOTAL**	**.60**	**26**				ADMINISTRATIVE	.50	22
PAYROLL	.83	26	COAL			PAYROLL	.50	22	**LEASING EXPENSES**	**.15**	**4**			
ELEVATOR	.12	25	WATER/SEWER	.06	25	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.77**	**22**
HVAC	.48	24	**RDS/GNDS/SEC**	**.22**	**20**	PROF FEES			COMMISSIONS			CLEANING	.49	20
ELECTRICAL	.04	22	**TOTAL**			GEN OFC EXP	.04	10	PROF FEES			REPAIR/MAINT	.63	25
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.07	15	OTHER ADM EXP	.02	2	TENANT ALTS	.15	4	RDS/GROUNDS	.03	5
PLUMBING	.01	21	RDS/GNDS PAYRL	.08	11				BUY-OUTS			SECURITY	.40	6
FIRE/LIFE SFTY	.02	13	RDS/GNDS CONTR	.03	5				OTHER LEASING			ADMINISTRATIVE	.06	2
OTHER MAINT/SUP	.13	19	RDS/GNDS OTHER	.01	10									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	151 BLDS	29,377,355 SQ. FT.				25,790,089 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.41	9.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.98	11.13	10.76	12.33				
NET PARKING INC									
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	7	10.98	11.14	10.78	12.33				
EXPENSE									
CLEANING	145	1.39	1.37	1.02	1.76	1.41	1.38	1.03	1.80
REPAIR-MAINT	149	1.16	1.26	.85	1.70	1.18	1.27	.86	1.70
UTILITIES	137	1.48	1.16	.87	1.46	1.48	1.16	.87	1.47
RDS/GRNDS/SEC	27	.23	.16	.06	.37	.25	.16	.07	.40
ADMINISTRATIVE	129	.44	.42	.30	.56	.50	.50	.34	.67
TOTAL OPER EXP	132	4.46	4.21	3.51	5.32	5.08	4.89	4.15	5.83
FIXED EXPENSES	2	.99	.71			.99	.71		
TOTAL OPER + FIX	2	5.30	5.87			5.33	5.96		
LEASING EXP									
TOTAL PAYROLL	27	2.12	2.46	.89	4.14				
TOTAL CONTRACT	23	.79	.47		1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9870	131
AVG SQFT/RETAIL TENANT	2183	91
AVG SQFT/OFFICE WORKER	206	130
AVG % OFFICE OCCUPANCY	97.5	132
AVG % RETAIL OCCUPANCY	100.0	91
AVG $ RATE YR-END RENT	16.92	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	105

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.36**	**28**	**UTILITIES TOTAL**	**1.49**	**119**	SECURITY TOTAL	.40	14	**FIXED EXP TOTAL**	**.99**	**2**	**TOTAL PAYROLL**	**2.12**	**27**
PAYROLL	.95	25	ELECTRICAL	1.21	119	SEC PAYROLL	.08	11	REAL ESTATE TAX			CLEANING	.95	25
CONTRACT	.69	22	GAS	.05	84	SEC CONTRACTS	.37	7	BUILDING INS	.13	2	REPAIR/MAINT	.80	27
SUP/MAT/MISC	.09	25	FUEL OIL	.08	25	SEC OTHER	.06	6	PERS PROP TAX			RDS/GROUNDS	.08	18
TRASH REMOVAL	.03	23	PURCH STEAM	.49	27				OTHER TAX	.01	2	SECURITY	.08	11
REPR/MAINT TOTAL	**1.49**	**27**	PURCH CH WTR			**ADMIN TOTAL**	**.53**	**22**				ADMINISTRATIVE	.50	22
PAYROLL	.80	27	COAL	.09	2	PAYROLL	.50	22	**LEASING EXPENSES**					
ELEVATOR	.09	22	WATER/SEWER	.06	24	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.79**	**23**
HVAC	.53	15	**RDS/GNDS/SEC**	**.23**	**27**	PROF FEES			COMMISSIONS			CLEANING	.69	22
ELECTRICAL	.03	14	**TOTAL**			GEN OFC EXP	.04	10	PROF FEES			REPAIR/MAINT	.61	26
STRUCT/ROOF			RDS/GNDS TOTAL	.08	23	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.05	12
PLUMBING	.01	21	RDS/GNDS PAYRL	.08	18				BUY-OUTS			SECURITY	.37	7
FIRE/LIFE SFTY	.45	6	RDS/GNDS CONTR	.05	12				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.30	18	RDS/GNDS OTHER	.00	18									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	151 BLDS	28,882,455 SQ. FT.				25,296,859 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					10.69	9.62	7.45	14.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	10.17	9.62	7.50	12.50				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	11	10.37	9.62	7.50	12.90				
EXPENSE									
CLEANING	136	1.38	1.32	1.01	1.70	1.41	1.35	1.01	1.75
REPAIR-MAINT	149	1.21	1.18	.88	1.78	1.23	1.19	.88	1.83
UTILITIES	141	1.54	1.19	.88	1.62	1.55	1.20	.88	1.64
RDS/GRNDS/SEC	146	.17	.16	.15	.17	.20	.19	.17	.20
ADMINISTRATIVE	127	.45	.42	.30	.65	.51	.50	.34	.78
TOTAL OPER EXP	127	4.67	4.36	3.67	5.61	5.28	5.12	4.18	6.72
FIXED EXPENSES	2	.90	.64			.90	.64		
TOTAL OPER + FIX	2	5.40	5.78			5.44	5.87		
LEASING EXP									
TOTAL PAYROLL	26	2.77	2.98	1.16	4.87				
TOTAL CONTRACT	26	.55	.14	.07	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11165	139
AVG SQFT/RETAIL TENANT	2521	104
AVG SQFT/OFFICE WORKER	204	141
AVG % OFFICE OCCUPANCY	97.5	141
AVG % RETAIL OCCUPANCY	100.0	106
AVG $ RATE YR-END RENT	16.73	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	143

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.54**	**25**
PAYROLL	1.41	21
CONTRACT	.39	22
SUP/MAT/MISC	.11	21
TRASH REMOVAL	.03	21
REPR/MAINT TOTAL	**1.63**	**26**
PAYROLL	.94	26
ELEVATOR	.10	22
HVAC	.44	22
ELECTRICAL	.03	21
STRUCT/ROOF		
PLUMBING	.01	21
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.20	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.32**	**25**
ELECTRICAL	1.14	23
GAS	.04	19
FUEL OIL	.04	8
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	23
RDS/GNDS/SEC TOTAL	**.22**	**21**
RDS/GNDS TOTAL	.10	19
RDS/GNDS PAYRL	.12	13
RDS/GNDS CONTR	.05	13
RDS/GNDS OTHER	.01	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL	.09	3
SEC CONTRACTS	.18	5
SEC OTHER	.13	5
ADMIN TOTAL	**.89**	**26**
PAYROLL	.58	26
MGMT FEES	.18	2
PROF FEES		
GEN OFC EXP	.05	12
OTHER ADM EXP	.27	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.90**	**2**
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.77**	**26**
CLEANING	1.41	21
REPAIR/MAINT	.94	26
RDS/GROUNDS	.12	13
SECURITY	.09	3
ADMINISTRATIVE	.58	26
TOTAL CONTRACTS	**.55**	**26**
CLEANING	.39	22
REPAIR/MAINT	.16	23
RDS/GROUNDS	.05	13
SECURITY	.18	5
ADMINISTRATIVE	.18	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,720,946 SQ. FT.				3,397,549 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					17.04	14.27	9.79	21.11
RETAIL AREA	2	4.24	17.01						
OTHER AREA									
TOTAL RENT	10	15.10	12.51	9.10	18.29				
NET PARKING INC	2	.63	.63						
MISCELLANEOUS	2	.66	.90						
TOTAL INCOME	10	15.55	12.51	9.10	18.69				
EXPENSE									
CLEANING	12	.97	.89	.82	1.14	.99	.89	.82	1.19
REPAIR-MAINT	12	1.35	.89	.70	1.44	1.38	.97	.70	1.46
UTILITIES	10	1.92	1.68	1.03	2.17	1.98	1.68	1.15	2.26
RDS/GRNDS/SEC	10	.52	.39	.05	.54	.57	.42	.06	.60
ADMINISTRATIVE	10	.93	.66	.50	.90	1.02	.76	.50	.97
TOTAL OPER EXP	10	5.82	5.16	3.58	6.06	6.21	5.16	3.58	6.94
FIXED EXPENSES	9	1.00	.38	.16	1.92	1.08	.39	.16	2.51
TOTAL OPER + FIX	7	6.34	5.48	4.62	6.70	6.59	5.56	4.62	7.02
LEASING EXP	3	.38	.07						
TOTAL PAYROLL	9	1.56	.83	.49	1.89				
TOTAL CONTRACT	10	1.36	1.26	1.10	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27950	11
AVG SQFT/RETAIL TENANT	2266	3
AVG SQFT/OFFICE WORKER	260	12
AVG % OFFICE OCCUPANCY	98.7	12
AVG % RETAIL OCCUPANCY	85.3	3
AVG $ RATE YR-END RENT	26.31	7
AVG NET PRKNG INC/STALL	1017.83	2
RENTABLE/GROSS SQFT	.86	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**10**	**UTILITIES TOTAL**	**1.95**	**7**	SECURITY TOTAL	.50	9	**FIXED EXP TOTAL**	**1.01**	**7**	**TOTAL PAYROLL**	**1.56**	**9**
PAYROLL	.06	2	ELECTRICAL	1.83	6	SEC PAYROLL	.50	4	REAL ESTATE TAX	3.37	3	CLEANING	.06	2
CONTRACT	.88	10	GAS	.07	5	SEC CONTRACTS	.29	6	BUILDING INS	.16	7	REPAIR/MAINT	.76	8
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.11	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	6	PURCH STEAM						OTHER TAX	.53	2	SECURITY	.50	4
REPR/MAINT TOTAL	**1.35**	**10**	PURCH CH WTR			**ADMIN TOTAL**	**.93**	**10**				ADMINISTRATIVE	.68	8
PAYROLL	.76	8	COAL			PAYROLL	.68	8	**LEASING EXPENSES**	**.38**	**3**			
ELEVATOR	.15	8	WATER/SEWER	.07	6	MGMT FEES	.32	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.36**	**10**
HVAC	.13	8	**RDS/GNDS/SEC**	**.52**	**10**	PROF FEES	.08	4	COMMISSIONS			CLEANING	.88	10
ELECTRICAL	.06	8	**TOTAL**			GEN OFC EXP	.07	7	PROF FEES			REPAIR/MAINT	.51	6
STRUCT/ROOF	.06	4	RDS/GNDS TOTAL	.04	6	OTHER ADM EXP	.12	5	TENANT ALTS	.38	3	RDS/GROUNDS	.05	2
PLUMBING	.03	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.29	6
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR	.05	2				OTHER LEASING			ADMINISTRATIVE	.26	7
OTHER MAINT/SUP	.47	10	RDS/GNDS OTHER	.02	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	740,761 SQ. FT.				682,620 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.93	11.26		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.03	11.26						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.43	11.26						
EXPENSE									
CLEANING	3	.93	.80			.93	.80		
REPAIR-MAINT	3	.89	.89			.89	.89		
UTILITIES	2	2.10	2.08			2.10	2.08		
RDS/GRNDS/SEC	3	.32	.33			.35	.33		
ADMINISTRATIVE	3	.75	.90			.81	.90		
TOTAL OPER EXP	2	4.66	4.63			4.66	4.63		
FIXED EXPENSES	2	1.13	1.40			1.29	1.99		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	.73	.70						
TOTAL CONTRACT	3	1.31	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	141894	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	266	3
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**3**	**UTILITIES TOTAL**	**2.10**	**2**	SECURITY TOTAL	.32	3	**FIXED EXP TOTAL**	**1.13**	**2**	**TOTAL PAYROLL**	**.73**	**3**
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.88	3	GAS			SEC CONTRACTS	.26	3	BUILDING INS	.06	2	REPAIR/MAINT	.47	3
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.75**	**3**				ADMINISTRATIVE	.22	3
PAYROLL	.47	3	COAL			PAYROLL	.22	3	**LEASING EXPENSES**					
ELEVATOR	.20	2	WATER/SEWER			MGMT FEES	.38	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.31**	**3**
HVAC	.12	2	**RDS/GNDS/SEC**	**.32**	**3**	PROF FEES	.05	2	COMMISSIONS			CLEANING	.88	3
ELECTRICAL	.04	2	**TOTAL**			GEN OFC EXP	.03	2	PROF FEES			REPAIR/MAINT	.27	2
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.26	3
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.43	2
OTHER MAINT/SUP	.15	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,209,526 SQ. FT.				1,036,892 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.08	20.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.09	19.97						
NET PARKING INC	2	.63	.63						
MISCELLANEOUS									
TOTAL INCOME	3	18.62	20.45						
EXPENSE									
CLEANING	3	1.02	.88			1.02	.88		
REPAIR-MAINT	3	1.30	1.33			1.31	1.37		
UTILITIES	2	1.66	1.62			1.66	1.62		
RDS/GRNDS/SEC	3	.44	.45			.51	.60		
ADMINISTRATIVE	3	.61	.65			.71	.86		
TOTAL OPER EXP	2	5.55	5.55			6.39	6.52		
FIXED EXPENSES	2	2.48	2.44			2.75	2.90		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	.77	.83						
TOTAL CONTRACT	3	1.20	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28770	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	3
AVG % OFFICE OCCUPANCY	97.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.78	3
AVG NET PRKNG INC/STALL	1017.83	2
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**3**	**UTILITIES TOTAL**	**1.66**	**2**	SECURITY TOTAL	.41	3	**FIXED EXP TOTAL**	**2.48**	**2**	**TOTAL PAYROLL**	**.77**	**3**
PAYROLL			ELECTRICAL	1.48	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.94	3	GAS	.10	2	SEC CONTRACTS	.34	2	BUILDING INS	.11	2	REPAIR/MAINT	.40	3
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER	.25	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.30**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.61**	**3**				ADMINISTRATIVE	.32	3
PAYROLL	.40	3	COAL			PAYROLL	.32	3	**LEASING EXPENSES**					
ELEVATOR	.13	2	WATER/SEWER	.07	2	MGMT FEES	.27	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.20**	**3**
HVAC	.11	2				PROF FEES			COMMISSIONS			CLEANING	.94	3
ELECTRICAL	.03	2	**RDS/GNDS/SEC**	**.44**	**3**	GEN OFC EXP	.07	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.02	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS TOTAL	.03	2				BUY-OUTS			SECURITY	.34	2
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.30	2
OTHER MAINT/SUP	.67	3	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,2[illegible],026 SQ. FT.				1,233,461 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					13.72	11.33	6.07	16.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	13.73	11.33	6.07	16.97				
NET PARKING INC	3	.81	.76						
MISCELLANEOUS	4	.03	.02						
TOTAL INCOME	11	14.32	11.73	6.08	17.48				
EXPENSE									
CLEANING	11	.79	.79	.68	1.01	.79	.79	.68	1.01
REPAIR-MAINT	11	.71	.55	.47	.90	.71	.55	.48	.90
UTILITIES	11	1.75	1.70	1.30	2.13	1.75	1.70	1.30	2.13
RDS/GRNDS/SEC	11	.28	.29	.07	.53	.28	.29	.07	.53
ADMINISTRATIVE	11	.48	.42	.29	.85	.48	.42	.29	.85
TOTAL OPER EXP	11	4.00	3.70	3.57	4.69	4.00	3.70	3.57	4.69
FIXED EXPENSES	9	1.09	1.19	.58	1.33	1.09	1.19	.58	1.33
TOTAL OPER + FIX	9	5.18	5.29	4.88	6.29	5.18	5.29	4.88	6.29
LEASING EXP									
TOTAL PAYROLL	6	.45	.39	.20	.81				
TOTAL CONTRACT	7	1.10	1.13	.88	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45148	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	181	8
AVG % OFFICE OCCUPANCY	97.4	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.83	8
AVG NET PRKNG INC/STALL	430.86	3
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**7**	**UTILITIES TOTAL**	**1.79**	**7**	SECURITY TOTAL	.15	5	**FIXED EXP TOTAL**	**1.09**	**6**	**TOTAL PAYROLL**	**.45**	**6**
PAYROLL			ELECTRICAL	1.59	7	SEC PAYROLL			REAL ESTATE TAX	1.04	4	CLEANING		
CONTRACT	.75	7	GAS	.73	2	SEC CONTRACTS	.15	5	BUILDING INS	.16	5	REPAIR/MAINT	.38	6
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	5	PURCH STEAM						OTHER TAX	.06	2	SECURITY		
REPR/MAINT TOTAL	**.70**	**7**	PURCH CH WTR			**ADMIN TOTAL**	**.44**	**7**				ADMINISTRATIVE	.08	5
PAYROLL	.38	6	COAL			PAYROLL	.08	5	**LEASING EXPENSES**					
ELEVATOR	.13	5	WATER/SEWER	.08	7	MGMT FEES	.27	7	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.10**	**7**
HVAC	.06	7				PROF FEES	.12	4	COMMISSIONS			CLEANING	.75	7
ELECTRICAL	.03	6	**RDS/GNDS/SEC**	**.27**	**7**	GEN OFC EXP	.06	6	PROF FEES			REPAIR/MAINT	.13	2
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP	.03	4	TENANT ALTS			RDS/GROUNDS	.12	7
PLUMBING	.02	6	RDS/GNDS TOTAL	.14	7				BUY-OUTS			SECURITY	.15	5
FIRE/LIFE SFTY	.04	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.30	7
OTHER MAINT/SUP	.10	7	RDS/GNDS CONTR	.12	7									
			RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	4,761,893 SQ. FT.				4,411,469 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					11.96	8.37	7.88	9.70
RETAIL AREA	3	1.94	1.24						
OTHER AREA									
TOTAL RENT	13	11.21	8.36	7.83	9.12				
NET PARKING INC	4	.40	.30	.27	.54				
MISCELLANEOUS	7	.12	.15	.05	.25				
TOTAL INCOME	13	11.52	8.37	7.92	9.35				
EXPENSE									
CLEANING	20	1.01	.85	.72	1.12	1.04	.85	.72	1.12
REPAIR-MAINT	19	1.27	.69	.52	1.12	1.33	.69	.52	1.17
UTILITIES	19	1.76	1.88	1.28	2.39	1.80	1.88	1.29	2.48
RDS/GRNDS/SEC	18	.41	.20	.06	.38	.44	.21	.06	.40
ADMINISTRATIVE	19	.92	.54	.53	.80	.99	.54	.53	.85
TOTAL OPER EXP	18	5.44	4.47	3.70	6.48	5.82	4.62	3.70	6.84
FIXED EXPENSES	15	.63	.02	.02	.11	.68	.02	.02	.11
TOTAL OPER + FIX	14	5.56	4.28	3.21	5.62	5.91	4.34	3.21	5.97
LEASING EXP									
TOTAL PAYROLL	19	1.54	.61	.27	2.12				
TOTAL CONTRACT	20	1.36	.67	.36	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25383	19
AVG SQFT/RETAIL TENANT	3906	6
AVG SQFT/OFFICE WORKER	259	20
AVG % OFFICE OCCUPANCY	99.0	20
AVG % RETAIL OCCUPANCY	87.7	6
AVG $ RATE YR-END RENT	22.14	14
AVG NET PRKNG INC/STALL	998.95	4
RENTABLE/GROSS SQFT	.93	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**20**	**UTILITIES TOTAL**	**1.76**	**19**	SECURITY TOTAL	.51	7	**FIXED EXP TOTAL**	**.63**	**15**	**TOTAL PAYROLL**	**1.54**	**19**
PAYROLL	.59	11	ELECTRICAL	1.55	19	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.59	11
CONTRACT	.69	20	GAS			SEC CONTRACTS	.36	6	BUILDING INS	.10	14	REPAIR/MAINT	.91	8
SUP/MAT/MISC	.12	13	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX	.06	2	RDS/GROUNDS		
TRASH REMOVAL	.04	10	PURCH STEAM	.06	6	**ADMIN TOTAL**	**1.01**	**10**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.27**	**19**	PURCH CH WTR	.40	6	PAYROLL	.82	9	**LEASING EXPENSES**			ADMINISTRATIVE	.82	9
PAYROLL	.91	8	COAL			MGMT FEES	.39	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.36**	**20**
ELEVATOR	.10	17	WATER/SEWER	.11	18	PROF FEES	.04	2	COMMISSIONS			CLEANING	.69	20
HVAC	.32	9	**RDS/GNDS/SEC**	**.52**	**8**	GEN OFC EXP	.14	8	PROF FEES			REPAIR/MAINT	.88	5
ELECTRICAL	.08	8	**TOTAL**			OTHER ADM EXP	.06	4	TENANT ALTS			RDS/GROUNDS	.03	3
STRUCT/ROOF	.17	4	RDS/GNDS TOTAL	.04	4				BUY-OUTS			SECURITY	.36	6
PLUMBING	.03	6	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.37	4
FIRE/LIFE SFTY	.04	5	RDS/GNDS CONTR	.03	3									
OTHER MAINT/SUP	.29	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	470,516 SQ. FT.				470,516 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.20	8.30	7.97	8.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.20	8.30	7.97	8.37				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	8.24	8.37	8.03	8.38				
EXPENSE									
CLEANING	6	.85	.84	.80	.86	.85	.84	.80	.86
REPAIR-MAINT	5	.54	.52	.51	.58	.54	.52	.51	.58
UTILITIES	6	2.00	1.79	1.39	2.68	2.00	1.79	1.39	2.68
RDS/GRNDS/SEC	6	.14	.13	.07	.22	.14	.13	.07	.22
ADMINISTRATIVE	5	.53	.53	.45	.58	.53	.53	.45	.58
TOTAL OPER EXP	5	4.07	4.08	3.40	4.62	4.07	4.08	3.40	4.62
FIXED EXPENSES	4	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	4	4.00	3.91	3.43	4.47	4.00	3.91	3.43	4.47
LEASING EXP									
TOTAL PAYROLL	5	.70	.46	.09	1.78				
TOTAL CONTRACT	6	.51	.57	.23	.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17000	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	244	6
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.86	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**6**	**UTILITIES TOTAL**	**2.00**	**6**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.02**	**4**	**TOTAL PAYROLL**	**.70**	**5**
PAYROLL	.30	4	ELECTRICAL	1.75	6	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.30	4
CONTRACT	.51	6	GAS			SEC CONTRACTS			BUILDING INS	.02	4	REPAIR/MAINT		
SUP/MAT/MISC	.17	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.06	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.54**	**5**	PURCH CH WTR	.25	2	PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.51**	**6**
ELEVATOR	.13	5	WATER/SEWER	.16	5	PROF FEES			COMMISSIONS			CLEANING	.51	6
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	1,446,991 SQ. FT.				1,380,569 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					8.84	8.47	7.88	8.62
RETAIL AREA	2	5.55	5.79						
OTHER AREA									
TOTAL RENT	7	8.74	7.88	7.83	8.53				
NET PARKING INC	2	.31	.30						
MISCELLANEOUS	4	.14	.15	.04	.26				
TOTAL INCOME	7	8.93	8.08	7.92	8.67				
EXPENSE									
CLEANING	9	.83	.75	.61	1.22	.84	.75	.61	1.22
REPAIR-MAINT	9	1.25	.69	.48	1.12	1.27	.69	.48	1.17
UTILITIES	9	1.90	1.88	1.16	2.93	1.91	1.88	1.17	2.93
RDS/GRNDS/SEC	9	.27	.21	.05	.43	.28	.23	.05	.46
ADMINISTRATIVE	9	.60	.54	.49	.77	.63	.54	.52	.78
TOTAL OPER EXP	9	4.85	4.35	3.06	6.13	5.08	4.35	3.06	6.30
FIXED EXPENSES	8	.06	.02	.02	.08	.07	.02	.02	.08
TOTAL OPER + FIX	8	4.42	4.28	3.08	5.48	4.52	4.34	3.08	5.79
LEASING EXP									
TOTAL PAYROLL	9	.73	.59	.14	1.05				
TOTAL CONTRACT	9	1.02	.69	.36	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31107	9
AVG SQFT/RETAIL TENANT	1989	3
AVG SQFT/OFFICE WORKER	263	9
AVG % OFFICE OCCUPANCY	99.1	9
AVG % RETAIL OCCUPANCY	97.8	3
AVG $ RATE YR-END RENT	10.77	7
AVG NET PRKNG INC/STALL	1065.08	2
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**9**
PAYROLL	.24	6
CONTRACT	.60	9
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**1.25**	**9**
PAYROLL	.89	4
ELEVATOR	.13	8
HVAC	.37	3
ELECTRICAL	.32	3
STRUCT/ROOF	.28	3
PLUMBING	.11	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.90**	**9**
ELECTRICAL	1.56	9
GAS		
FUEL OIL		
PURCH STEAM	.06	3
PURCH CH WTR	.44	4
COAL		
WATER/SEWER	.14	9
RDS/GNDS/SEC	**.42**	**4**
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL		
SEC CONTRACTS	.40	4
SEC OTHER	.03	2
ADMIN TOTAL	**.60**	**4**
PAYROLL	.34	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.26	4
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.06**	**8**
REAL ESTATE TAX		
BUILDING INS	.05	7
PERS PROP TAX	.06	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.73**	**9**
CLEANING	.24	6
REPAIR/MAINT	.89	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3
TOTAL CONTRACTS	**1.02**	**9**
CLEANING	.60	9
REPAIR/MAINT	.92	2
RDS/GROUNDS		
SECURITY	.40	4
ADMINISTRATIVE	.09	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600) SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,385,973 SQ. FT.				2,172,031 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.18	1.31			1.23	1.34		
REPAIR-MAINT	3	1.50	1.85			1.62	1.89		
UTILITIES	3	1.62	1.49			1.69	1.50		
RDS/GRNDS/SEC	2	.69	.67			.76	.74		
ADMINISTRATIVE	3	1.18	1.21			1.30	1.37		
TOTAL OPER EXP	3	5.98	6.48			6.57	7.05		
FIXED EXPENSES	2	.16	.15			.17	.16		
TOTAL OPER + FIX	2	6.69	6.69			7.41	7.43		
LEASING EXP									
TOTAL PAYROLL	3	2.30	2.25						
TOTAL CONTRACT	3	1.81	1.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24064	3
AVG SQFT/RETAIL TENANT	4386	3
AVG SQFT/OFFICE WORKER	263	3
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY	86.7	3
AVG $ RATE YR-END RENT	31.21	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**3**
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.50**	**3**
PAYROLL	1.06	2
ELEVATOR	.09	3
HVAC	.36	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.35	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.62**	**3**
ELECTRICAL	1.51	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC	**.69**	**2**
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.68	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.18**	**3**
PAYROLL	1.03	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.16**	**2**
REAL ESTATE TAX		
BUILDING INS	.16	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.30**	**3**
CLEANING		
REPAIR/MAINT	1.06	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.03	3
TOTAL CONTRACTS	**1.81**	**3**
CLEANING	.76	3
REPAIR/MAINT	.88	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,052,259 SQ. FT.				1,045,559 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					13.63	14.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.63	14.23						
NET PARKING INC	2	.85	.88						
MISCELLANEOUS	4	.03	.02						
TOTAL INCOME	4	14.38	15.03						
EXPENSE									
CLEANING	7	.94	1.20	.73	1.42	.94	1.20	.73	1.42
REPAIR-MAINT	7	1.16	1.50	.56	2.12	1.16	1.50	.56	2.12
UTILITIES	7	1.81	1.83	1.35	2.02	1.81	1.83	1.35	2.02
RDS/GRNDS/SEC	7	.23	.17	.08	.34	.24	.18	.08	.34
ADMINISTRATIVE	7	.51	.54	.37	.88	.51	.64	.37	.96
TOTAL OPER EXP	7	4.65	5.62	3.63	6.70	4.68	6.52	3.63	6.93
FIXED EXPENSES	4	1.12	1.26			1.12	1.26		
TOTAL OPER+FIX	4	5.19	4.93			5.19	4.93		
LEASING EXP									
TOTAL PAYROLL	7	1.15	1.85	.40	2.59				
TOTAL CONTRACT	7	.98	.84	.40	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39434	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	6
AVG % OFFICE OCCUPANCY	98.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	28.61	4
AVG NET PRKNG INC/STALL	529.36	2
RENTABLE/GROSS SQFT	.85	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**7**
PAYROLL	1.20	3
CONTRACT	.67	6
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	**1.16**	**7**
PAYROLL	.71	7
ELEVATOR	.13	6
HVAC	.17	5
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.81**	**7**
ELECTRICAL	1.73	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	**.23**	**7**
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	4
SEC PAYROLL		
SEC CONTRACTS	.10	4
SEC OTHER		
ADMIN TOTAL	**.51**	**7**
PAYROLL	.20	7
MGMT FEES	.27	4
PROF FEES		
GEN OFC EXP	.07	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.12**	**4**
REAL ESTATE TAX	1.07	2
BUILDING INS	.15	4
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.15**	**7**
CLEANING	1.20	3
REPAIR/MAINT	.71	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	7
TOTAL CONTRACTS	**.98**	**7**
CLEANING	.67	6
REPAIR/MAINT	.13	3
RDS/GROUNDS	.13	6
SECURITY	.10	4
ADMINISTRATIVE	.29	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,429,621 SQ. FT.				1,365,360 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					15.03	11.14	8.31	16.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.51	10.96	6.42	16.61				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	14.73	10.97	6.42	16.61				
EXPENSE									
CLEANING	19	.98	.91	.77	1.35	.99	.91	.77	1.35
REPAIR-MAINT	20	1.36	1.27	.56	2.50	1.37	1.27	.56	2.50
UTILITIES	20	1.74	1.66	1.38	2.10	1.76	1.66	1.38	2.10
RDS/GRNDS/SEC	13	.48	.26	.11	.92	.51	.26	.13	.94
ADMINISTRATIVE	16	.96	1.04	.43	1.70	1.03	1.05	.50	1.73
TOTAL OPER EXP	19	6.00	7.73	3.51	10.36	6.29	7.73	3.51	10.40
FIXED EXPENSES	3	.41	.91			.41	.91		
TOTAL OPER + FIX	3	3.59	4.11			3.59	4.11		
LEASING EXP	2	.59	.41						
TOTAL PAYROLL	15	2.06	3.42	.74	4.08				
TOTAL CONTRACT	15	1.94	2.43	1.04	3.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9377	17
AVG SQFT/RETAIL TENANT	679	4
AVG SQFT/OFFICE WORKER	196	17
AVG % OFFICE OCCUPANCY	98.2	20
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.81	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	98	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**15**	**UTILITIES TOTAL**	**1.59**	**15**	SECURITY TOTAL	.56	7	**FIXED EXP TOTAL**	**.41**	**3**	**TOTAL PAYROLL**	**2.06**	**15**
PAYROLL	.27	4	ELECTRICAL	1.28	15	SEC PAYROLL			REAL ESTATE TAX	.87	2	CLEANING	.27	4
CONTRACT	.92	14	GAS	.27	10	SEC CONTRACTS	.47	6	BUILDING INS	.09	3	REPAIR/MAINT	.85	14
SUP/MAT/MISC	.06	11	FUEL OIL	.08	6	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.40	2
TRASH REMOVAL	.04	12	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.23**	**16**	PURCH CH WTR			**ADMIN TOTAL**	**1.05**	**11**				ADMINISTRATIVE	1.03	8
PAYROLL	.85	14	COAL			PAYROLL	1.03	8	**LEASING EXPENSES**	**.59**	**2**			
ELEVATOR	.08	13	WATER/SEWER	.09	14	MGMT FEES	.37	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.94**	**15**
HVAC	.21	14	**RDS/GNDS/SEC TOTAL**	**.08**	**9**	PROF FEES			COMMISSIONS			CLEANING	.92	14
ELECTRICAL	.06	9	RDS/GNDS TOTAL	.21	7	GEN OFC EXP	.06	8	PROF FEES			REPAIR/MAINT	.52	5
STRUCT/ROOF	.04	7	RDS/GNDS PAYRL	.40	2	OTHER ADM EXP	.02	5	TENANT ALTS	.57	2	RDS/GROUNDS	.14	4
PLUMBING	.02	8	RDS/GNDS CONTR	.14	4				BUY-OUTS			SECURITY	.47	6
FIRE/LIFE SFTY	.05	12	RDS/GNDS OTHER	.03	5				OTHER LEASING			ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,272,865 SQ. FT.				1,127,919 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.12	.82	.64	1.16	1.14	.83	.64	1.18
REPAIR-MAINT	3	1.54	1.06			1.67	1.09		
UTILITIES	4	1.56	1.48	1.43	1.68	1.57	1.48	1.43	1.69
RDS/GRNDS/SEC	4	.38	.21	.12	.40	.43	.23	.14	.43
ADMINISTRATIVE	4	.85	.38	.33	.80	.96	.43	.33	.93
TOTAL OPER EXP	3	5.50	4.43			6.24	5.70		
FIXED EXPENSES	2	.07	.08			.08	.08		
TOTAL OPER + FIX	2	5.85	4.82			6.45	5.27		
LEASING EXP									
TOTAL PAYROLL	3	1.76	2.02						
TOTAL CONTRACT	3	2.63	.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34000	4
AVG SQFT/RETAIL TENANT	28113	2
AVG SQFT/OFFICE WORKER	260	3
AVG % OFFICE OCCUPANCY	99.5	4
AVG % RETAIL OCCUPANCY	88.8	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.03	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**3**	**UTILITIES TOTAL**	**1.48**	**3**	SECURITY TOTAL	.42	2	**FIXED EXP TOTAL**	**.07**	**2**	**TOTAL PAYROLL**	**1.76**	**3**
PAYROLL			ELECTRICAL	1.27	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.03	3	GAS			SEC CONTRACTS	.42	2	BUILDING INS	.07	2	REPAIR/MAINT	1.07	2
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.66**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**.97**	**3**				ADMINISTRATIVE	.60	3
PAYROLL	1.07	2	COAL			PAYROLL	.60	3	**LEASING EXPENSES**					
ELEVATOR	.10	2	WATER/SEWER	.15	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**2.63**	**3**
HVAC			**RDS/GNDS/SEC TOTAL**	**.43**	**3**	PROF FEES			COMMISSIONS			CLEANING	1.03	3
ELECTRICAL			RDS/GNDS TOTAL	.03	3	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS CONTR						BUY-OUTS			SECURITY	.42	2
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	1,785,806 SQ. FT.				1,627,032 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					19.95	19.00			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	17.91	16.79							
NET PARKING INC	2	.58	.54							
MISCELLANEOUS										
TOTAL INCOME	2	18.65	17.47							
EXPENSE										
CLEANING	4	.86	.89	.70	.98	.91	.93	.71	1.03	
REPAIR-MAINT	4	.87	.80	.61	1.03	.92	.84	.61	1.09	
UTILITIES	3	1.94	2.10			2.08	2.29			
RDS/GRNDS/SEC	4	.51	.23	.06	.59	.56	.23	.07	.63	
ADMINISTRATIVE	3	1.35	.81			1.49	.97			
TOTAL OPER EXP	3	5.84	4.43			6.25	4.43			
FIXED EXPENSES	3	1.34	.22			1.48	.24			
TOTAL OPER + FIX	2	6.13	5.45			6.59	5.80			
LEASING EXP										
TOTAL PAYROLL	3	1.72	.61							
TOTAL CONTRACT	4	1.39	.97	.88	1.41					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21415	3
AVG SQFT/RETAIL TENANT	1913	2
AVG SQFT/OFFICE WORKER	267	4
AVG % OFFICE OCCUPANCY	99.7	4
AVG % RETAIL OCCUPANCY	84.1	2
AVG $ RATE YR-END RENT	29.57	3
AVG NET PRKNG INC/STALL	1695.65	2
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**4**	**UTILITIES TOTAL**	**1.94**	**3**	SECURITY TOTAL	.52	3	**FIXED EXP TOTAL**	**1.34**	**3**	**TOTAL PAYROLL**	**1.72**	**3**
PAYROLL			ELECTRICAL	1.86	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.82	4	GAS			SEC CONTRACTS	.16	2	BUILDING INS	.16	3	REPAIR/MAINT	.47	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.87**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**1.35**	**3**				ADMINISTRATIVE	1.29	2
PAYROLL	.47	2	COAL			PAYROLL	1.29	2	**LEASING EXPENSES**					
ELEVATOR	.13	3	WATER/SEWER	.08	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.39**	**4**
HVAC	.10	3	**RDS/GNDS/SEC**	**.54**	**3**	PROF FEES			COMMISSIONS			CLEANING	.82	4
ELECTRICAL	.04	3	**TOTAL**			GEN OFC EXP	.31	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	2
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.46	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	22 BLDS	1,014,720 SQ. FT.				897,210 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					8.84	8.67	5.05	12.05	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	4	8.45	8.67	4.70	11.78					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	4	9.34	9.16	4.70	13.41					
EXPENSE										
CLEANING	21	1.22	1.26	.79	1.57	1.24	1.28	.79	1.72	
REPAIR-MAINT	21	1.10	1.13	.84	1.55	1.12	1.13	.85	1.66	
UTILITIES	21	1.75	1.52	1.02	2.11	1.75	1.52	1.02	2.11	
RDS/GRNDS/SEC	21	.21	.15	.14	.17	.24	.19	.17	.19	
ADMINISTRATIVE	18	.65	.49	.28	.70	.73	.54	.31	.86	
TOTAL OPER EXP	20	4.55	4.29	3.82	5.46	5.18	5.11	4.36	6.50	
FIXED EXPENSES	2	.37	.37			.37	.37			
TOTAL OPER + FIX	2	5.73	5.75			5.73	5.75			
LEASING EXP										
TOTAL PAYROLL	7	1.26	1.18	.60	2.54					
TOTAL CONTRACT	5	.44	.46	.09	.66					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5238	21
AVG SQFT/RETAIL TENANT	945	8
AVG SQFT/OFFICE WORKER	292	22
AVG % OFFICE OCCUPANCY	95.1	22
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	11.12	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**6**	**UTILITIES TOTAL**	**2.74**	**7**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.37**	**2**	**TOTAL PAYROLL**	**1.26**	**7**
PAYROLL	.76	5	ELECTRICAL	2.30	7	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.76	5
CONTRACT	.47	4	GAS	.61	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.60	5
SUP/MAT/MISC	.10	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.19	2
TRASH REMOVAL	.11	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.90**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.82**	**5**				ADMINISTRATIVE	.38	3
PAYROLL	.60	5	COAL			PAYROLL	.38	3	**LEASING EXPENSES**					
ELEVATOR	.05	4	WATER/SEWER	.17	6	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.44**	**5**
HVAC	.11	3	**RDS/GNDS/SEC**	**.36**	**5**	PROF FEES	.07	2	COMMISSIONS			CLEANING	.47	4
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP	.01	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.12	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.03	2
PLUMBING	.03	3	RDS/GNDS PAYRL	.19	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.16	2
OTHER MAINT/SUP	.14	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,933,404 SQ. FT.				1,881,464 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					10.95	8.53	8.12	12.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	10.84	8.53	8.12	12.52				
NET PARKING INC									
MISCELLANEOUS	4	.14	.15	.04	.25				
TOTAL INCOME	12	10.94	8.67	8.16	12.52				
EXPENSE									
CLEANING	12	1.16	.85	.70	1.56	1.17	.85	.70	1.56
REPAIR-MAINT	16	1.14	.73	.51	1.59	1.15	.73	.51	1.64
UTILITIES	16	1.84	1.74	1.24	2.27	1.85	1.74	1.24	2.27
RDS/GRNDS/SEC	16	.40	.21	.06	.90	.41	.21	.06	.92
ADMINISTRATIVE	14	.64	.53	.53	.71	.66	.53	.53	.73
TOTAL OPER EXP	12	4.58	3.85	3.15	5.20	4.71	4.11	3.15	5.20
FIXED EXPENSES	9	.21	.02	.02	.07	.22	.02	.02	.07
TOTAL OPER + FIX	9	4.62	4.10	3.04	5.22	4.66	4.10	3.04	5.22
LEASING EXP									
TOTAL PAYROLL	14	1.29	.52	.09	1.18				
TOTAL CONTRACT	10	.42	.39	.32	.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15041	16
AVG SQFT/RETAIL TENANT	3144	4
AVG SQFT/OFFICE WORKER	240	15
AVG % OFFICE OCCUPANCY	99.9	16
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.43	12
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**10**	**UTILITIES TOTAL**	**1.94**	**14**	SECURITY TOTAL	.95	5	**FIXED EXP TOTAL**	**.21**	**9**	**TOTAL PAYROLL**	**1.29**	**14**
PAYROLL	.67	9	ELECTRICAL	1.68	14	SEC PAYROLL	.87	5	REAL ESTATE TAX			CLEANING	.67	9
CONTRACT	.40	9	GAS	.11	3	SEC CONTRACTS			BUILDING INS	.06	9	REPAIR/MAINT	1.14	4
SUP/MAT/MISC	.20	9	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM	.06	4				OTHER TAX			SECURITY	.87	5
REPR/MAINT TOTAL	**1.12**	**11**	PURCH CH WTR	.25	4	**ADMIN TOTAL**	**.48**	**3**				ADMINISTRATIVE	.40	2
PAYROLL	1.14	4	COAL			PAYROLL	.40	2	**LEASING EXPENSES**					
ELEVATOR	.16	10	WATER/SEWER	.14	13	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.42**	**10**
HVAC	.34	3	**RDS/GNDS/SEC TOTAL**	.71	7	PROF FEES			COMMISSIONS			CLEANING	.40	9
ELECTRICAL	.05	3	RDS/GNDS TOTAL	.14	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.19	2
STRUCT/ROOF	.12	2	RDS/GNDS PAYRL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.14	2
PLUMBING	.02	2	RDS/GNDS CONTR	.14	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.06	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,864,943 SQ. FT.				1,738,955 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.44	15.15	10.69	18.90
RETAIL AREA	2	26.03	28.88						
OTHER AREA									
TOTAL RENT	4	13.00	14.82	11.05	15.74				
NET PARKING INC	2	.85	.88						
MISCELLANEOUS	3	.35	.04						
TOTAL INCOME	4	13.73	15.98	11.45	17.01				
EXPENSE									
CLEANING	5	1.07	.85	.71	1.77	1.08	.87	.71	1.81
REPAIR-MAINT	6	.99	.89	.56	1.54	1.00	.92	.56	1.55
UTILITIES	5	1.80	1.88	1.12	2.28	1.81	1.88	1.14	2.28
RDS/GRNDS/SEC	5	.12	.06	.04	.21	.13	.06	.05	.22
ADMINISTRATIVE	5	.43	.37	.34	.67	.46	.38	.34	.90
TOTAL OPER EXP	4	3.86	3.61	3.21	4.75	4.02	3.61	3.32	5.15
FIXED EXPENSES	4	2.01	2.06	1.29	2.92	2.13	2.25	1.29	3.57
TOTAL OPER + FIX	2	4.90	4.91			4.90	4.91		
LEASING EXP	2	.12	.11						
TOTAL PAYROLL	5	1.17	1.25	.40	2.20				
TOTAL CONTRACT	5	.63	.88	.09	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29474	6
AVG SQFT/RETAIL TENANT	2898	4
AVG SQFT/OFFICE WORKER	184	5
AVG % OFFICE OCCUPANCY	100.0	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	27.50	2
AVG NET PRKNG INC/STALL	529.36	2
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**4**	**UTILITIES TOTAL**	**1.98**	**4**	SECURITY TOTAL	.07	4	**FIXED EXP TOTAL**	**2.01**	**4**	**TOTAL PAYROLL**	**1.17**	**5**
PAYROLL			ELECTRICAL	1.76	4	SEC PAYROLL			REAL ESTATE TAX	1.84	4	CLEANING		
CONTRACT	.64	4	GAS			SEC CONTRACTS	.01	3	BUILDING INS	.14	4	REPAIR/MAINT	.56	5
SUP/MAT/MISC	.10	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM						OTHER TAX	.05	3	SECURITY		
REPR/MAINT TOTAL	**1.04**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.43**	**5**				ADMINISTRATIVE	.21	5
PAYROLL	.56	5	COAL			PAYROLL	.21	5	**LEASING EXPENSES**	.12	2			
ELEVATOR	.18	5	WATER/SEWER	.09	4	MGMT FEES	.31	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.63**	**5**
HVAC	.32	4	**RDS/GNDS/SEC TOTAL**	.11	4	PROF FEES	.01	2	COMMISSIONS			CLEANING	.64	4
ELECTRICAL	.02	4	RDS/GNDS TOTAL	.04	3	GEN OFC EXP	.06	3	PROF FEES			REPAIR/MAINT	.14	4
STRUCT/ROOF	.01	2	RDS/GNDS PAYRL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.06	2
PLUMBING	.01	4	RDS/GNDS CONTR	.06	2				BUY-OUTS			SECURITY	.01	3
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.23	4
OTHER MAINT/SUP	.02	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	942,642 SQ. FT.				812,838 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	17	1.29	1.18	.80	1.62	1.32	1.19	.81	1.68
REPAIR-MAINT	18	1.40	1.54	1.02	1.74	1.42	1.56	1.03	1.74
UTILITIES	18	1.35	1.08	.94	1.25	1.36	1.10	.94	1.25
RDS/GRNDS/SEC	19	.15	.16	.15	.16	.17	.18	.17	.20
ADMINISTRATIVE	15	.41	.37	.31	.48	.48	.43	.35	.61
TOTAL OPER EXP	15	4.33	4.14	3.62	4.88	4.95	4.96	4.18	5.54
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	3.11	2.95						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3089	18
AVG SQFT/RETAIL TENANT	1187	11
AVG SQFT/OFFICE WORKER	230	19
AVG % OFFICE OCCUPANCY	93.8	19
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**2**
PAYROLL	1.24	2
CONTRACT		
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**1.38**	**2**
PAYROLL	1.16	2
ELEVATOR	.03	2
HVAC	.06	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.14**	**2**
ELECTRICAL	.99	2
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	**.14**	**2**
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.59**	**2**
PAYROLL	.59	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.11**	**2**
CLEANING	1.24	2
REPAIR/MAINT	1.16	2
RDS/GROUNDS	.12	2
SECURITY		
ADMINISTRATIVE	.59	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,973,856 SQ. FT.				2,573,924 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	1.36	1.12	.82	2.16	1.38	1.13	.82	2.20
REPAIR-MAINT	14	1.49	1.19	.90	2.41	1.51	1.20	.91	2.49
UTILITIES	13	1.58	1.37	1.05	2.02	1.59	1.39	1.05	2.02
RDS/GRNDS/SEC	15	.15	.16	.16	.18	.17	.18	.18	.20
ADMINISTRATIVE	15	.63	.37	.29	.83	.73	.46	.34	1.00
TOTAL OPER EXP	11	4.44	3.86	3.47	6.53	5.14	4.25	3.95	7.85
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	5.61	5.37	3.60	8.59				
TOTAL CONTRACT	5	.23	.13	.09	.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16336	15
AVG SQFT/RETAIL TENANT	2176	14
AVG SQFT/OFFICE WORKER	213	15
AVG % OFFICE OCCUPANCY	97.7	15
AVG % RETAIL OCCUPANCY	100.0	14
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.94**	**4**
PAYROLL	2.21	3
CONTRACT	.44	2
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**2.81**	**5**
PAYROLL	2.09	5
ELEVATOR	.09	5
HVAC	.24	5
ELECTRICAL	.19	5
STRUCT/ROOF		
PLUMBING	.07	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**4**
ELECTRICAL	1.72	4
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.20	4
RDS/GNDS/SEC TOTAL	**.12**	**5**
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**1.14**	**5**
PAYROLL	1.14	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**5.61**	**5**
CLEANING	2.21	3
REPAIR/MAINT	2.09	5
RDS/GROUNDS	.09	4
SECURITY		
ADMINISTRATIVE	1.14	5
TOTAL CONTRACTS	**.23**	**5**
CLEANING	.44	2
REPAIR/MAINT	.09	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 6,726,619 SQ. FT.					5,998,466 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.04	10.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.83	8.92						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	9.89	9.04						
EXPENSE									
CLEANING	17	1.24	1.20	.88	1.36	1.26	1.21	.88	1.38
REPAIR-MAINT	18	1.19	1.00	.79	1.85	1.21	1.02	.80	1.89
UTILITIES	16	1.50	1.48	1.14	1.77	1.51	1.48	1.14	1.77
RDS/GRNDS/SEC	17	.23	.17	.16	.25	.26	.20	.17	.27
ADMINISTRATIVE	17	.45	.38	.31	.63	.50	.43	.33	.74
TOTAL OPER EXP	16	4.63	4.36	3.79	5.15	5.20	4.93	4.22	5.96
FIXED EXPENSES	2	.03	.03			.03	.03		
TOTAL OPER + FIX	2	5.77	5.59			5.77	5.59		
LEASING EXP									
TOTAL PAYROLL	6	2.51	1.56	.83	4.24				
TOTAL CONTRACT	5	.45	.16	.03	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16399	17
AVG SQFT/RETAIL TENANT	3994	14
AVG SQFT/OFFICE WORKER	192	18
AVG % OFFICE OCCUPANCY	97.4	18
AVG % RETAIL OCCUPANCY	100.0	14
AVG $ RATE YR-END RENT	12.06	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.42**	**6**	**UTILITIES TOTAL**	**1.31**	**6**	SECURITY TOTAL	.38	3	**FIXED EXP TOTAL**	**.03**	**2**	**TOTAL PAYROLL**	**2.51**	**6**
PAYROLL	1.16	5	ELECTRICAL	1.20	6	SEC PAYROLL	.12	2	REAL ESTATE TAX			CLEANING	1.16	5
CONTRACT	.37	5	GAS	.03	5	SEC CONTRACTS			BUILDING INS	.03	2	REPAIR/MAINT	1.01	5
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.21	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM						OTHER TAX			SECURITY	.12	2
REPR/MAINT TOTAL	**1.73**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.56**	**5**				ADMINISTRATIVE	.54	5
PAYROLL	1.01	5	COAL			PAYROLL	.54	5	**LEASING EXPENSES**					
ELEVATOR	.08	5	WATER/SEWER	.07	6	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.45**	**5**
HVAC	.42	4	**RDS/GNDS/SEC**	**.33**	**4**	PROF FEES			COMMISSIONS			CLEANING	.37	5
ELECTRICAL	.04	2	**TOTAL**			GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.02	2
STRUCT/ROOF			RDS/GNDS TOTAL	.14	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.39	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 631,370 SQ. FT.					482,362 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.86	10.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.82	10.04						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	10.82	10.04						
EXPENSE									
CLEANING	3	1.63	1.47			1.68	1.52		
REPAIR-MAINT	4	1.85	1.45	1.10	1.86	1.90	1.46	1.10	1.90
UTILITIES	4	1.96	1.77	1.19	2.03	1.96	1.78	1.19	2.03
RDS/GRNDS/SEC	4	.25	.23	.17	.74	.33	.29	.20	.76
ADMINISTRATIVE	2	.44	.64			.60	.78		
TOTAL OPER EXP	3	6.14	6.04			8.22	8.43		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.98	.90						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16441	4
AVG SQFT/RETAIL TENANT	5445	2
AVG SQFT/OFFICE WORKER	184	4
AVG % OFFICE OCCUPANCY	95.4	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.66	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	**1.28**	**2**	SECURITY TOTAL	.81	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.98	2
PAYROLL			ELECTRICAL	1.01	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.08	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			**ADMIN TOTAL**						ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.19	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC			**RDS/GNDS/SEC**	**.81**	**2**	PROF FEES			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	972,672 SQ. FT.				920,809 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.35	11.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.26	10.95						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	13.26	10.95						
EXPENSE									
CLEANING	4	1.50	1.28	.87	1.59	1.53	1.29	.88	1.63
REPAIR-MAINT	4	1.25	1.17	.66	1.78	1.28	1.20	.67	1.81
UTILITIES	4	1.27	1.15	.86	1.64	1.29	1.16	.87	1.64
RDS/GRNDS/SEC	3	.51	.20			.52	.20		
ADMINISTRATIVE	4	.32	.30	.19	.65	.34	.33	.20	.67
TOTAL OPER EXP	4	4.59	4.74	3.53	5.22	4.85	4.98	3.83	5.26
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.28	2.35						
TOTAL CONTRACT	3	.19	.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	101925	4
AVG SQFT/RETAIL TENANT	4476	3
AVG SQFT/OFFICE WORKER	214	3
AVG % OFFICE OCCUPANCY	99.6	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.57**	**3**	**UTILITIES TOTAL**	**1.30**	**3**	SECURITY TOTAL	.58	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.28**	**3**
PAYROLL	1.28	3	ELECTRICAL	1.04	2	SEC PAYROLL	.50	2	REAL ESTATE TAX			CLEANING	1.28	3
CONTRACT	.12	2	GAS	.09	2	SEC CONTRACTS	.07	2	BUILDING INS			REPAIR/MAINT	.52	3
SUP/MAT/MISC	.20	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.01	2	PURCH STEAM			**ADMIN TOTAL**	**.33**	**3**	OTHER TAX			SECURITY	.50	2
REPR/MAINT TOTAL	**1.30**	**3**	PURCH CH WTR			PAYROLL	.28	2	**LEASING EXPENSES**			ADMINISTRATIVE	.28	2
PAYROLL	.52	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.19**	**3**
ELEVATOR	.07	2	WATER/SEWER	.17	2	PROF FEES			COMMISSIONS			CLEANING	.12	2
HVAC	.65	2	**RDS/GNDS/SEC**	**.58**	**2**	GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.08	3
ELECTRICAL	.03	2	**TOTAL**			OTHER ADM EXP	.11	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.07	2
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.08	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	14 BLDS	1,346,853 SQ. FT.				1,080,178 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	.61	.85	.72	1.32	.61	.85	.72	1.32
REPAIR-MAINT	14	.90	1.14	.66	1.91	.91	1.14	.66	1.91
UTILITIES	11	1.34	.92	.87	1.31	1.34	.92	.87	1.31
RDS/GRNDS/SEC	14	.16	.15	.14	.16	.20	.18	.16	.20
ADMINISTRATIVE	7	.40	.41	.22	.58	.50	.46	.25	.67
TOTAL OPER EXP	11	3.45	3.90	3.47	4.64	4.34	4.80	4.13	5.38
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11691	14
AVG SQFT/RETAIL TENANT	1771	4
AVG SQFT/OFFICE WORKER	179	14
AVG % OFFICE OCCUPANCY	96.3	14
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

40-49 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,284,822 SQ. FT.				1,158,793 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	5	1.22	1.36	.62	2.01	1.23	1.39	.62	2.01	
REPAIR-MAINT	5	.62	.68	.51	1.11	.62	.68	.51	1.11	
UTILITIES	5	1.00	.82	.56	1.72	1.00	.82	.56	1.72	
RDS/GRNDS/SEC	5	.15	.14	.14	.16	.16	.16	.16	.20	
ADMINISTRATIVE	3	.35	.21			.38	.33			
TOTAL OPER EXP	5	3.26	3.33	2.39	4.95	3.62	4.42	2.68	5.69	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18519	3
AVG SQFT/RETAIL TENANT	896	3
AVG SQFT/OFFICE WORKER	263	4
AVG % OFFICE OCCUPANCY	98.5	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	19 BLDS	951,665 SQ. FT.				757,436 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	2					8.13	9.52			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	5.80	8.56							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	2	5.80	8.56							
EXPENSE										
CLEANING	17	1.28	1.15	.93	1.51	1.29	1.15	.95	1.51	
REPAIR-MAINT	19	1.48	1.64	1.21	1.77	1.48	1.64	1.21	1.78	
UTILITIES	18	.95	.92	.75	1.13	.95	.92	.75	1.13	
RDS/GRNDS/SEC	19	.20	.15	.15	1-	.26	.19	.17	.20	
ADMINISTRATIVE	15	.47	.46	.34	.64	.60	.57	.43	.80	
TOTAL OPER EXP	17	4.20	4.14	3.64	4.62	5.10	5.25	4.23	5.71	
FIXED EXPENSES	2	.61	.44			.86	.68			
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	2	2.00	2.22							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4043	18
AVG SQFT/RETAIL TENANT	765	6
AVG SQFT/OFFICE WORKER	216	17
AVG % OFFICE OCCUPANCY	92.4	18
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.00	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,513,730 SQ. FT.				2,142,623 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	12	1.24	1.18	.91	1.61	1.24	1.18	.91	1.61
REPAIR-MAINT	13	1.47	1.04	.71	1.81	1.48	1.05	.71	1.87
UTILITIES	11	1.12	.90	.74	1.32	1.12	.90	.75	1.32
RDS/GRNDS/SEC	11	.24	.16	.14	.17	.28	.20	.16	.22
ADMINISTRATIVE	11	.41	.40	.34	.55	.48	.58	.38	.63
TOTAL OPER EXP	11	4.47	3.70	3.27	4.93	5.26	4.50	3.81	6.86
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.33	2.93	.17	3.80				
TOTAL CONTRACT	5	.76	.51	.11	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14071	12
AVG SQFT/RETAIL TENANT	1893	8
AVG SQFT/OFFICE WORKER	247	12
AVG % OFFICE OCCUPANCY	98.5	13
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	8.85	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.42**	**5**
PAYROLL	.65	5
CONTRACT	.66	5
SUP/MAT/MISC	.14	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**2.85**	**4**
PAYROLL	2.06	3
ELEVATOR	.09	4
HVAC	.51	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**4**
ELECTRICAL	.95	4
GAS	.31	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	**.42**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.04	2
ADMIN TOTAL	**.44**	**3**
PAYROLL	.41	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.33**	**5**
CLEANING	.65	5
REPAIR/MAINT	2.06	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	**.76**	**5**
CLEANING	.66	5
REPAIR/MAINT	.07	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	6,267,149 SQ. FT.				5,806,667 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					17.26	12.80	10.12	21.26
RETAIL AREA	5	3.73	10.81	1.56	22.15				
OTHER AREA									
TOTAL RENT	12	16.16	12.46	9.57	20.89				
NET PARKING INC	5	.44	.49	.28	.69				
MISCELLANEOUS	3	.11	.03						
TOTAL INCOME	12	16.49	12.46	9.67	21.14				
EXPENSE									
CLEANING	29	.95	.91	.73	1.28	.97	.91	.73	1.29
REPAIR-MAINT	30	1.22	1.13	.58	2.16	1.28	1.15	.58	2.26
UTILITIES	31	1.78	1.68	1.43	2.10	1.81	1.68	1.43	2.11
RDS/GRNDS/SEC	25	.46	.26	.11	.73	.50	.26	.13	.76
ADMINISTRATIVE	27	.94	.79	.39	1.47	1.02	.81	.47	1.48
TOTAL OPER EXP	27	5.75	5.65	3.67	9.80	6.16	5.81	3.67	9.80
FIXED EXPENSES	10	.69	.17	.08	.91	.74	.18	.08	.91
TOTAL OPER+FIX	9	5.82	4.62	3.62	6.23	6.20	4.62	3.62	6.82
LEASING EXP	4	.41	.32	.03	.69				
TOTAL PAYROLL	24	1.63	2.18	.64	3.63				
TOTAL CONTRACT	24	1.71	1.41	.80	3.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20214	28
AVG SQFT/RETAIL TENANT	2962	11
AVG SQFT/OFFICE WORKER	219	28
AVG % OFFICE OCCUPANCY	98.7	32
AVG % RETAIL OCCUPANCY	88.9	11
AVG $ RATE YR-END RENT	26.05	11
AVG NET PRKNG INC/STALL	640.53	5
RENTABLE/GROSS SQFT	.92	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**24**
PAYROLL	.27	4
CONTRACT	.87	23
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	**1.18**	**24**
PAYROLL	.75	20
ELEVATOR	.14	20
HVAC	.12	20
ELECTRICAL	.04	14
STRUCT/ROOF	.16	10
PLUMBING	.01	12
FIRE/LIFE SFTY	.06	16
OTHER MAINT/SUP	.27	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.86**	**24**
ELECTRICAL	1.54	24
GAS	.21	13
FUEL OIL	.05	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	23
RDS/GNDS/SEC TOTAL	**.58**	**18**
RDS/GNDS TOTAL	.07	13
RDS/GNDS PAYRL	.34	3
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.02	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	15
SEC PAYROLL	.03	3
SEC CONTRACTS	.40	11
SEC OTHER	.26	3
ADMIN TOTAL	**1.02**	**19**
PAYROLL	.86	15
MGMT FEES	.34	7
PROF FEES	.05	2
GEN OFC EXP	.11	14
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.59**	**10**
REAL ESTATE TAX	3.49	3
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX	.37	4
LEASING EXPENSES	**.41**	**4**
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	.57	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.63**	**24**
CLEANING	.27	4
REPAIR/MAINT	.75	20
RDS/GROUNDS	.34	3
SECURITY	.83	3
ADMINISTRATIVE	.86	15
TOTAL CONTRACTS	**1.71**	**24**
CLEANING	.87	23
REPAIR/MAINT	.95	8
RDS/GROUNDS	.06	7
SECURITY	.40	11
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	268,177 SQ. FT.				265,777 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.16	13.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.16	13.06						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	13.18	13.07						
EXPENSE									
CLEANING	8	1.11	1.04	.84	1.40	1.11	1.04	.84	1.40
REPAIR-MAINT	8	1.80	2.27	.64	2.67	1.80	2.27	.64	2.67
UTILITIES	8	1.77	1.77	1.54	1.92	1.77	1.77	1.54	1.92
RDS/GRNDS/SEC	3	.63	.07			.63	.07		
ADMINISTRATIVE	5	1.42	1.60	.45	2.09	1.42	1.60	.45	2.09
TOTAL OPER EXP	8	8.63	10.12	5.65	11.17	8.71	10.12	5.65	11.55
FIXED EXPENSES	2	.99	.98			.99	.98		
TOTAL OPER+FIX	2	4.38	4.37			4.38	4.37		
LEASING EXP									
TOTAL PAYROLL	7	3.66	4.39	3.65	4.57				
TOTAL CONTRACT	8	2.89	3.24	1.44	4.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5693	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	7
AVG % OFFICE OCCUPANCY	100.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.52	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.98	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**8**
PAYROLL		
CONTRACT	1.03	8
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	**1.80**	**8**
PAYROLL	1.50	6
ELEVATOR	.07	6
HVAC	.36	8
ELECTRICAL	.11	3
STRUCT/ROOF	.17	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.21	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.84**	**7**
ELECTRICAL	1.64	7
GAS	.13	3
FUEL OIL	.13	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	**.83**	**3**
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.42	5
PAYROLL	1.93	3
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.99**	**2**
REAL ESTATE TAX	.87	2
BUILDING INS	.12	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.66**	**7**
CLEANING		
REPAIR/MAINT	1.50	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.93	3
TOTAL CONTRACTS	**2.89**	**8**
CLEANING	1.03	8
REPAIR/MAINT	.55	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	712,332 SQ. FT.				674,182 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.93	10.55	7.01	12.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.31	9.42	6.06	12.46				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	9.31	9.42		12.46				
EXPENSE									
CLEANING	9	1.07	1.24	.69	1.35	1.09	1.24	.69	1.36
REPAIR-MAINT	10	1.49	1.27	.52	2.39	1.52	1.27	.53	2.39
UTILITIES	11	1.99	1.79	1.46	2.45	2.02	1.79	1.46	2.45
RDS/GRNDS/SEC	9	.57	.24	.11	1.18	.61	.24	.13	1.21
ADMINISTRATIVE	10	1.13	1.20	.39	1.70	1.20	1.21	.54	1.75
TOTAL OPER EXP	8	6.53	6.39	3.81	10.03	6.99	6.86	4.10	10.07
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	7	2.47	2.97	1.75	3.31				
TOTAL CONTRACT	6	1.84	1.74	.65	3.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8061	10
AVG SQFT/RETAIL TENANT	606	2
AVG SQFT/OFFICE WORKER	195	11
AVG % OFFICE OCCUPANCY	96.7	11
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.84	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**6**	**UTILITIES TOTAL**	**1.99**	**8**	SECURITY TOTAL	.97	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.47**	**7**
PAYROLL	.09	3	ELECTRICAL	1.68	8	SEC PAYROLL	1.18	2	REAL ESTATE TAX			CLEANING	.09	3
CONTRACT	.95	6	GAS	.17	5	SEC CONTRACTS	.75	2	BUILDING INS			REPAIR/MAINT	1.16	5
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.25	2
TRASH REMOVAL	.03	4	PURCH STEAM						OTHER TAX			SECURITY	1.18	2
REPR/MAINT TOTAL	**1.36**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**1.22**	**5**				ADMINISTRATIVE	1.31	4
PAYROLL	1.16	5	COAL			PAYROLL	1.31	4	**LEASING EXPENSES**					
ELEVATOR	.16	5	WATER/SEWER	.19	8	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.84**	**6**
HVAC	.17	5	**RDS/GNDS/SEC**	**.91**	**5**	PROF FEES			COMMISSIONS			CLEANING	.95	6
ELECTRICAL	.07	5	**TOTAL**			GEN OFC EXP	.10	5	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.21	3	OTHER ADM EXP	.02	3	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.02	4	RDS/GNDS PAYRL	.28	2				BUY-OUTS			SECURITY	.75	2
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.05	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,401,903 SQ. FT.				1,312,240 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.13	17.25		
RETAIL AREA	2	12.02	20.18						
OTHER AREA									
TOTAL RENT	2	15.07	17.26						
NET PARKING INC	2	.41	.46						
MISCELLANEOUS									
TOTAL INCOME	2	15.48	17.72						
EXPENSE									
CLEANING	7	.75	.76	.59	.90	.76	.76	.59	.90
REPAIR-MAINT	7	.98	.73	.51	1.11	.99	.73	.51	1.15
UTILITIES	7	1.52	1.47	1.05	1.75	1.53	1.47	1.07	1.76
RDS/GRNDS/SEC	7	.29	.28	.20	.41	.31	.26	.24	.41
ADMINISTRATIVE	6	.55	.42	.35	.77	.59	.47	.35	.81
TOTAL OPER EXP	7	4.05	3.44	3.03	4.24	4.32	3.46	3.03	4.94
FIXED EXPENSES	3	.11	.08			.11	.08		
TOTAL OPER+FIX	3	3.58	3.12			3.63	3.12		
LEASING EXP	2	.30	.43						
TOTAL PAYROLL	5	.55	.59	.36	.74				
TOTAL CONTRACT	5	.83	.91	.49	1.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21635	7
AVG SQFT/RETAIL TENANT	1488	4
AVG SQFT/OFFICE WORKER	197	4
AVG % OFFICE OCCUPANCY	98.9	7
AVG % RETAIL OCCUPANCY	97.6	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	334.03	2
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.65**	**5**	**UTILITIES TOTAL**	**1.23**	**5**	SECURITY TOTAL	.28	5	**FIXED EXP TOTAL**	**.11**	**3**	**TOTAL PAYROLL**	**.55**	**5**
PAYROLL			ELECTRICAL	1.01	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.58	4	GAS	.25	4	SEC CONTRACTS	.27	5	BUILDING INS	.06	3	REPAIR/MAINT	.36	5
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.73**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.52**	**4**				ADMINISTRATIVE	.21	3
PAYROLL	.36	5	COAL			PAYROLL	.21	3	**LEASING EXPENSES**	**.30**	**2**			
ELEVATOR	.09	4	WATER/SEWER	.06	4	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.83**	**5**
HVAC	.05	2	**RDS/GNDS/SEC**	**.34**	**5**	PROF FEES			COMMISSIONS	.05	2	CLEANING	.58	4
ELECTRICAL	.02	2	**TOTAL**			GEN OFC EXP	.45	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.41	2	RDS/GNDS TOTAL	.12	3	OTHER ADM EXP	.08	3	TENANT ALTS			RDS/GROUNDS	.18	2
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.27	5
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.18	2				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.11	4	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,354,039 SQ. FT.				1,257,134 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					22.97	22.04		
RETAIL AREA	2	9.24	8.32						
OTHER AREA									
TOTAL RENT	3	21.51	21.82						
NET PARKING INC	2	.63	.63						
MISCELLANEOUS									
TOTAL INCOME	3	21.99	21.82						
EXPENSE									
CLEANING	3	.83	.84			.84	.84		
REPAIR-MAINT	3	1.05	1.10			1.07	1.13		
UTILITIES	2	2.46	2.43			2.46	2.44		
RDS/GRNDS/SEC	3	.46	.51			.50	.53		
ADMINISTRATIVE	3	.57	.53			.61	.54		
TOTAL OPER EXP	2	5.59	5.60			5.76	5.76		
FIXED EXPENSES	3	1.62	.20			1.74	.21		
TOTAL OPER+FIX	2	5.76	5.76			5.93	5.93		
LEASING EXP									
TOTAL PAYROLL	3	.82	.87						
TOTAL CONTRACT	3	1.01	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	202869	3
AVG SQFT/RETAIL TENANT	1885	2
AVG SQFT/OFFICE WORKER	231	3
AVG % OFFICE OCCUPANCY	96.8	3
AVG % RETAIL OCCUPANCY	98.3	2
AVG $ RATE YR-END RENT	25.02	3
AVG NET PRKNG INC/STALL	1017.83	2
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**3**	**UTILITIES TOTAL**	**2.46**	**2**	SECURITY TOTAL	.41	3	**FIXED EXP TOTAL**	**1.02**	**3**	**TOTAL PAYROLL**	**.82**	**3**
PAYROLL			ELECTRICAL	1.61	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.74	3	GAS			SEC CONTRACTS	.34	2	BUILDING INS	.11	2	REPAIR/MAINT	.49	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.29	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	3	PURCH STEAM						OTHER TAX	.46	2	SECURITY		
REPR/MAINT TOTAL	**1.05**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.57**	**3**				ADMINISTRATIVE	.34	3
PAYROLL	.49	3	COAL			PAYROLL	.34	3	**LEASING EXPENSES**					
ELEVATOR	.21	3	WATER/SEWER	.05	2	MGMT FEES	.27	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.01**	**3**
HVAC	.08	3	**RDS/GNDS/SEC**	**.46**	**3**	PROF FEES			COMMISSIONS			CLEANING	.74	3
ELECTRICAL	.03	2	**TOTAL**			GEN OFC EXP	.04	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.05	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.07	2
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	2
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.07	2				OTHER LEASING			ADMINISTRATIVE	.30	2
OTHER MAINT/SUP	.15	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,530,698 SQ. FT.				2,297,354 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.13	1.16			1.19	1.21		
REPAIR-MAINT	2	1.37	1.44			1.51	1.62		
UTILITIES	3	1.62	1.49			1.68	1.50		
RDS/GRNDS/SEC	3	.52	.55			.58	.62		
ADMINISTRATIVE	3	1.27	1.21			1.40	1.37		
TOTAL OPER EXP	2	6.53	6.54			7.24	7.27		
FIXED EXPENSES	2	.16	.15			.17	.16		
TOTAL OPER+FIX	2	6.69	6.69			7.41	7.43		
LEASING EXP									
TOTAL PAYROLL	2	2.32	2.28						
TOTAL CONTRACT	2	2.48	2.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20885	3
AVG SQFT/RETAIL TENANT	3840	3
AVG SQFT/OFFICE WORKER	226	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	86.6	3
AVG $ RATE YR-END RENT	31.21	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**2**	**UTILITIES TOTAL**	**1.83**	**2**	SECURITY TOTAL	.68	2	**FIXED EXP TOTAL**	**.16**	**2**	**TOTAL PAYROLL**	**2.32**	**2**
PAYROLL			ELECTRICAL	1.71	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.04	2	GAS			SEC CONTRACTS			BUILDING INS	.16	2	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.37**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**1.52**	**2**				ADMINISTRATIVE	1.31	2
PAYROLL			COAL			PAYROLL	1.31	2	**LEASING EXPENSES**					
ELEVATOR	.12	2	WATER/SEWER	.10	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**2.48**	**2**
HVAC	.12	2	**RDS/GNDS/SEC**	**.69**	**2**	PROF FEES			COMMISSIONS			CLEANING	1.04	2
ELECTRICAL	.05	2	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.20	2
STRUCT/ROOF			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.47	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	46 BLDS	5,173,791 SQ. FT.				4,875,413 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	22					11.80	11.28	7.88	12.88	
RETAIL AREA	3	16.99	25.62							
OTHER AREA										
TOTAL RENT	22	11.56	11.28	7.88	12.56					
NET PARKING INC	3	.80	.76							
MISCELLANEOUS	8	.41	.15	.03	.90					
TOTAL INCOME	22	11.96	11.72	7.96	14.00					
EXPENSE										
CLEANING	39	1.11	1.15	.76	1.56	1.13	1.16	.76	1.58	
REPAIR-MAINT	45	1.06	.94	.55	1.53	1.07	.94	.55	1.56	
UTILITIES	44	1.85	1.69	1.14	2.15	1.85	1.69	1.15	2.15	
RDS/GRNDS/SEC	44	.29	.16	.11	.23	.30	.19	.12	.23	
ADMINISTRATIVE	39	.59	.53	.37	.71	.63	.53	.38	.85	
TOTAL OPER EXP	37	4.38	4.09	3.55	5.46	4.62	4.81	3.57	6.04	
FIXED EXPENSES	16	1.00	.07	.02	1.29	1.03	.07	.02	1.29	
TOTAL OPER + FIX	14	4.84	4.81	3.21	5.18	4.86	4.81	3.21	5.18	
LEASING EXP	2	.12	.11							
TOTAL PAYROLL	28	1.24	1.10	.27	2.54					
TOTAL CONTRACT	21	.59	.46	.20	.75					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13910	45
AVG SQFT/RETAIL TENANT	1889	16
AVG SQFT/OFFICE WORKER	228	44
AVG % OFFICE OCCUPANCY	99.1	46
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	16.51	18
AVG NET PRKNG INC/STALL	508.00	3
RENTABLE/GROSS SQFT	.85	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**21**	**UTILITIES TOTAL**	**2.08**	**27**	SECURITY TOTAL	.43	12	**FIXED EXP TOTAL**	**1.00**	**18**	**TOTAL PAYROLL**	**1.24**	**28**
PAYROLL	.89	15	ELECTRICAL	1.61	27	SEC PAYROLL	.70	8	REAL ESTATE TAX	1.73	6	CLEANING	.89	15
CONTRACT	.54	18	GAS	.16	9	SEC CONTRACTS	.12	5	BUILDING INS	.09	15	REPAIR/MAINT	.67	15
SUP/MAT/MISC	.15	18	FUEL OIL	.01	2	SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS	.19	2
TRASH REMOVAL	.04	10	PURCH STEAM	.23	5	**ADMIN TOTAL**	**.54**	**15**	OTHER TAX	.05	3	SECURITY	.70	8
REPR/MAINT TOTAL	**1.04**	**23**	PURCH CH WTR	.25	4	PAYROLL	.32	12				ADMINISTRATIVE	.32	12
PAYROLL	.67	15	COAL			MGMT FEES	.27	6	**LEASING EXPENSES**	**.12**	**2**			
ELEVATOR	.17	20	WATER/SEWER	.13	25	PROF FEES	.06	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**.59**	**21**
HVAC	.27	11	**RDS/GNDS/SEC**	**.39**	**18**	GEN OFC EXP	.04	8	COMMISSIONS			CLEANING	.54	18
ELECTRICAL	.04	11	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.15	6
STRUCT/ROOF	.05	6	RDS/GNDS TOTAL	.07	9				TENANT ALTS			RDS/GROUNDS	.08	6
PLUMBING	.01	10	RDS/GNDS PAYRL	.19	2				BUY-OUTS			SECURITY	.12	5
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR	.08	6				OTHER LEASING			ADMINISTRATIVE	.25	8
OTHER MAINT/SUP	.05	15	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	311,837 SQ. FT.				259,740 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	12	1.40	1.32	1.08	1.66	1.44	1.33	1.09	1.89	
REPAIR-MAINT	12	1.51	1.31	1.11	1.65	1.56	1.32	1.11	1.82	
UTILITIES	11	1.24	1.29	1.10	1.64	1.24	1.29	1.11	1.64	
RDS/GRNDS/SEC	12	.15	.16	.15	.17	.18	.19	.18	.19	
ADMINISTRATIVE	10	.55	.48	.29	.68	.65	.54	.34	.86	
TOTAL OPER EXP	11	4.72	4.37	3.97	5.15	5.70	5.40	4.82	6.33	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3197	12
AVG SQFT/RETAIL TENANT	1075	4
AVG SQFT/OFFICE WORKER	228	12
AVG % OFFICE OCCUPANCY	94.8	12
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,127,582 SQ. FT.				1,054,956 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					9.66	9.83	7.70	12.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.39	9.83	7.70	12.26				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	9.73	10.27	7.70	12.27				
EXPENSE									
CLEANING	12	1.05	.85	.75	1.34	1.06	.85	.76	1.35
REPAIR-MAINT	15	1.04	.80	.52	1.18	1.04	.80	.52	1.19
UTILITIES	16	1.98	1.94	1.36	2.44	1.98	1.94	1.37	2.44
RDS/GRNDS/SEC	15	.38	.17	.15	.76	.41	.19	.16	.77
ADMINISTRATIVE	13	.93	.53	.34	1.56	.99	.53	.36	1.70
TOTAL OPER EXP	12	4.36	4.05	3.70	5.16	4.70	4.76	3.77	5.69
FIXED EXPENSES	5	.15	.02	.02	.37	.15	.02	.02	.37
TOTAL OPER + FIX	5	4.71	4.11	3.62	6.11	4.71	4.11	3.62	6.11
LEASING EXP									
TOTAL PAYROLL	12	1.45	1.10	.31	2.77				
TOTAL CONTRACT	7	.39	.46	.16	.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9241	15
AVG SQFT/RETAIL TENANT	814	4
AVG SQFT/OFFICE WORKER	271	16
AVG % OFFICE OCCUPANCY	97.1	16
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.10	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**8**	**UTILITIES TOTAL**	**2.38**	**12**	SECURITY TOTAL	1.18	4	**FIXED EXP TOTAL**	**.15**	**5**	**TOTAL PAYROLL**	**1.45**	**12**
PAYROLL	.55	7	ELECTRICAL	2.08	12	SEC PAYROLL	1.18	4	REAL ESTATE TAX			CLEANING	.55	7
CONTRACT	.39	7	GAS	.33	5	SEC CONTRACTS			BUILDING INS	.05	4	REPAIR/MAINT	1.23	5
SUP/MAT/MISC	.13	8	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.19	2
TRASH REMOVAL	.12	3	PURCH STEAM						OTHER TAX			SECURITY	1.18	4
REPR/MAINT TOTAL	**1.03**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**1.25**	**5**				ADMINISTRATIVE	1.26	3
PAYROLL	1.23	5	COAL			PAYROLL	1.26	3	**LEASING EXPENSES**					
ELEVATOR	.05	7	WATER/SEWER	.15	10	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.39**	**7**
HVAC	.11	3	**RDS/GNDS/SEC**	**.71**	**7**	PROF FEES	.07	2	COMMISSIONS			CLEANING	.39	7
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP	.01	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.12	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	3	RDS/GNDS PAYRL	.19	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.16	2
OTHER MAINT/SUP	.11	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,598,714 SQ. FT.				2,463,033 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					12.94	12.02	8.47	16.07
RETAIL AREA	2	5.01	17.17						
OTHER AREA									
TOTAL RENT	10	12.47	11.87	8.47	15.42				
NET PARKING INC	2	.84	.76						
MISCELLANEOUS	6	.37	.15	.01	.28				
TOTAL INCOME	10	12.87	11.87	8.47	16.93				
EXPENSE									
CLEANING	13	1.22	.86	.69	1.90	1.23	.87	.69	1.94
REPAIR-MAINT	15	1.14	.89	.54	1.50	1.15	.89	.54	1.53
UTILITIES	14	1.83	1.60	1.21	2.14	1.84	1.60	1.25	2.14
RDS/GRNDS/SEC	14	.33	.17	.05	.51	.34	.19	.05	.51
ADMINISTRATIVE	14	.56	.53	.42	.71	.58	.53	.48	.73
TOTAL OPER EXP	12	4.74	3.85	3.23	5.74	4.90	4.38	3.23	6.14
FIXED EXPENSES	9	.69	.02	.02	1.43	.72	.02	.02	1.43
TOTAL OPER + FIX	8	4.87	4.86	3.08	5.40	4.90	4.86	3.08	5.40
LEASING EXP									
TOTAL PAYROLL	13	1.30	.70	.14	1.99				
TOTAL CONTRACT	11	.68	.53	.36	.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23006	15
AVG SQFT/RETAIL TENANT	3132	6
AVG SQFT/OFFICE WORKER	255	13
AVG % OFFICE OCCUPANCY	99.9	15
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	15.21	9
AVG NET PRKNG INC/STALL	525.99	2
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**11**	**UTILITIES TOTAL**	**1.90**	**12**	SECURITY TOTAL	.48	6	**FIXED EXP TOTAL**	**.69**	**9**	**TOTAL PAYROLL**	**1.30**	**13**
PAYROLL	1.02	7	ELECTRICAL	1.67	12	SEC PAYROLL	.81	3	REAL ESTATE TAX	1.65	3	CLEANING	1.02	7
CONTRACT	.55	10	GAS	.09	4	SEC CONTRACTS	.17	4	BUILDING INS	.08	9	REPAIR/MAINT	.67	7
SUP/MAT/MISC	.15	9	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	6	PURCH STEAM	.06	3				OTHER TAX	.04	2	SECURITY	.81	3
REPR/MAINT TOTAL	**1.16**	**11**	PURCH CH WTR	.25	3	**ADMIN TOTAL**	**.50**	**7**				ADMINISTRATIVE	.27	6
PAYROLL	.67	7	COAL			PAYROLL	.27	6	**LEASING EXPENSES**					
ELEVATOR	.18	11	WATER/SEWER	.12	12	MGMT FEES	.32	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.68**	**11**
HVAC	.36	7	**RDS/GNDS/SEC**	**.44**	**8**	PROF FEES	.09	3	COMMISSIONS			CLEANING	.55	10
ELECTRICAL	.04	7	**TOTAL**			GEN OFC EXP	.04	4	PROF FEES			REPAIR/MAINT	.16	5
STRUCT/ROOF	.09	3	RDS/GNDS TOTAL	.10	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.10	3
PLUMBING	.01	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.17	4
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE	.39	4
OTHER MAINT/SUP	.04	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,135,657 SQ. FT.				1,097,685 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.10	10.69		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.36	11.05						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	11.79	11.45						
EXPENSE									
CLEANING	2	.76	.77			.76	.78		
REPAIR-MAINT	3	.77	.76			.78	.77		
UTILITIES	3	1.91	2.02			1.91	2.02		
RDS/GRNDS/SEC	3	.15	.18			.16	.19		
ADMINISTRATIVE	2	.33	.34			.34	.34		
TOTAL OPER EXP	2	3.29	3.22			3.39	3.33		
FIXED EXPENSES	2	2.07	2.15			2.10	2.21		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.83	.88						
TOTAL CONTRACT	2	.49	.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19958	3
AVG SQFT/RETAIL TENANT	2805	2
AVG SQFT/OFFICE WORKER	171	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL	—	
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**.77**	**2**
PAYROLL	.48	2
ELEVATOR	.21	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.26**	**2**
ELECTRICAL	1.94	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	**.14**	**2**
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.33**	**2**
PAYROLL	.21	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.07**	**2**
REAL ESTATE TAX	1.90	2
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**2**
CLEANING		
REPAIR/MAINT	.48	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	**.49**	**2**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	55 BLDS	14,365,342 SQ. FT.				12,755,254 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.04	10.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.83	8.92						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	9.89	9.04						
EXPENSE									
CLEANING	51	1.42	1.20	.84	1.62	1.44	1.21	.85	1.68
REPAIR-MAINT	53	1.34	1.35	.90	1.85	1.36	1.37	.91	1.85
UTILITIES	49	1.73	1.30	1.01	1.70	1.73	1.32	1.01	1.70
RDS/GRNDS/SEC	54	.21	.16	.15	.17	.24	.18	.17	.21
ADMINISTRATIVE	50	.46	.38	.30	.60	.51	.44	.32	.65
TOTAL OPER EXP	44	5.10	4.16	3.64	5.41	5.70	4.90	3.99	6.47
FIXED EXPENSES	4	.13	.07	.03	.14	.13	.07	.03	.14
TOTAL OPER + FIX	4	6.19	5.59	3.84	6.91	6.19	5.59	3.84	6.91
LEASING EXP									
TOTAL PAYROLL	14	3.26	3.45	1.59	5.08				
TOTAL CONTRACT	12	.49	.14	.05	.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14820	53
AVG SQFT/RETAIL TENANT	3282	41
AVG SQFT/OFFICE WORKER	190	55
AVG % OFFICE OCCUPANCY	97.4	55
AVG % RETAIL OCCUPANCY	100.0	42
AVG $ RATE YR-END RENT	12.06	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	53

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**13**
PAYROLL	1.13	11
CONTRACT	.43	9
SUP/MAT/MISC	.10	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	**2.11**	**14**
PAYROLL	1.40	13
ELEVATOR	.10	13
HVAC	.31	12
ELECTRICAL	.10	10
STRUCT/ROOF		
PLUMBING	.04	10
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.29	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.51**	**13**
ELECTRICAL	1.36	13
GAS	.04	11
FUEL OIL		
PURCH STEAM	.14	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	**.30**	**12**
RDS/GNDS TOTAL	.11	9
RDS/GNDS PAYRL	.11	8
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	5
SEC PAYROLL	.31	3
SEC CONTRACTS	.30	2
SEC OTHER	.12	3
ADMIN TOTAL	**.69**	**13**
PAYROLL	.63	13
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	5
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.13**	**4**
REAL ESTATE TAX		
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.26**	**14**
CLEANING	1.13	11
REPAIR/MAINT	1.40	13
RDS/GROUNDS	.11	8
SECURITY	.31	3
ADMINISTRATIVE	.63	13
TOTAL CONTRACTS	**.49**	**12**
CLEANING	.43	9
REPAIR/MAINT	.13	8
RDS/GROUNDS	.02	2
SECURITY	.30	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	350,651 SQ. FT.				292,531 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	11	1.31	1.25	1.10	1.48	1.32	1.29	1.12	1.50	
REPAIR-MAINT	13	1.47	1.56	1.03	1.79	1.48	1.66	1.06	1.79	
UTILITIES	12	.98	.97	.82	1.14	.99	.97	.82	1.14	
RDS/GRNDS/SEC	13	.16	.16	.15	.17	.19	.18	.17	.20	
ADMINISTRATIVE	11	.40	.37	.36	.48	.48	.44	.40	.61	
TOTAL OPER EXP	10	4.22	4.31	3.61	5.27	4.89	5.07	3.96	5.57	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1988	13
AVG SQFT/RETAIL TENANT	424	6
AVG SQFT/OFFICE WORKER	218	13
AVG % OFFICE OCCUPANCY	88.3	13
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	656,109 SQ. FT.				581,022 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	8	1.14	.97	.76	1.43	1.16	.97	.77	1.50	
REPAIR-MAINT	8	1.59	1.44	1.09	2.27	1.60	1.46	1.09	2.30	
UTILITIES	8	1.59	1.47	1.25	1.68	1.60	1.48	1.25	1.68	
RDS/GRNDS/SEC	9	.18	.16	.15	.17	.21	.18	.18	.20	
ADMINISTRATIVE	7	.35	.33	.09	.46	.39	.36	.10	.54	
TOTAL OPER EXP	7	4.29	3.86	3.66	4.09	4.80	4.49	3.99	5.01	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4913	9
AVG SQFT/RETAIL TENANT	1280	9
AVG SQFT/OFFICE WORKER	207	9
AVG % OFFICE OCCUPANCY	97.2	9
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER-ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	15 BLDS	2,636,920 SQ. FT.				2,333,148 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	1.11	.94	.82	1.56	1.13	.94	.82	1.58
REPAIR-MAINT	15	1.61	1.12	.92	1.93	1.63	1.14	.92	1.96
UTILITIES	15	1.70	1.60	1.36	1.96	1.71	1.60	1.38	1.96
RDS/GRNDS/SEC	15	.16	.16	.15	.17	.19	.18	.17	.21
ADMINISTRATIVE	15	.52	.38	.29	.77	.59	.45	.32	.90
TOTAL OPER EXP	14	4.88	4.37	3.99	5.90	5.51	5.09	4.27	6.84
FIXED EXPENSES	3	.05	.05			.05	.05		
TOTAL OPER + FIX	3	5.00	4.37			5.00	4.37		
LEASING EXP									
TOTAL PAYROLL	7	4.23	4.24	1.90	4.85				
TOTAL CONTRACT	5	.26	.14	.07	.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12323	13
AVG SQFT/RETAIL TENANT	1939	11
AVG SQFT/OFFICE WORKER	193	15
AVG % OFFICE OCCUPANCY	96.6	15
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**6**	**UTILITIES TOTAL**	**1.79**	**7**	SECURITY TOTAL	.24	2	**FIXED EXP TOTAL**	**.05**	**3**	**TOTAL PAYROLL**	**4.23**	**7**
PAYROLL	1.46	5	ELECTRICAL	1.54	7	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.46	5
CONTRACT	.26	3	GAS	.09	6	SEC CONTRACTS			BUILDING INS	.05	3	REPAIR/MAINT	1.91	6
SUP/MAT/MISC	.12	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.12	4
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	**.73**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.39**	**7**	PURCH CH WTR			PAYROLL	.73	6	**LEASING EXPENSES**			ADMINISTRATIVE	.73	6
PAYROLL	1.91	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.26**	**5**
ELEVATOR	.09	7	WATER/SEWER	.14	7	PROF FEES			COMMISSIONS			CLEANING	.26	3
HVAC	.24	6	**RDS/GNDS/SEC TOTAL**	**.18**	**6**	GEN OFC EXP	.01	2	PROF FEES			REPAIR/MAINT	.09	3
ELECTRICAL	.23	5	RDS/GNDS TOTAL	.14	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL	.12	4				BUY-OUTS			SECURITY		
PLUMBING	.09	5	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.01	2	RDS/GNDS OTHER	.01	4									
OTHER MAINT/SUP	.14	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	4,731,414 SQ. FT.				4,159,539 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	12	1.42	1.21	1.03	1.80	1.45	1.23	1.06	1.84
REPAIR-MAINT	11	1.15	.89	.67	1.58	1.17	.93	.68	1.61
UTILITIES	9	1.54	1.22	1.05	1.90	1.55	1.22	1.05	1.90
RDS/GRNDS/SEC	12	.20	.16	.16	.21	.23	.19	.18	.24
ADMINISTRATIVE	11	.61	.40	.35	.69	.70	.48	.40	.85
TOTAL OPER EXP	8	4.81	3.79	3.63	6.11	5.46	4.24	3.86	7.53
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	3.15	2.92	.85	5.03				
TOTAL CONTRACT	4	.56	.55	.05	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16991	12
AVG SQFT/RETAIL TENANT	4112	11
AVG SQFT/OFFICE WORKER	217	12
AVG % OFFICE OCCUPANCY	98.0	12
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.64**	**4**	**UTILITIES TOTAL**	**1.28**	**3**	SECURITY TOTAL	.41	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**3.15**	**4**
PAYROLL	1.41	3	ELECTRICAL	1.18	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.41	3
CONTRACT	.58	3	GAS	.02	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.13	4
SUP/MAT/MISC	.08	3	FUEL OIL	—		SEC OTHER	.21	2	PERS PROP TAX			RDS/GROUNDS	.13	2
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	**.86**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.73**	**4**	PURCH CH WTR			PAYROLL	.84	4	**LEASING EXPENSES**			ADMINISTRATIVE	.84	4
PAYROLL	1.13	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.56**	**4**
ELEVATOR	.10	3	WATER/SEWER	.08	3	PROF FEES			COMMISSIONS			CLEANING	.58	3
HVAC	.05	3	**RDS/GNDS/SEC TOTAL**	**.27**	**4**	GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.05	2
ELECTRICAL	.04	2	RDS/GNDS TOTAL	.10	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL	.13	2				BUY-OUTS			SECURITY		
PLUMBING	.02	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER	.01	2									
OTHER MAINT/SUP	.45	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,990,248 SQ. FT.				5,389,014 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.58	1.33	.94	1.73	1.60	1.37	.94	1.78
REPAIR-MAINT	6	1.33	1.28	.50	1.85	1.35	1.30	.52	1.89
UTILITIES	5	1.94	1.67	1.00	2.34	1.95	1.67	1.01	2.34
RDS/GRNDS/SEC	5	.24	.18	.17	.48	.27	.21	.19	.51
ADMINISTRATIVE	6	.33	.35	.26	.41	.36	.39	.30	.49
TOTAL OPER EXP	5	5.53	4.52	3.71	6.84	6.07	5.02	4.16	7.19
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.45	2.45						
TOTAL CONTRACT	2	.56	.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30141	6
AVG SQFT/RETAIL TENANT	6337	4
AVG SQFT/OFFICE WORKER	169	6
AVG % OFFICE OCCUPANCY	97.9	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**2**	**UTILITIES TOTAL**	**1.52**	**2**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**2.45**	**2**
PAYROLL	.62	2	ELECTRICAL	1.40	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.62	2
CONTRACT	.37	2	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.30	2
SUP/MAT/MISC	.12	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM			**ADMIN TOTAL**	**.40**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.33**	**2**	PURCH CH WTR			PAYROLL	.28	2	**LEASING EXPENSES**			ADMINISTRATIVE	.28	2
PAYROLL	1.30	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.56**	**2**
ELEVATOR	.10	2	WATER/SEWER	.06	2	PROF FEES			COMMISSIONS			CLEANING	.37	2
HVAC	.62	2	**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.20	2
ELECTRICAL	.08	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.03	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.17	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,902,782 SQ. FT.				1,730,360 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					12.07	8.65	7.40	13.69
RETAIL AREA	2	1.19	1.53						
OTHER AREA									
TOTAL RENT	5	11.73	7.79	7.40	13.59				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	11.80	8.08	7.40	13.59				
EXPENSE									
CLEANING	9	1.48	1.26	1.04	1.59	1.52	1.35	1.04	1.63
REPAIR-MAINT	10	1.37	1.11	.79	1.75	1.40	1.15	.80	1.77
UTILITIES	10	1.58	1.63	.90	1.88	1.60	1.63	.93	1.91
RDS/GRNDS/SEC	9	.34	.20	.16	.56	.40	.24	.18	.60
ADMINISTRATIVE	8	.36	.38	.24	.68	.42	.46	.28	.73
TOTAL OPER EXP	9	5.03	4.91	3.65	5.78	5.82	5.07	4.07	7.09
FIXED EXPENSES	3	.11	.18			.12	.21		
TOTAL OPER + FIX	3	5.00	4.95			5.19	5.00		
LEASING EXP									
TOTAL PAYROLL	6	2.08	1.32	1.18	2.35				
TOTAL CONTRACT	5	.39	1.09	.12	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28209	10
AVG SQFT/RETAIL TENANT	4075	7
AVG SQFT/OFFICE WORKER	203	9
AVG % OFFICE OCCUPANCY	97.8	10
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	9.06	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.51**	**5**	**UTILITIES TOTAL**	**1.38**	**6**	SECURITY TOTAL	**.56**	**5**	**FIXED EXP TOTAL**	**.11**	**3**	**TOTAL PAYROLL**	**2.08**	**6**
PAYROLL	1.12	4	ELECTRICAL	1.14	5	SEC PAYROLL	.57	3	REAL ESTATE TAX			CLEANING	1.12	4
CONTRACT	.32	4	GAS	.09	4	SEC CONTRACTS	.17	4	BUILDING INS	.08	3	REPAIR/MAINT	.56	5
SUP/MAT/MISC	.19	4	FUEL OIL			SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	**.35**	**4**	OTHER TAX			SECURITY	.57	3
REPR/MAINT TOTAL	**1.27**	**5**	PURCH CH WTR			PAYROLL	.30	3	**LEASING EXPENSES**			ADMINISTRATIVE	.30	3
PAYROLL	.56	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.39**	**5**
ELEVATOR	.08	4	WATER/SEWER	.16	5	PROF FEES			COMMISSIONS			CLEANING	.32	4
HVAC	.57	3	**RDS/GNDS/SEC**	**.58**	**5**	GEN OFC EXP	.04	3	PROF FEES			REPAIR/MAINT	.09	4
ELECTRICAL	.03	3	**TOTAL**			OTHER ADM EXP	.09	3	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.17	4
PLUMBING	.01	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.00	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.08	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	200,905 SQ. FT.				187,318 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.57	1.06			1.59	1.06			
REPAIR-MAINT	3	1.38	1.75			1.39	1.77			
UTILITIES	3	1.36	1.40			1.37	1.40			
RDS/GRNDS/SEC	3	.21	.20			.23	.20			
ADMINISTRATIVE	3	.65	.90			.70	.93			
TOTAL OPER EXP	3	5.17	5.53			5.55	5.53			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20365	3
AVG SQFT/RETAIL TENANT	1103	2
AVG SQFT/OFFICE WORKER	201	3
AVG % OFFICE OCCUPANCY	97.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.63	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	1,332,830 SQ. FT.				1,145,795 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.55	1.50			1.60	1.52			
REPAIR-MAINT	3	1.52	1.62			1.57	1.68			
UTILITIES	3	1.58	1.88			1.60	1.88			
RDS/GRNDS/SEC	2	.37	.41			.44	.45			
ADMINISTRATIVE	3	.32	.38			.38	.42			
TOTAL OPER EXP	3	5.21	4.91			6.06	5.00			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	2	2.36	2.36							
TOTAL CONTRACT	2	.11	.12							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48884	3
AVG SQFT/RETAIL TENANT	6085	3
AVG SQFT/OFFICE WORKER	198	2
AVG % OFFICE OCCUPANCY	98.1	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GHOSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	2
PAYROLL	1.36	2
CONTRACT		
SUP/MAT/MISC	.22	2
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	1.25	2
PAYROLL	.48	2
ELEVATOR	.07	2
HVAC	.65	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.02	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	2
ELECTRICAL	1.04	2
GAS	.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.17	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.29	2
PAYROLL	.28	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.36	2
CLEANING	1.36	2
REPAIR/MAINT	.48	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	.11	2
CLEANING		
REPAIR/MAINT	.06	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,631,676 SQ. FT.				2,238,971 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	19	.91	.85	.73	1.36	.92	.85	.73	1.37
REPAIR-MAINT	19	.76	.80	.65	1.47	.77	.81	.65	1.47
UTILITIES	16	1.17	.92	.81	1.53	1.17	.92	.81	1.53
RDS/GRNDS/SEC	19	.16	.15	.14	.16	.18	.17	.16	.20
ADMINISTRATIVE	10	.37	.39	.07	.60	.43	.44	.09	.69
TOTAL OPER EXP	16	3.36	3.78	3.15	4.64	3.95	4.76	3.48	5.44
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13950	17
AVG SQFT/RETAIL TENANT	1308	7
AVG SQFT/OFFICE WORKER	214	18
AVG % OFFICE OCCUPANCY	97.4	18
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	19

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	227,131 SQ. FT.				197,650 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.04	.86	.83	1.33	1.04	.86	.83	1.34
REPAIR-MAINT	9	1.37	1.24	.68	1.95	1.38	1.24	.68	1.96
UTILITIES	6	1.13	1.07	.88	1.41	1.13	1.07	.88	1.41
RDS/GRNDS/SEC	9	.15	.15	.14	.16	.17	.17	.15	.18
ADMINISTRATIVE	4	.37	.39	.19	.53	.40	.44	.21	.56
TOTAL OPER EXP	6	4.15	4.44	3.28	4.80	4.85	4.92	3.66	5.63
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3476	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	9
AVG % OFFICE OCCUPANCY	98.5	9
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.69	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS		187,298 SQ. FT.			151,419 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.30	1.51			1.31	1.52		
REPAIR-MAINT	3	1.58	1.45			1.58	1.46		
UTILITIES	3	.78	.73			.78	.73		
RDS/GRNDS/SEC	3	.15	.15			.19	.19		
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.05	3.76			5.01	4.59		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4116	3
AVG SQFT/RETAIL TENANT	410	2
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	97.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS		722,670 SQ. FT.			620,788 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.51	.96	.52	1.94	1.51	.96	.52	1.95
REPAIR-MAINT	4	.64	.66	.56	.72	.64	.66	.56	.72
UTILITIES	4	1.21	1.37	.78	1.72	1.21	1.37	.78	1.72
RDS/GRNDS/SEC	4	.15	.15	.14	.16	.17	.17	.16	.21
ADMINISTRATIVE	2	.82	.64			.92	.69		
TOTAL OPER EXP	4	4.18	3.56	2.90	4.96	4.86	5.16	3.97	5.69
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15216	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	332	3
AVG % OFFICE OCCUPANCY	91.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	4,682,935 SQ. FT.				3,993,202 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					10.47	8.24	6.24	16.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.63	8.24	5.28	15.94				
NET PARKING INC									
MISCELLANEOUS	2	.10	.12						
TOTAL INCOME	5	9.66	8.39	5.28	15.98				
EXPENSE									
CLEANING	34	1.27	1.15	.93	1.51	1.28	1.16	.94	1.51
REPAIR-MAINT	37	1.36	1.27	.85	1.77	1.37	1.31	.85	1.78
UTILITIES	34	1.31	.93	.76	1.41	1.31	.93	.76	1.41
RDS/GRNDS/SEC	35	.24	.15	.14	.17	.28	.19	.17	.21
ADMINISTRATIVE	30	.49	.46	.34	.76	.57	.58	.39	.85
TOTAL OPER EXP	33	4.57	4.12	3.41	4.94	5.32	5.07	3.99	6.80
FIXED EXPENSES	5	.74	.10	.02	1.38	.84	.10	.02	1.71
TOTAL OPER + FIX	4	7.47	7.03	5.20	8.81	7.78	7.12	5.29	9.29
LEASING EXP									
TOTAL PAYROLL	9	1.73	.96	.30	3.30				
TOTAL CONTRACT	10	1.41	1.30	.51	2.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8730	34
AVG SQFT/RETAIL TENANT	1427	18
AVG SQFT/OFFICE WORKER	251	34
AVG % OFFICE OCCUPANCY	97.1	36
AVG % RETAIL OCCUPANCY	97.1	18
AVG $ RATE YR-END RENT	12.03	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	33

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.38**	**9**
PAYROLL	.65	5
CONTRACT	.86	9
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	**2.08**	**8**
PAYROLL	1.23	7
ELEVATOR	.20	6
HVAC	.39	5
ELECTRICAL	.04	5
STRUCT/ROOF	.23	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.28	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.91**	**8**
ELECTRICAL	1.27	7
GAS	.25	5
FUEL OIL		
PURCH STEAM	.60	2
PURCH CH WTR	.67	2
COAL		
WATER/SEWER	.18	7
RDS/GNDS/SEC TOTAL	**.43**	**6**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	6
SEC PAYROLL	.33	2
SEC CONTRACTS	.32	5
SEC OTHER	.04	5
ADMIN TOTAL	**.64**	**7**
PAYROLL	.37	6
MGMT FEES	.33	2
PROF FEES		
GEN OFC EXP	.06	4
OTHER ADM EXP	.21	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.73**	**4**
REAL ESTATE TAX		
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.73**	**9**
CLEANING	.65	5
REPAIR/MAINT	1.23	7
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	**1.41**	**10**
CLEANING	.86	9
REPAIR/MAINT	.81	6
RDS/GROUNDS		
SECURITY	.32	5
ADMINISTRATIVE	.33	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	442,273 SQ. FT.				368,211 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.12	.97	.79	1.47	1.13	.98	.79	1.49
REPAIR-MAINT	14	1.57	1.61	1.27	1.78	1.58	1.61	1.31	1.78
UTILITIES	13	1.04	.90	.76	1.21	1.04	.90	.76	1.21
RDS/GRNDS/SEC	14	.16	.15	.15	.16	.19	.19	.17	.20
ADMINISTRATIVE	9	.56	.49	.29	.79	.67	.57	.35	.88
TOTAL OPER EXP	12	4.31	4.11	3.72	4.60	5.26	5.03	4.43	5.56
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2806	13
AVG SQFT/RETAIL TENANT	598	4
AVG SQFT/OFFICE WORKER	220	13
AVG % OFFICE OCCUPANCY	86.3	13
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	606,099 SQ. FT.				528,378 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.28	11.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.28	11.12						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	10.38	11.20						
EXPENSE									
CLEANING	8	1.15	1.11	.94	1.33	1.16	1.12	.95	1.33
REPAIR-MAINT	9	.99	.80	.59	1.57	1.00	.80	.60	1.59
UTILITIES	8	1.07	.96	.90	1.20	1.07	.96	.90	1.20
RDS/GRNDS/SEC	9	.24	.15	.13	.16	.27	.19	.15	.20
ADMINISTRATIVE	8	.50	.43	.32	.69	.57	.56	.40	.69
TOTAL OPER EXP	8	3.84	3.82	2.90	4.38	4.47	4.55	3.48	5.63
FIXED EXPENSES	2	.05	.06			.05	.06		
TOTAL OPER+FIX	2	5.02	5.55			5.02	5.55		
LEASING EXP									
TOTAL PAYROLL	2	.55	.73						
TOTAL CONTRACT	2	1.26	1.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6183	9
AVG SQFT/RETAIL TENANT	763	5
AVG SQFT/OFFICE WORKER	239	8
AVG % OFFICE OCCUPANCY	98.3	9
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	2	**UTILITIES TOTAL**	1.50	2	SECURITY TOTAL			**FIXED EXP TOTAL**	.05	2	**TOTAL PAYROLL**	.55	2
PAYROLL			ELECTRICAL	1.11	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.77	2	GAS			SEC CONTRACTS			BUILDING INS	.05	2	REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.28	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.26	2
ELEVATOR			WATER/SEWER	.07	2	PROF FEES			COMMISSIONS			CLEANING	.77	2
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,548,336 SQ. FT.				1,345,360 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.52	7.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.47	7.44						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	9.49	7.44						
EXPENSE									
CLEANING	8	1.39	1.61	1.18	1.74	1.41	1.62	1.18	1.80
REPAIR-MAINT	9	1.34	1.16	.97	2.23	1.36	1.16	.98	2.38
UTILITIES	8	1.51	.92	.66	2.31	1.52	.93	.67	2.31
RDS/GRNDS/SEC	7	.24	.15	.13	.24	.27	.17	.14	.27
ADMINISTRATIVE	9	.63	.57	.40	.85	.72	.85	.49	.91
TOTAL OPER EXP	9	5.05	4.89	3.80	6.26	5.63	6.34	4.07	6.96
FIXED EXPENSES	3	.93	.78			1.10	1.25		
TOTAL OPER+FIX	2	8.44	8.46			8.94	9.03		
LEASING EXP									
TOTAL PAYROLL	5	1.43	.96	.58	3.30				
TOTAL CONTRACT	6	1.74	1.57	.12	3.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14346	8
AVG SQFT/RETAIL TENANT	1750	6
AVG SQFT/OFFICE WORKER	237	9
AVG % OFFICE OCCUPANCY	97.6	9
AVG % RETAIL OCCUPANCY	95.6	6
AVG $ RATE YR-END RENT	16.01	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	5	**UTILITIES TOTAL**	2.00	5	SECURITY TOTAL	.34	3	**FIXED EXP TOTAL**	.99	2	**TOTAL PAYROLL**	1.43	5
PAYROLL	1.53	2	ELECTRICAL	1.46	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.53	2
CONTRACT	.86	5	GAS			SEC CONTRACTS	.26	3	BUILDING INS			REPAIR/MAINT	.54	5
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER	.03	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	.79	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.46	5	PURCH CH WTR			PAYROLL	.41	5	**LEASING EXPENSES**			ADMINISTRATIVE	.41	5
PAYROLL	.54	5	COAL			MGMT FEES	.33	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.74	6
ELEVATOR	.29	4	WATER/SEWER	.15	4	PROF FEES			COMMISSIONS			CLEANING	.86	5
HVAC	.55	4	**RDS/GNDS/SEC**	.36	3	GEN OFC EXP	.03	2	PROF FEES			REPAIR/MAINT	.61	6
ELECTRICAL	.05	4	**TOTAL**	.02	2	OTHER ADM EXP	.33	3	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.12	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.26	3
PLUMBING	.03	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.33	2
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.21	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,066,228 SQ. FT.				1,751,253 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.25	1.22	.95	1.50	1.25	1.22	.95	1.50
REPAIR-MAINT	5	1.44	1.09	.68	2.33	1.44	1.09	.68	2.33
UTILITIES	5	1.29	1.41	.74	1.79	1.29	1.41	.74	1.79
RDS/GRNDS/SEC	5	.26	.17	.15	.41	.30	.22	.18	.50
ADMINISTRATIVE	4	.34	.34	.30	.38	.40	.38	.35	.49
TOTAL OPER EXP	5	4.48	4.12	2.94	6.17	5.34	5.07	3.63	7.36
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.27	2.07						
TOTAL CONTRACT	2	1.00	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13307	4
AVG SQFT/RETAIL TENANT	2086	3
AVG SQFT/OFFICE WORKER	284	4
AVG % OFFICE OCCUPANCY	98.6	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	2
PAYROLL	.43	2
CONTRACT	.88	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.42	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.04	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.27	2
CLEANING	.43	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	2
CLEANING	.88	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	345 BLDS	53,089,682 SQ. FT.				47,269,196 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	88					11.96	10.85	8.24	12.93
RETAIL AREA	10	5.90	6.22	1.88	14.75				
OTHER AREA									
TOTAL RENT	88	11.36	10.41	7.88	12.56				
NET PARKING INC	8	.48	.49	.30	.64				
MISCELLANEOUS	11	.24	.15	.05	.25				
TOTAL INCOME	88	11.51	10.41	7.96	12.56				
EXPENSE									
CLEANING	279	1.28	1.21	.86	1.55	1.30	1.21	.86	1.57
REPAIR-MAINT	339	1.21	1.15	.81	1.68	1.23	1.16	.81	1.72
UTILITIES	322	1.71	1.32	.93	1.87	1.71	1.33	.93	1.87
RDS/GRNDS/SEC	332	.32	.16	.15	.18	.36	.19	.17	.22
ADMINISTRATIVE	306	.56	.44	.32	.69	.62	.53	.36	.81
TOTAL OPER EXP	259	4.94	4.27	3.59	5.67	5.55	5.11	4.05	6.72
FIXED EXPENSES	41	.66	.12	.02	.79	.70	.13	.02	.91
TOTAL OPER + FIX	35	5.76	4.81	3.81	6.68	5.98	4.81	3.81	6.83
LEASING EXP	7	.27	.07	.04	.31				
TOTAL PAYROLL	168	2.22	1.21	.66	3.01				
TOTAL CONTRACT	124	.88	.76	.28	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13666	325
AVG SQFT/RETAIL TENANT	2477	144
AVG SQFT/OFFICE WORKER	217	326
AVG % OFFICE OCCUPANCY	97.7	335
AVG % RETAIL OCCUPANCY	96.6	148
AVG $ RATE YR-END RENT	16.16	133
AVG NET PRKNG INC/STALL	973.72	8
RENTABLE/GROSS SQFT	.83	228

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**124**
PAYROLL	.98	91
CONTRACT	.64	67
SUP/MAT/MISC	.11	105
TRASH REMOVAL	.04	104
REPR/MAINT TOTAL	**1.41**	**157**
PAYROLL	.95	145
ELEVATOR	.13	115
HVAC	.26	53
ELECTRICAL	.07	47
STRUCT/ROOF	.14	72
PLUMBING	.02	43
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.19	144

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**165**
ELECTRICAL	1.63	162
GAS	.09	131
FUEL OIL	.02	16
PURCH STEAM	.20	10
PURCH CH WTR	.75	7
COAL	.05	3
WATER/SEWER	.12	159
RDS/GNDS/SEC TOTAL	**.62**	**149**
RDS/GNDS TOTAL	.15	82
RDS/GNDS PAYRL	.18	68
RDS/GNDS CONTR	.03	67
RDS/GNDS OTHER	.06	73

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	131
SEC PAYROLL	.67	110
SEC CONTRACTS	.25	78
SEC OTHER	.09	67
ADMIN TOTAL	**.79**	**142**
PAYROLL	.67	134
MGMT FEES	.34	11
PROF FEES	.08	11
GEN OFC EXP	.08	34
OTHER ADM EXP	.09	77

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.65**	**36**
REAL ESTATE TAX	2.76	8
BUILDING INS	.12	34
PERS PROP TAX	.06	2
OTHER TAX	.31	5
LEASING EXPENSES	**.27**	**7**
ADV/PROMOTION	.08	3
COMMISSIONS		
PROF FEES	.11	3
TENANT ALTS	.38	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.22**	**168**
CLEANING	.98	91
REPAIR/MAINT	.95	145
RDS/GROUNDS	.18	68
SECURITY	.67	110
ADMINISTRATIVE	.67	134
TOTAL CONTRACTS	**.88**	**124**
CLEANING	.64	67
REPAIR/MAINT	.44	34
RDS/GROUNDS	.03	67
SECURITY	.25	78
ADMINISTRATIVE	.28	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	68 BLDS	1,972,895 SQ. FT.				1,709,039 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.96	11.22	8.35	14.77
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.94	11.18	8.35	14.74				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	11.94	11.19	8.37	14.74				
EXPENSE									
CLEANING	59	1.31	1.16	.88	1.71	1.32	1.17	.88	1.74
REPAIR-MAINT	68	1.57	1.46	1.04	1.99	1.58	1.47	1.04	1.99
UTILITIES	61	1.14	1.04	.83	1.46	1.14	1.04	.83	1.46
RDS/GRNDS/SEC	66	.20	.16	.15	.17	.24	.18	.17	.19
ADMINISTRATIVE	51	.59	.44	.35	.66	.68	.56	.37	.69
TOTAL OPER EXP	53	4.87	4.47	3.59	5.67	5.62	5.29	4.11	6.84
FIXED EXPENSES	3	.91	.91			.91	.91		
TOTAL OPER + FIX	3	4.24	4.11			4.24	4.11		
LEASING EXP									
TOTAL PAYROLL	6	2.60	2.47	.63	4.55				
TOTAL CONTRACT	6	2.00	1.44	1.09	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3406	65
AVG SQFT/RETAIL TENANT	584	24
AVG SQFT/OFFICE WORKER	233	66
AVG % OFFICE OCCUPANCY	94.5	66
AVG % RETAIL OCCUPANCY	100.0	25
AVG $ RATE YR-END RENT	12.50	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**6**
PAYROLL		
CONTRACT	.93	6
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.79**	**6**
PAYROLL	1.39	5
ELEVATOR	.08	5
HVAC	.35	5
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.20	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**6**
ELECTRICAL	1.39	6
GAS	.08	3
FUEL OIL	.15	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	**.70**	**5**
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	3
SEC PAYROLL		
SEC CONTRACTS	.67	2
SEC OTHER		
ADMIN TOTAL	**1.42**	**5**
PAYROLL	1.93	3
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.91**	**3**
REAL ESTATE TAX	.79	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.60**	**6**
CLEANING		
REPAIR/MAINT	1.39	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.93	3
TOTAL CONTRACTS	**2.00**	**6**
CLEANING	.93	6
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY	.67	2
ADMINISTRATIVE	.46	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS	3,701,807 SQ. FT.				3,262,059 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	13					10.46	12.79	8.28	12.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	10.16	12.17	7.97	12.46				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	10.17	12.17	8.03	12.46				
EXPENSE									
CLEANING	41	1.16	1.16	.84	1.54	1.18	1.17	.85	1.56
REPAIR-MAINT	50	1.32	1.18	.74	1.89	1.33	1.18	.74	1.91
UTILITIES	50	1.42	1.24	.92	1.79	1.43	1.28	.92	1.79
RDS/GRNDS/SEC	51	.31	.16	.15	.19	.35	.19	.18	.22
ADMINISTRATIVE	45	.69	.53	.33	.86	.78	.60	.36	.95
TOTAL OPER EXP	40	4.45	4.02	3.68	4.71	5.08	4.76	3.99	5.67
FIXED EXPENSES	5	.03	.02	.02	.06	.03	.02	.02	.06
TOTAL OPER+FIX	5	4.44	4.10	3.43	6.11	4.44	4.10	3.43	6.11
LEASING EXP									
TOTAL PAYROLL	18	1.88	1.25	.59	3.20				
TOTAL CONTRACT	12	1.03	.64	.31	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6263	51
AVG SQFT/RETAIL TENANT	727	27
AVG SQFT/OFFICE WORKER	235	51
AVG % OFFICE OCCUPANCY	97.7	52
AVG % RETAIL OCCUPANCY	100.0	30
AVG $ RATE YR-END RENT	11.28	10
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	43

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	13	**UTILITIES TOTAL**	1.94	19	SECURITY TOTAL	1.01	10	**FIXED EXP TOTAL**	.03	5	**TOTAL PAYROLL**	1.88	18
PAYROLL	.44	9	ELECTRICAL	1.70	18	SEC PAYROLL	1.02	7	REAL ESTATE TAX			CLEANING	.44	9
CONTRACT	.64	12	GAS	.17	9	SEC CONTRACTS	.70	4	BUILDING INS	.03	5	REPAIR/MAINT	1.46	9
SUP/MAT/MISC	.11	9	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.26	4
TRASH REMOVAL	.03	6	PURCH STEAM	.06	2				OTHER TAX			SECURITY	1.02	7
REPR/MAINT TOTAL	1.29	14	PURCH CH WTR	.25	2	**ADMIN TOTAL**	1.40	9				ADMINISTRATIVE	1.60	5
PAYROLL	.46	9	COAL			PAYROLL	1.60	5	**LEASING EXPENSES**					
ELEVATOR		10	WATER/SEWER	.17	16	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.03	12
HVAC		6	**RDS/GNDS/SEC TOTAL**	.87	13	PROF FEES			COMMISSIONS			CLEANING	.64	12
ELECTRICAL		6	RDS/GNDS TOTAL	.23	5	GEN OFC EXP	.18	6	PROF FEES			REPAIR/MAINT	.30	3
STRUCT/ROOF		5	RDS/GNDS PAYRL	.26	4	OTHER ADM EXP	.23	3	TENANT ALTS			RDS/GROUNDS	.02	2
PLUMBING	.01	5	RDS/GNDS CONTR	.02	2				BUY-OUTS			SECURITY	.70	4
FIRE/LIFE SFTY	.04	4	RDS/GNDS OTHER	.01	3				OTHER LEASING			ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	59 BLDS	12,073,811 SQ. FT.				10,677,394 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	16					11.20	9.13	7.88	13.61
RETAIL AREA	5	7.06	10.18	1.50	21.47				
OTHER AREA									
TOTAL RENT	16	10.67	9.11	7.83	13.24				
NET PARKING INC	3	.36	.31						
MISCELLANEOUS	7	.40	.22	.08	.26				
TOTAL INCOME	16	10.88	9.24	7.92	13.24				
EXPENSE									
CLEANING	63	1.23	1.20	.81	1.58	1.25	1.21	.81	1.60
REPAIR-MAINT	67	1.24	1.06	.75	1.53	1.25	1.07	.75	1.54
UTILITIES	64	1.67	1.51	1.15	2.07	1.67	1.51	1.16	2.07
RDS/GRNDS/SEC	66	.23	.16	.14	.20	.25	.19	.17	.24
ADMINISTRATIVE	62	.54	.48	.32	.76	.61	.53	.38	.81
TOTAL OPER EXP	60	4.71	4.28	3.51	5.74	5.27	5.12	4.09	6.56
FIXED EXPENSES	18	.44	.08	.02	.18	.47	.08	.02	.21
TOTAL OPER+FIX	16	5.08	4.58	3.17	6.15	5.18	4.58	3.17	6.39
LEASING EXP	3	.17	.07						
TOTAL PAYROLL	29	1.81	1.07	.55	2.83				
TOTAL CONTRACT	26	.91	.57	.32	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11695	63
AVG SQFT/RETAIL TENANT	1660	47
AVG SQFT/OFFICE WORKER	221	64
AVG % OFFICE OCCUPANCY	97.4	68
AVG % RETAIL OCCUPANCY	98.8	47
AVG $ RATE YR-END RENT	12.67	13
AVG NET PRKNG INC/STALL	650.22	3
RENTABLE/GROSS SQFT	.84	64

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	26	**UTILITIES TOTAL**	1.82	28	SECURITY TOTAL	.41	17	**FIXED EXP TOTAL**	.43	17	**TOTAL PAYROLL**	1.61	29
PAYROLL	1.14	16	ELECTRICAL	1.56	26	SEC PAYROLL	.41	7	REAL ESTATE TAX	2.04	3	CLEANING	1.14	16
CONTRACT	.60	22	GAS	.08	16	SEC CONTRACTS	.25	14	BUILDING INS	.07	16	REPAIR/MAINT	.80	22
SUP/MAT/MISC	.12	21	FUEL OIL			SEC OTHER	.04	8	PERS PROP TAX	.06	2	RDS/GROUNDS	.09	3
TRASH REMOVAL	.04	18	PURCH STEAM	.28	5				OTHER TAX			SECURITY	.41	7
REPR/MAINT TOTAL	1.36	27	PURCH CH WTR	.44	4	**ADMIN TOTAL**	.65	20				ADMINISTRATIVE	.41	18
PAYROLL	.60	22	COAL			PAYROLL	.41	18	**LEASING EXPENSES**	.17	3			
ELEVATOR	.17	24	WATER/SEWER	.13	25	MGMT FEES	.36	5	ADV/PROMOTION			**TOTAL CONTRACTS**	.91	26
HVAC	.34	17	**RDS/GNDS/SEC TOTAL**	.36	21	PROF FEES	.08	4	COMMISSIONS			CLEANING	.60	22
ELECTRICAL	.09	16	RDS/GNDS TOTAL	.06	8	GEN OFC EXP	.12	9	PROF FEES			REPAIR/MAINT	.43	13
STRUCT/ROOF	.17	9	RDS/GNDS PAYRL	.09	3	OTHER ADM EXP	.24	9	TENANT ALTS			RDS/GROUNDS	.07	3
PLUMBING	.04	15	RDS/GNDS CONTR	.07	3				BUY-OUTS			SECURITY	.25	14
FIRE/LIFE SFTY	.02	8	RDS/GNDS OTHER	.01	6				OTHER LEASING			ADMINISTRATIVE	.37	6
OTHER MAINT/SUP	.14	20												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS	14,067,795 SQ. FT.				12,292,680 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					18.08	17.46	14.27	22.04
RETAIL AREA	4	14.00	8.51	2.08	20.19				
OTHER AREA									
TOTAL RENT	6	16.81	17.14	10.76	21.82				
NET PARKING INC	2	.63	.63						
MISCELLANEOUS									
TOTAL INCOME	6	17.08	17.39	10.76	21.82				
EXPENSE									
CLEANING	33	1.26	1.22	.90	1.52	1.30	1.22	.91	1.53
REPAIR-MAINT	34	1.18	.91	.77	1.50	1.20	.93	.77	1.52
UTILITIES	30	1.67	1.42	1.03	2.13	1.68	1.42	1.03	2.13
RDS/GRNDS/SEC	34	.24	.17	.16	.23	.27	.20	.18	.24
ADMINISTRATIVE	32	.46	.38	.33	.54	.53	.42	.36	.61
TOTAL OPER EXP	27	4.77	4.58	3.56	5.50	5.44	5.07	4.13	6.47
FIXED EXPENSES	5	1.61	.20	.08	3.89	1.71	.21	.09	4.42
TOTAL OPER + FIX	3	5.54	5.75			5.68	5.92		
LEASING EXP	2	.38	.36						
TOTAL PAYROLL	12	2.11	1.16	.85	3.14				
TOTAL CONTRACT	12	.63	.77	.05	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16519	34
AVG SQFT/RETAIL TENANT	2984	31
AVG SQFT/OFFICE WORKER	227	33
AVG % OFFICE OCCUPANCY	98.3	35
AVG % RETAIL OCCUPANCY	99.8	31
AVG $ RATE YR-END RENT	20.97	5
AVG NET PRKNG INC/STALL	1017.83	2
RENTABLE/GROSS SQFT	.84	32

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**11**	**UTILITIES TOTAL**	**1.76**	**9**	SECURITY TOTAL	.42	9	**FIXED EXP TOTAL**	**1.61**	**5**	**TOTAL PAYROLL**	**2.11**	**12**
PAYROLL	1.13	7	ELECTRICAL	1.31	9	SEC PAYROLL	.33	4	REAL ESTATE TAX	3.44	2	CLEANING	1.13	7
CONTRACT	.63	9	GAS	.13	7	SEC CONTRACTS	.28	5	BUILDING INS	.10	4	REPAIR/MAINT	.93	11
SUP/MAT/MISC	.12	7	FUEL OIL	.01	3	SEC OTHER	.17	7	PERS PROP TAX			RDS/GROUNDS	.13	2
TRASH REMOVAL	.05	9	PURCH STEAM			**ADMIN TOTAL**	**.58**	**11**	OTHER TAX	.46	2	SECURITY	.33	4
REPR/MAINT TOTAL	**1.56**	**11**	PURCH CH WTR			PAYROLL	.50	11				ADMINISTRATIVE	.50	11
PAYROLL	.93	11	COAL			MGMT FEES	.27	2	**LEASING EXPENSES**	**.38**	**2**			
ELEVATOR	.15	10	WATER/SEWER	.12	9	PROF FEES	.03	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.63**	**12**
HVAC	.20	9	**RDS/GNDS/SEC**	**.38**	**11**	GEN OFC EXP	.03	7	COMMISSIONS			CLEANING	.63	9
ELECTRICAL	.03	7	**TOTAL**			OTHER ADM EXP	.02	5	PROF FEES			REPAIR/MAINT	.05	5
STRUCT/ROOF	.12	3	RDS/GNDS TOTAL	.07	7				TENANT ALTS			RDS/GROUNDS	.05	3
PLUMBING	.01	8	RDS/GNDS PAYRL	.13	2				BUY-OUTS			SECURITY	.26	5
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.05	3				OTHER LEASING			ADMINISTRATIVE	.21	3
OTHER MAINT/SUP	.25	11	RDS/GNDS OTHER	.01	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	14,792,389 SQ. FT.				13,150,012 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	17	1.41	1.31	.89	1.46	1.44	1.35	.89	1.49
REPAIR-MAINT	17	1.22	1.02	.81	1.57	1.26	1.04	.82	1.59
UTILITIES	16	1.75	1.56	1.10	2.07	1.77	1.57	1.11	2.17
RDS/GRNDS/SEC	17	.26	.17	.16	.30	.29	.20	.18	.34
ADMINISTRATIVE	17	.50	.40	.23	.62	.56	.45	.25	.66
TOTAL OPER EXP	15	5.26	4.52	4.10	6.54	5.90	5.02	4.75	6.94
FIXED EXPENSES	3	.16	.18			.18	.18		
TOTAL OPER + FIX	3	6.78	6.79			7.30	7.30		
LEASING EXP									
TOTAL PAYROLL	4	2.37	2.39	2.14	2.60				
TOTAL CONTRACT	4	1.67	1.47	.57	2.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21665	18
AVG SQFT/RETAIL TENANT	4252	15
AVG SQFT/OFFICE WORKER	191	18
AVG % OFFICE OCCUPANCY	98.5	18
AVG % RETAIL OCCUPANCY	93.3	15
AVG $ RATE YR-END RENT	31.21	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	18

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**4**	**UTILITIES TOTAL**	**1.70**	**4**	SECURITY TOTAL	.62	3	**FIXED EXP TOTAL**	**.16**	**3**	**TOTAL PAYROLL**	**2.37**	**4**
PAYROLL	.62	2	ELECTRICAL	1.58	4	SEC PAYROLL	.67	2	REAL ESTATE TAX			CLEANING	.62	2
CONTRACT	.76	4	GAS			SEC CONTRACTS			BUILDING INS	.16	3	REPAIR/MAINT	1.30	3
SUP/MAT/MISC	.11	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM	.10	2	**ADMIN TOTAL**	**1.04**	**4**	OTHER TAX			SECURITY	.67	2
REPR/MAINT TOTAL	**1.78**	**4**	PURCH CH WTR			PAYROLL	.87	4				ADMINISTRATIVE	.87	4
PAYROLL	1.30	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.1	4	WATER/SEWER	.08	4	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.67**	**4**
HVAC	.3	4	**RDS/GNDS/SEC**	**.65**	**3**	GEN OFC EXP	.09	2	COMMISSIONS			CLEANING	.76	4
ELECTRICAL	.06	4	**TOTAL**			OTHER ADM EXP	.02	2	PROF FEES			REPAIR/MAINT	.78	4
STRUCT/ROOF	.08	2	RDS/GNDS TOTAL	.04	2				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.27	2
OTHER MAINT/SUP	.34	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	75 BLDS	5,295,436 SQ. FT.				4,828,419 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					13.29	9.86	6.05	16.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.21	9.86	6.05	16.07				
NET PARKING INC	3	.81	.76						
MISCELLANEOUS	5	.28	.03	.02	1.65				
TOTAL INCOME	13	13.92	11.50	6.05	17.08				
EXPENSE									
CLEANING	59	1.11	1.23	.82	1.62	1.13	1.23	.83	1.66
REPAIR-MAINT	58	1.10	1.28	.80	1.76	1.11	1.28	.81	1.77
UTILITIES	71	1.84	1.54	1.13	1.93	1.84	1.54	1.13	1.93
RDS/GRNDS/SEC	65	.19	.16	.15	.18	.21	.19	.18	.22
ADMINISTRATIVE	62	.64	.47	.30	.77	.70	.52	.35	.86
TOTAL OPER EXP	53	5.19	4.74	3.78	6.70	5.72	5.56	4.49	7.24
FIXED EXPENSES	10	1.03	1.12	.38	1.29	1.03	1.12	.38	1.29
TOTAL OPER + FIX	10	5.33	5.66	4.91	6.59	5.33	5.66	4.91	6.59
LEASING EXP	16	.19	.40						
TOTAL PAYROLL	21	1.37	2.54	.40	4.06				
TOTAL CONTRACT	37	1.61	.91	.40	3.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9359	52
AVG SQFT/RETAIL TENANT	2281	22
AVG SQFT/OFFICE WORKER	196	51
AVG % OFFICE OCCUPANCY	96.7	55
AVG % RETAIL OCCUPANCY	100.0	23
AVG $ RATE YR-END RENT	24.75	9
AVG NET PRKNG INC/STALL	430.86	3
RENTABLE/GROSS SQFT	.84	67

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**22**
PAYROLL	.69	12
CONTRACT	1.02	20
SUP/MAT/MISC	.11	11
TRASH REMOVAL	.06	18
REPR/MAINT TOTAL	**1.27**	**22**
PAYROLL	.73	19
ELEVATOR	.11	13
HVAC	.17	14
ELECTRICAL	.04	11
STRUCT/ROOF	.08	3
PLUMBING	.02	12
FIRE/LIFE SFTY	.07	13
OTHER MAINT/SUP	.31	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**17**
ELECTRICAL	1.65	17
GAS	.46	8
FUEL OIL	.05	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	**.27**	**11**
RDS/GNDS TOTAL	.16	11
RDS/GNDS PAYRL	.29	2
RDS/GNDS CONTR	.14	9
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	5
SEC PAYROLL		
SEC CONTRACTS	.15	5
SEC OTHER		
ADMIN TOTAL	**.56**	**13**
PAYROLL	.30	11
MGMT FEES	.27	7
PROF FEES	.10	5
GEN OFC EXP	.07	9
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.03**	**7**
REAL ESTATE TAX	1.04	4
BUILDING INS	.16	6
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	**.19**	**16**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.37**	**21**
CLEANING	.69	12
REPAIR/MAINT	.73	19
RDS/GROUNDS	.29	2
SECURITY		
ADMINISTRATIVE	.30	11
TOTAL CONTRACTS	**1.61**	**37**
CLEANING	1.02	20
REPAIR/MAINT	.17	6
RDS/GROUNDS	.14	9
SECURITY	.15	5
ADMINISTRATIVE	.28	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	818,557 SQ. FT.				689,306 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	29	1.34	1.36	1.05	1.65	1.34	1.38	1.06	1.66
REPAIR-MAINT	29	1.40	1.39	.87	1.77	1.41	1.47	.87	1.77
UTILITIES	27	1.33	1.41	.87	1.75	1.33	1.41	.87	1.75
RDS/GRNDS/SEC	27	.16	.16	.15	.18	.20	.19	.18	.21
ADMINISTRATIVE	20	.47	.46	.32	.64	.58	.55	.39	.82
TOTAL OPER EXP	25	5.45	4.88	4.11	5.73	6.35	5.63	4.98	7.12
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	3.77	3.95	3.06	4.48				
TOTAL CONTRACT	5	3.05	4.05	.78	4.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2731	28
AVG SQFT/RETAIL TENANT	488	10
AVG SQFT/OFFICE WORKER	243	28
AVG % OFFICE OCCUPANCY	91.0	30
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**5**
PAYROLL		
CONTRACT	1.22	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.11	5
REPR/MAINT TOTAL	**1.32**	**5**
PAYROLL	1.25	3
ELEVATOR	.06	2
HVAC	.30	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.35	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.02**	**5**
ELECTRICAL	1.64	5
GAS	.31	3
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	5
RDS/GNDS/SEC TOTAL	**.20**	**2**
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.39**	**2**
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.77**	**4**
CLEANING		
REPAIR/MAINT	1.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**3.05**	**5**
CLEANING	1.22	4
REPAIR/MAINT	.81	2
RDS/GROUNDS	.20	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	734,221 SQ. FT.				671,297 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.07	5.88	4.87	8.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.84	5.88	4.53	8.67				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	7.71	5.88	4.53	10.30				
EXPENSE									
CLEANING	11	1.28	.79	.70	1.59	1.29	.81	.71	1.64
REPAIR-MAINT	10	1.24	1.27	.80	1.75	1.25	1.29	.80	1.77
UTILITIES	11	2.15	2.01	1.60	2.18	2.15	2.01	1.60	2.18
RDS/GRNDS/SEC	9	.19	.16	.14	.32	.21	.19	.15	.33
ADMINISTRATIVE	9	.59	.40	.25	.86	.64	.40	.28	.92
TOTAL OPER EXP	10	5.52	4.84	3.66	7.24	5.99	5.84	3.77	7.24
FIXED EXPENSES	2	.37	.37			.37	.37		
TOTAL OPER + FIX	2	5.73	5.75			5.73	5.75		
LEASING EXP									
TOTAL PAYROLL	5	1.73	2.48	.11	3.40				
TOTAL CONTRACT	5	1.02	.50	.26	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6389	10
AVG SQFT/RETAIL TENANT	1453	5
AVG SQFT/OFFICE WORKER	225	11
AVG % OFFICE OCCUPANCY	94.6	11
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	9.01	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**5**	**UTILITIES TOTAL**	**2.73**	**5**	SECURITY TOTAL			**FIXED EXP TOTAL**	**.37**	**2**	**TOTAL PAYROLL**	**1.73**	**5**
PAYROLL	.58	4	ELECTRICAL	2.29	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.58	4
CONTRACT	.64	5	GAS	.51	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.00	4
SUP/MAT/MISC	.10	5	FUEL OIL	.09	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.34**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.70**	**4**				ADMINISTRATIVE	.73	3
PAYROLL	1.00	4	COAL			PAYROLL	.73	3	**LEASING EXPENSES**					
ELEVATOR	.06	4	WATER/SEWER	.10	5	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.02**	**5**
HVAC	.18	3	**RDS/GNDS/SEC**	**.15**	**2**	PROF FEES	.07	2	COMMISSIONS			CLEANING	.64	5
ELECTRICAL	.10	3	**TOTAL**			GEN OFC EXP	.12	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.15	2	OTHER ADM EXP	.02	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.04	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.16	2
OTHER MAINT/SUP	.16	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	651,702 SQ. FT.				630,982 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					18.55	19.81		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.56	19.82						
NET PARKING INC	2	.87	.80						
MISCELLANEOUS									
TOTAL INCOME	2	19.44	20.62						
EXPENSE									
CLEANING	4	1.22	1.39	.81	2.06	1.23	1.40	.81	2.10
REPAIR-MAINT	4	1.41	1.48	.53	2.96	1.42	1.52	.53	3.03
UTILITIES	4	1.48	1.33	1.11	1.61	1.48	1.35	1.12	1.63
RDS/GRNDS/SEC	4	.28	.28	.17	.48	.28	.31	.17	.51
ADMINISTRATIVE	4	.57	.67	.42	.88	.59	.67	.42	.99
TOTAL OPER EXP	4	4.96	5.38	3.52	7.53	5.12	5.77	3.53	8.37
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	1.99	2.58	.31	5.06				
TOTAL CONTRACT	4	.79	.67	.27	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23338	4
AVG SQFT/RETAIL TENANT	1435	3
AVG SQFT/OFFICE WORKER	255	2
AVG % OFFICE OCCUPANCY	99.9	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL	387.35	2
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**4**	**UTILITIES TOTAL**	**1.48**	**4**	SECURITY TOTAL	.15	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.99**	**4**
PAYROLL	1.85	2	ELECTRICAL	1.23	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.85	2
CONTRACT	.57	3	GAS	.48	2	SEC CONTRACTS	.15	2	BUILDING INS			REPAIR/MAINT	.94	4
SUP/MAT/MISC	.13	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.41**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.57**	**4**				ADMINISTRATIVE	.36	4
PAYROLL	.94	4	COAL			PAYROLL	.36	4	**LEASING EXPENSES**					
ELEVATOR	.12	4	WATER/SEWER	.06	4	MGMT FEES	.27	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.79**	**4**
HVAC	.23	4	**RDS/GNDS/SEC**	**.28**	**4**	PROF FEES			COMMISSIONS			CLEANING	.57	3
ELECTRICAL	.04	4	**TOTAL**			GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT	.13	3
STRUCT/ROOF			RDS/GNDS TOTAL	.18	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.14	3
PLUMBING	.02	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.15	2
FIRE/LIFE SFTY			RDS/GNDS CONTR	.14	3				OTHER LEASING			ADMINISTRATIVE	.27	2
OTHER MAINT/SUP	.05	4	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,926,122 SQ. FT.				1,672,001 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.65	.69	.37	.96	.67	.69	.38	1.03
REPAIR-MAINT	5	.65	.56	.41	.91	.67	.56	.42	.97
UTILITIES	4	1.70	1.83	1.32	1.94	1.71	1.84	1.33	1.95
RDS/GRNDS/SEC	5	.14	.16	.11	.18	.17	.20	.12	.21
ADMINISTRATIVE	4	.37	.35	.18	.48	.43	.39	.20	.59
TOTAL OPER EXP	4	3.51	3.76	2.74	4.10	4.09	4.22	3.03	4.98
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30400	5
AVG SQFT/RETAIL TENANT	5797	4
AVG SQFT/OFFICE WORKER	166	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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United States Government Sector:
City Analyses

Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	1,275,057 SQ. FT.				1,119,310 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	8	1.36	1.18	.99	1.40	1.37	1.18	.99	1.40	
REPAIR-MAINT	8	1.41	1.80	1.41	2.38	1.43	1.81	1.42	2.38	
UTILITIES	8	2.43	2.00	1.72	2.45	2.43	2.00	1.72	2.45	
RDS/GRNDS/SEC	5	.31	.18	.15	1.62	.36	.21	.18	1.62	
ADMINISTRATIVE	8	.71	1.43	.45	2.04	.80	1.43	.52	2.04	
TOTAL OPER EXP	8	6.41	8.04	5.78	9.80	7.30	8.13	6.65	9.80	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	5	3.79	3.77	3.31	4.62					
TOTAL CONTRACT	5	2.87	2.46	2.10	3.77					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10949	7
AVG SQFT/RETAIL TENANT	2182	3
AVG SQFT/OFFICE WORKER	262	8
AVG % OFFICE OCCUPANCY	98.8	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**5**	**UTILITIES TOTAL**	**2.10**	**5**	SECURITY TOTAL	1.20	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**3.79**	**5**
PAYROLL	.09	2	ELECTRICAL	1.82	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.09	2
CONTRACT	1.08	5	GAS	.25	2	SEC CONTRACTS	1.20	2	BUILDING INS			REPAIR/MAINT	1.58	5
SUP/MAT/MISC	.04	5	FUEL OIL	.15	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.40	2
TRASH REMOVAL	.03	5	PURCH STEAM			**ADMIN TOTAL**	**1.85**	**5**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.17**	**5**	PURCH CH WTR			PAYROLL	1.81	5	**LEASING EXPENSES**			ADMINISTRATIVE	1.81	5
PAYROLL	1.58	5	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**2.87**	**5**
ELEVATOR	.09	4	WATER/SEWER	.09	5	PROF FEES			COMMISSIONS			CLEANING	1.08	5
HVAC	.30	5	**RDS/GNDS/SEC**	**1.63**	**2**	GEN OFC EXP	.03	5	PROF FEES			REPAIR/MAINT	.51	2
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL	.42	2				BUY-OUTS			SECURITY	1.20	2
PLUMBING			RDS/GNDS PAYRL	.40	2				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR											
OTHER MAINT/SUP	.12	5	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	111,747 SQ. FT.				111,747 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.12	.91			1.12	.91			
REPAIR-MAINT	3	2.58	2.61			2.58	2.61			
UTILITIES	3	1.78	1.85			1.78	1.85			
RDS/GRNDS/SEC										
ADMINISTRATIVE	3	1.98	1.70			1.98	1.70			
TOTAL OPER EXP	3	9.58	9.75			9.58	9.75			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	3	4.34	4.55							
TOTAL CONTRACT	3	2.87	2.43							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2810	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	296	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**3**	**UTILITIES TOTAL**	**1.78**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**4.34**	**3**
PAYROLL			ELECTRICAL	1.59	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	1.04	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	1.94	3
SUP/MAT/MISC	.05	3	FUEL OIL	.15	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	**1.98**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.58**	**3**	PURCH CH WTR			PAYROLL	1.93	3	**LEASING EXPENSES**			ADMINISTRATIVE	1.93	3
PAYROLL	1.94	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**2.87**	**3**
ELEVATOR	.10	2	WATER/SEWER	.07	3	PROF FEES			COMMISSIONS			CLEANING	1.04	3
HVAC	.34	3	**RDS/GNDS/SEC**			GEN OFC EXP	.02	3	PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.20	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Baltimore, MD

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	154,429 SQ. FT.				152,029 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	4	1.41	1.40	1.28	1.47	1.41	1.40	1.28	1.47	
REPAIR-MAINT	4	2.04	2.50	1.46	2.68	2.04	2.50	1.46	2.68	
UTILITIES	4	2.03	2.03	1.71	2.21	2.03	2.03	1.71	2.21	
RDS/GRNDS/SEC										
ADMINISTRATIVE										
TOTAL OPER EXP	4	11.16	11.25	10.85	11.69	11.33	11.64	10.85	12.21	
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	4	3.92	4.06	3.63	4.48					
TOTAL CONTRACT	4	3.88	4.13	3.64	4.60					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6053	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	3
AVG % OFFICE OCCUPANCY	96.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.41**	**4**
PAYROLL		
CONTRACT	1.27	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**2.04**	**4**
PAYROLL	1.68	3
ELEVATOR	.08	3
HVAC	.33	4
ELECTRICAL	.17	2
STRUCT/ROOF	.13	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.03**	**4**
ELECTRICAL	1.72	4
GAS	.16	3
FUEL OIL	.12	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.92**	**4**
CLEANING		
REPAIR/MAINT	1.68	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**3.88**	**4**
CLEANING	1.68	3
REPAIR/MAINT	.81	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	92,380 SQ. FT.				89,980 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.33	1.40			1.33	1.40			
REPAIR-MAINT	3	1.66	2.38			1.66	2.38			
UTILITIES	3	1.96	1.93			1.96	1.93			
RDS/GRNDS/SEC										
ADMINISTRATIVE										
TOTAL OPER EXP	3	11.13	11.31			11.43	12.08			
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	3	4.04	4.39							
TOTAL CONTRACT	3	4.32	4.22							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	338	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.33**	**3**
PAYROLL		
CONTRACT	1.23	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	**1.66**	**3**
PAYROLL	1.42	2
ELEVATOR	.06	2
HVAC	.38	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.32	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.96**	**3**
ELECTRICAL	1.73	3
GAS	.16	2
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**4.04**	**3**
CLEANING		
REPAIR/MAINT	1.42	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**4.32**	**3**
CLEANING	1.23	3
REPAIR/MAINT	.81	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Birmingham, AL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	114,063 SQ. FT.				90,322 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	4	1.06	1.23	.85	1.51	1.07	1.23	.85	1.51	
REPAIR-MAINT	4	1.62	1.63	1.44	1.89	1.63	1.64	1.45	1.89	
UTILITIES	4	1.57	1.67	1.16	1.97	1.57	1.67	1.16	1.97	
RDS/GRNDS/SEC	4	.16	.15	.14	.17	.20	.19	.17	.23	
ADMINISTRATIVE										
TOTAL OPER EXP	4	4.41	4.40	4.13	5.00	5.57	5.45	5.16	6.44	
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1939	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	4
AVG % OFFICE OCCUPANCY	85.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	62,622 SQ. FT.				50,089 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.33	1.50			1.33	1.50			
REPAIR-MAINT	3	1.69	1.71			1.69	1.71			
UTILITIES	3	1.44	1.60			1.44	1.60			
RDS/GRNDS/SEC	3	.15	.14			.19	.17			
ADMINISTRATIVE										
TOTAL OPER EXP	3	4.61	4.63			5.76	5.57			
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1654	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	82.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	2,360,817 SQ. FT.				2,039,684 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.32	1.36	1.32	1.51	1.34	1.37	1.35	1.53
REPAIR-MAINT	6	1.49	1.49	1.02	1.99	1.56	1.51	1.04	2.26
UTILITIES	6	2.04	1.97	1.63	2.76	2.05	1.97	1.63	2.76
RDS/GRNDS/SEC	6	.30	.17	.16	.19	.34	.21	.19	.24
ADMINISTRATIVE	6	.44	.16	.06	.38	.51	.22	.09	.43
TOTAL OPER EXP	6	5.58	5.97	4.23	6.61	6.46	6.89	5.24	7.49
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17924	5
AVG SQFT/RETAIL TENANT	9353	5
AVG SQFT/OFFICE WORKER	237	5
AVG % OFFICE OCCUPANCY	99.0	5
AVG % RETAIL OCCUPANCY	90.6	5
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	2,121,298 SQ. FT.				1,855,933 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.34	1.34			1.36	1.35		
REPAIR-MAINT	3	1.51	1.44			1.59	1.45		
UTILITIES	3	2.02	1.63			2.02	1.63		
RDS/GRNDS/SEC	3	.31	.19			.36	.22		
ADMINISTRATIVE	3	.47	.08			.53	.09		
TOTAL OPER EXP	3	5.65	5.86			6.46	6.77		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19353	3
AVG SQFT/RETAIL TENANT	11206	3
AVG SQFT/OFFICE WORKER	242	3
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY	90.5	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Charleston, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	140,456 SQ. FT.				129,059 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.69	.87			.70	.87		
REPAIR-MAINT	3	1.35	1.35			1.36	1.97		
UTILITIES	2	1.25	1.19			1.25	1.19		
RDS/GRNDS/SEC	3	.16	.16			.18	.17		
ADMINISTRATIVE	3	.40	.38			.43	.46		
TOTAL OPER EXP	2	3.69	3.71			4.12	4.27		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3864	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	3
AVG % OFFICE OCCUPANCY	98.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	2,642,015 SQ. FT.				2,185,311 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.70	1.59	1.21	2.18	1.78	1.62	1.27	2.20
REPAIR-MAINT	4	1.35	1.40	1.09	1.74	1.40	1.41	1.13	1.78
UTILITIES	4	2.01	2.05	1.76	2.07	2.08	2.05	1.76	2.17
RDS/GRNDS/SEC	4	.40	.17	.17	.48	.48	.23	.22	.55
ADMINISTRATIVE	4	.90	.41	.34	1.09	1.09	.53	.47	1.22
TOTAL OPER EXP	4	6.37	6.26	5.48	6.64	7.70	7.72	6.85	8.40
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17578	4
AVG SQFT/RETAIL TENANT	2532	4
AVG SQFT/OFFICE WORKER	253	4
AVG % OFFICE OCCUPANCY	98.9	4
AVG % RETAIL OCCUPANCY	87.5	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,101,789 SQ. FT.				1,900,351 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.98	1.22	.58	1.62	.98	1.22	.58	1.62
REPAIR-MAINT	6	1.51	1.53	.67	2.57	1.51	1.53	.67	2.57
UTILITIES	6	1.46	1.72	1.19	2.00	1.46	1.72	1.19	2.00
RDS/GRNDS/SEC	6	.38	.42	.26	.64	.42	.47	.31	.68
ADMINISTRATIVE	3	.38	.40			.44	.46		
TOTAL OPER EXP	6	4.59	4.59	3.27	6.97	5.08	6.19	3.48	7.36
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	1.70	1.01	.59	2.49				
TOTAL CONTRACT	5	.86	1.02	.58	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21613	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	2
AVG % OFFICE OCCUPANCY	98.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	5
PAYROLL	.40	3
CONTRACT	.69	5
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	2.37	4
PAYROLL	1.56	4
ELEVATOR	.11	4
HVAC	.11	4
ELECTRICAL	.14	4
STRUCT/ROOF	.14	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	4
ELECTRICAL	1.12	4
GAS	.33	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.05	3
WATER/SEWER	.20	4
RDS/GNDS/SEC	.37	5
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	5
SEC PAYROLL	.22	4
SEC CONTRACTS	.24	4
SEC OTHER	.04	3
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.70	5
CLEANING	.40	3
REPAIR/MAINT	1.56	4
RDS/GROUNDS		
SECURITY	.22	
ADMINISTRATIVE		4
TOTAL CONTRACTS	.86	5
CLEANING	.69	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.24	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,438,285 SQ. FT.				1,382,554 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.05	8.24	7.79	8.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.05	8.24	7.79	8.42				
NET PARKING INC									
MISCELLANEOUS	5	.14	.15	.04	.26				
TOTAL INCOME	9	8.14	8.36	7.80	8.43				
EXPENSE									
CLEANING	12	.84	.84	.72	.89	.84	.84	.72	.90
REPAIR-MAINT	12	.63	.56	.50	.68	.64	.57	.50	.68
UTILITIES	12	1.57	1.37	1.12	1.94	1.57	1.37	1.12	1.94
RDS/GRNDS/SEC	12	.12	.13	.06	.18	.13	.14	.06	.20
ADMINISTRATIVE	12	.49	.53	.42	.58	.51	.53	.44	.58
TOTAL OPER EXP	12	3.66	3.39	3.02	4.22	3.80	3.81	3.02	4.23
FIXED EXPENSES	9	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	9	3.81	3.72	3.04	4.60	3.81	3.72	3.04	4.60
LEASING EXP									
TOTAL PAYROLL	9	.27	.18	.08	.52				
TOTAL CONTRACT	9	.40	.39	.20	.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12512	12
AVG SQFT/RETAIL TENANT	1113	3
AVG SQFT/OFFICE WORKER	244	12
AVG % OFFICE OCCUPANCY	99.5	12
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	9.79	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	9
PAYROLL	.27	9
CONTRACT	.40	9
SUP/MAT/MISC	.15	9
TRASH REMOVAL		
REPR/MAINT TOTAL	.54	9
PAYROLL		
ELEVATOR	.05	9
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	9
ELECTRICAL	1.51	9
GAS		
FUEL OIL		
PURCH STEAM	.06	5
PURCH CH WTR	.25	5
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	9
REAL ESTATE TAX		
BUILDING INS	.02	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.27	9
CLEANING	.27	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.40	9
CLEANING	.40	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Columbia, SC

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	409,269 SQ. FT.				402,726 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.20	8.30	7.97	8.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.20	8.30	7.97	8.37				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	8.24	8.37	8.03	8.38				
EXPENSE									
CLEANING	5	.81	.83	.75	.85	.81	.83	.75	.85
REPAIR-MAINT	5	.56	.52	.51	.62	.56	.52	.51	.62
UTILITIES	5	1.70	1.58	.99	2.34	1.70	1.58	.99	2.34
RDS/GRNDS/SEC	5	.14	.15	.06	.21	.14	.17	.06	.21
ADMINISTRATIVE	5	.49	.53	.37	.58	.50	.53	.38	.58
TOTAL OPER EXP	5	3.70	3.70	2.79	4.45	3.76	3.70	2.91	4.45
FIXED EXPENSES	4	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	4	4.00	3.91	3.43	4.47	4.00	3.91	3.43	4.47
LEASING EXP									
TOTAL PAYROLL	4	.30	.29	.09	.52				
TOTAL CONTRACT	4	.37	.37	.16	.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14259	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	5
AVG % OFFICE OCCUPANCY	99.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.86	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	4
PAYROLL	.30	4
CONTRACT	.37	4
SUP/MAT/MISC	.17	4
TRASH REMOVAL		
REPR/MAINT TOTAL	.55	4
PAYROLL		
ELEVATOR	.07	4
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	4
ELECTRICAL	1.72	4
GAS		
FUEL OIL		
PURCH STEAM	.06	2
PURCH CH WTR	.25	2
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	4
REAL ESTATE TAX		
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	4
CLEANING	.30	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.37	4
CLEANING	.37	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	664,581 SQ. FT.				664,581 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					7.97	7.88	7.48	8.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.97	7.88	7.48	8.53				
NET PARKING INC									
MISCELLANEOUS	4	.14	.15	.04	.26				
TOTAL INCOME	5	8.09	7.96	7.60	8.67				
EXPENSE									
CLEANING	5	.82	.75	.62	1.09	.82	.75	.62	1.09
REPAIR-MAINT	5	.54	.50	.44	.68	.54	.50	.44	.68
UTILITIES	5	1.65	1.41	1.12	2.40	1.65	1.41	1.12	2.40
RDS/GRNDS/SEC	5	.09	.05	.05	.16	.09	.05	.05	.16
ADMINISTRATIVE	5	.60	.54	.53	.69	.60	.54	.53	.69
TOTAL OPER EXP	5	3.70	3.19	2.82	4.98	3.70	3.19	2.82	4.98
FIXED EXPENSES	5	.02	.02	.02	.02	.02	.02	.02	.02
TOTAL OPER + FIX	5	3.72	3.21	2.85	4.99	3.72	3.21	2.85	4.99
LEASING EXP									
TOTAL PAYROLL	5	.26	.18	.08	.51				
TOTAL CONTRACT	5	.42	.39	.25	.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26583	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.75	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	5
PAYROLL	.26	5
CONTRACT	.42	5
SUP/MAT/MISC	.14	5
TRASH REMOVAL		
REPR/MAINT TOTAL	.54	5
PAYROLL		
ELEVATOR	.05	5
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	5
ELECTRICAL	1.41	5
GAS		
FUEL OIL		
PURCH STEAM	.06	3
PURCH CH WTR	.25	3
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.02	5
REAL ESTATE TAX		
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	5
CLEANING	.26	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY –		
ADMINISTRATIVE		
TOTAL CONTRACTS	.42	5
CLEANING	.42	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fort Worth, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	882,347 SQ. FT.				775,375 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.79	.78			.80	.78		
REPAIR-MAINT	4	1.09	.71	.38	1.16	1.10	.71	.38	1.17
UTILITIES	4	1.45	1.51	1.05	2.19	1.45	1.51	1.05	2.19
RDS/GRNDS/SEC	4	.20	.16	.11	.30	.22	.19	.13	.32
ADMINISTRATIVE	2	.30	.37			.36	.45		
TOTAL OPER EXP	3	3.85	3.99			4.04	4.02		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.89	.92						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14533	4
AVG SQFT/RETAIL TENANT	2136	2
AVG SQFT/OFFICE WORKER	211	4
AVG % OFFICE OCCUPANCY	99.3	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	2
PAYROLL	.60	2
CONTRACT		
SUP/MAT/MISC	.05	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.37	2
PAYROLL	.26	2
ELEVATOR	.03	2
HVAC	.04	2
ELECTRICAL	.02	2
STRUCT/ROOF	.01	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	2
ELECTRICAL	1.79	2
GAS	.25	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.30	2
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	2
CLEANING	.60	2
REPAIR/MAINT	.26	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Houston, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,383,423 SQ. FT.				1,238,991 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					14.39	14.44		
RETAIL AREA	2	2.23	2.24						
OTHER AREA									
TOTAL RENT	3	12.88	14.00						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	12.88	14.00						
EXPENSE									
CLEANING	6	1.38	1.39	.91	1.50	1.40	1.39	.91	1.51
REPAIR-MAINT	6	1.57	1.82	1.46	2.05	1.59	1.82	1.52	2.07
UTILITIES	6	1.91	1.99	1.01	2.85	1.91	1.99	1.01	2.85
RDS/GRNDS/SEC	6	.46	.34	.19	.63	.52	.42	.20	.65
ADMINISTRATIVE	6	.49	.62	.20	.77	.55	.80	.20	.86
TOTAL OPER EXP	6	5.82	5.57	4.91	7.04	6.50	6.73	5.81	7.30
FIXED EXPENSES	2	.08	.08			.08	.08		
TOTAL OPER + FIX	2	5.92	6.05			6.05	6.21		
LEASING EXP									
TOTAL PAYROLL	3	1.88	2.36						
TOTAL CONTRACT	3	.65	.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16478	6
AVG SQFT/RETAIL TENANT	2211	5
AVG SQFT/OFFICE WORKER	195	4
AVG % OFFICE OCCUPANCY	99.7	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.56	3
PAYROLL	.87	3
CONTRACT		
SUP/MAT/MISC	.19	3
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	1.39	3
PAYROLL	.37	3
ELEVATOR	.30	2
HVAC	.06	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.71	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	3
ELECTRICAL	1.48	3
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	3
RDS/GNDS/SEC TOTAL	.57	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	3
SEC PAYROLL	.34	3
SEC CONTRACTS	.08	2
SEC OTHER	.18	3
ADMIN TOTAL	.36	3
PAYROLL	.30	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.08	2
REAL ESTATE TAX		
BUILDING INS	.08	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.88	3
CLEANING	.87	3
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY	.34	3
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	.65	3
CLEANING		
REPAIR/MAINT	.17	2
RDS/GROUNDS		
SECURITY	.08	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,538,416 SQ. FT.				1,414,905 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					8.44	7.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.44	7.59						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.44	7.59						
EXPENSE									
CLEANING	5	1.45	1.35	.93	2.02	1.47	1.39	.93	2.02
REPAIR-MAINT	5	.85	.92	.58	1.60	.86	.94	.58	1.60
UTILITIES	5	1.65	1.65	1.46	1.67	1.66	1.65	1.46	1.67
RDS/GRNDS/SEC	5	.20	.17	.17	.26	.21	.20	.17	.26
ADMINISTRATIVE	5	.53	.90	.27	1.00	.58	.90	.30	1.00
TOTAL OPER EXP	5	4.67	4.78	4.23	5.83	5.08	5.12	4.55	5.83
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.75	1.34						
TOTAL CONTRACT	3	.92	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21084	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	192	5
AVG % OFFICE OCCUPANCY	98.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.60**	**3**
PAYROLL	1.89	2
CONTRACT	.49	3
SUP/MAT/MISC	.08	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**.73**	**3**
PAYROLL	.33	3
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.40	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL	.12	3
SEC CONTRACT	.09	3
SEC OTHER	.03	3
ADMIN TOTAL	**.98**	**3**
PAYROLL	.28	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.70	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.75**	**3**
CLEANING	1.89	2
REPAIR/MAINT	.33	3
RDS/GROUNDS		
SECURITY	.12	3
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	**.92**	**3**
CLEANING	.49	3
REPAIR/MAINT	.33	3
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Miami, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,540,639 SQ. FT.				1,492,855 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					19.08	17.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.77	17.10						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	18.77	17.10						
EXPENSE									
CLEANING	4	.86	.85	.77	1.06	.87	.86	.78	1.07
REPAIR-MAINT	6	.99	1.00	.85	1.11	1.00	1.00	.85	1.13
UTILITIES	6	2.05	1.60	1.46	2.79	2.05	1.60	1.46	2.79
RDS/GRNDS/SEC	6	.55	.51	.28	.90	.57	.53	.28	.93
ADMINISTRATIVE	6	.86	.56	.43	1.60	.89	.90	.44	1.68
TOTAL OPER EXP	4	5.08	5.19	4.33	6.10	5.24	5.43	4.51	6.28
FIXED EXPENSES	2	.15	.11			.16	.11		
TOTAL OPER+FIX	2	5.99	6.21			6.17	6.39		
LEASING EXP									
TOTAL PAYROLL	5	.95	.91	.83	1.07				
TOTAL CONTRACT	3	1.27	1.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27563	6
AVG SQFT/RETAIL TENANT	1275	4
AVG SQFT/OFFICE WORKER	227	6
AVG % OFFICE OCCUPANCY	97.9	6
AVG % RETAIL OCCUPANCY	98.0	4
AVG $ RATE YR-END RENT	19.70	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**3**
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC		
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	**.99**	**3**
PAYROLL	.45	3
ELEVATOR	.33	3
HVAC	.03	3
ELECTRICAL		
STRUCT/ROOF	.09	2
PLUMBING		
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.13**	**5**
ELECTRICAL	1.39	5
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.17	2
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	**.62**	**5**
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	5
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER	.22	3
ADMIN TOTAL	**.52**	**3**
PAYROLL	.45	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.15**	**2**
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**5**
CLEANING		
REPAIR/MAINT	.45	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	3
TOTAL CONTRACTS	**1.27**	**3**
CLEANING	.75	3
REPAIR/MAINT		
RDS/GROUNDS	.05	3
SECURITY	.41	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,573,509 SQ. FT.				2,309,105 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	2.18	2.16			2.20	2.20		
REPAIR-MAINT	3	1.73	2.68			1.74	2.69		
UTILITIES	3	2.68	2.67			2.68	2.67		
RDS/GRNDS/SEC	4	.17	.17	.16	.17	.19	.18	.18	.20
ADMINISTRATIVE	4	.28	.39	.31	.50	.31	.44	.33	.60
TOTAL OPER EXP	2	7.04	8.75			7.74	9.32		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26839	4
AVG SQFT/RETAIL TENANT	2735	4
AVG SQFT/OFFICE WORKER	172	4
AVG % OFFICE OCCUPANCY	97.6	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Orlando, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	532,332 SQ. FT.				503,433 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.69	12.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.45	12.41						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	10.45	12.41						
EXPENSE									
CLEANING									
REPAIR-MAINT	5	.78	.96	.72	1.10	.78	.97	.73	1.10
UTILITIES	5	1.22	1.59	1.14	1.66	1.22	1.59	1.14	1.67
RDS/GRNDS/SEC	5	.55	.84	.34	1.18	.59	.85	.36	1.20
ADMINISTRATIVE	4	.68	.82			.73	.84		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	.94	1.18						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10094	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	250	5
AVG % OFFICE OCCUPANCY	94.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.74	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.01	4	SECURITY TOTAL	.72	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.94	4
PAYROLL			ELECTRICAL	.86	4	SEC PAYROLL	.72	4	REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY	.72	4
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER	.14	4	PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**	.72	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	1,342,967 SQ. FT.				1,144,563 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.32	1.33	1.11	2.25	1.35	1.38	1.12	2.34
REPAIR-MAINT	5	.85	.82	.61	1.50	.88	.82	.62	1.60
UTILITIES	5	3.15	2.70	2.11	3.77	3.15	2.70	2.11	3.77
RDS/GRNDS/SEC	5	.17	.16	.14	.20	.20	.18	.16	.22
ADMINISTRATIVE	5	.41	.45	.27	.62	.49	.45	.33	.69
TOTAL OPER EXP	5	5.91	6.70	4.49	7.49	6.93	6.70	5.51	8.36
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12775	5
AVG SQFT/RETAIL TENANT	2589	4
AVG SQFT/OFFICE WORKER	205	5
AVG % OFFICE OCCUPANCY	97.1	5
AVG % RETAIL OCCUPANCY	96.5	4
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	669,296 SQ. FT.				613,296 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					10.66	10.96		
RETAIL AREA	2	5.55	5.79						
OTHER AREA									
TOTAL RENT	3	10.35	10.95						
NET PARKING INC	2	.31	.30						
MISCELLANEOUS									
TOTAL INCOME	3	10.63	11.27						
EXPENSE									
CLEANING	5	1.13	1.31	.91	1.83	1.17	1.35	.94	1.87
REPAIR-MAINT	5	1.20	1.07	1.01	1.82	1.24	1.15	1.03	1.84
UTILITIES	5	1.27	1.17	1.01	1.61	1.29	1.19	1.02	1.63
RDS/GRNDS/SEC	5	.41	.38	.16	.93	.45	.40	.19	.99
ADMINISTRATIVE	4	.60	.61	.24	.77	.54	.64	.27	.79
TOTAL OPER EXP	5	4.51	4.05	4.02	6.22	4.93	4.99	4.44	6.52
FIXED EXPENSES	3	.15	.14			.16	.14		
TOTAL OPER + FIX	3	4.86	5.33			5.10	5.97		
LEASING EXP									
TOTAL PAYROLL	3	.88	1.31						
TOTAL CONTRACT	3	1.28	1.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18736	5
AVG SQFT/RETAIL TENANT	1869	4
AVG SQFT/OFFICE WORKER	240	4
AVG % OFFICE OCCUPANCY	97.8	5
AVG % RETAIL OCCUPANCY	98.0	4
AVG $ RATE YR-END RENT	12.44	2
AVG NET PRKNG INC/STALL	1065.08	2
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	3
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.26	3
PAYROLL	.72	3
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF	.47	3
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	3
ELECTRICAL	1.28	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.51	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL		
SEC CONTRACTS	.51	3
SEC OTHER		
ADMIN TOTAL	.69	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.49	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.15	3
REAL ESTATE TAX		
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING		
REPAIR/MAINT	.72	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	3
CLEANING	.74	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.51	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Portland, OR

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	546,108 SQ. FT.				500,894 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.25	9.80		
RETAIL AREA	2	5.55	5.79						
OTHER AREA									
TOTAL RENT	2	9.93	9.37						
NET PARKING INC	2	.31	.30						
MISCELLANEOUS									
TOTAL INCOME	2	10.24	9.67						
EXPENSE									
CLEANING	3	1.04	1.26			1.07	1.35		
REPAIR-MAINT	3	1.12	1.07			1.16	1.15		
UTILITIES	3	1.28	1.16			1.30	1.19		
RDS/GRNDS/SEC	3	.36	.38			.39	.40		
ADMINISTRATIVE	2	.68	.62			.72	.66		
TOTAL OPER EXP	3	4.33	4.05			4.72	4.99		
FIXED EXPENSES	2	.15	.16			.16	.17		
TOTAL OPER + FIX	2	4.56	4.76			4.82	5.14		
LEASING EXP									
TOTAL PAYROLL	2	.83	.95						
TOTAL CONTRACT	2	1.13	1.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16238	3
AVG SQFT/RETAIL TENANT	1820	3
AVG SQFT/OFFICE WORKER	243	3
AVG % OFFICE OCCUPANCY	97.3	3
AVG % RETAIL OCCUPANCY	97.8	3
AVG $ RATE YR-END RENT	12.44	2
AVG NET PRKNG INC/STALL	1065.08	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	2	**UTILITIES TOTAL**	1.39	2	SECURITY TOTAL	.41	2	**FIXED EXP TOTAL**	.15	2	**TOTAL PAYROLL**	.83	2
PAYROLL			ELECTRICAL	1.32	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.68	2	GAS			SEC CONTRACTS	.41	2	BUILDING INS	.09	2	REPAIR/MAINT	.65	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	.68	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.14	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.65	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.13	2
ELEVATOR			WATER/SEWER	.07	2	PROF FEES			COMMISSIONS			CLEANING	.68	2
HVAC			**RDS/GNDS/SEC**	.41	2	GEN OFC EXP	.45	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP	.09	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.39	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.41	2
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,813,928 SQ. FT.				1,648,323 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.93	13.46		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.93	13.46						
NET PARKING INC									
MISCELLANEOUS	2	.18	.12						
TOTAL INCOME	2	16.53	13.84						
EXPENSE									
CLEANING	7	1.53	1.68	.97	1.74	1.57	1.74	.99	1.80
REPAIR-MAINT	7	1.78	1.85	1.10	2.20	1.83	1.89	1.13	2.28
UTILITIES	7	1.03	1.05	.84	1.36	1.06	1.07	.87	1.38
RDS/GRNDS/SEC	2	.03	.04			.03	.04		
ADMINISTRATIVE	7	.41	.42	.34	.52	.45	.48	.37	.59
TOTAL OPER EXP	7	4.75	4.58	3.89	5.56	5.23	5.00	4.06	6.71
FIXED EXPENSES	2	1.41	1.22			1.41	1.22		
TOTAL OPER + FIX	2	4.66	4.45			4.66	4.45		
LEASING EXP									
TOTAL PAYROLL	7	2.33	2.35	1.14	2.98				
TOTAL CONTRACT	7	.11	.12	.07	.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	67202	7
AVG SQFT/RETAIL TENANT	5276	5
AVG SQFT/OFFICE WORKER	209	7
AVG % OFFICE OCCUPANCY	97.8	7
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	15.93	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.53	7	**UTILITIES TOTAL**	1.03	7	SECURITY TOTAL			**FIXED EXP TOTAL**	1.41	2	**TOTAL PAYROLL**	2.33	7
PAYROLL	1.44	5	ELECTRICAL	.95	7	SEC PAYROLL			REAL ESTATE TAX	1.22	2	CLEANING	1.44	5
CONTRACT	.07	7	GAS	.03	6	SEC CONTRACTS			BUILDING INS	.19	2	REPAIR/MAINT	.66	7
SUP/MAT/MISC	.15	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	7	PURCH STEAM			**ADMIN TOTAL**	.41	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.78	7	PURCH CH WTR			PAYROLL	.39	5	**LEASING EXPENSES**			ADMINISTRATIVE	.39	5
PAYROLL	.66	7	COAL			MGMT FEES	.34	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.11	7
ELEVATOR	.05	7	WATER/SEWER	.06	7	PROF FEES	.19	2	COMMISSIONS			CLEANING	.07	7
HVAC	1.00	7	**RDS/GNDS/SEC**	.03	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.04	5
ELECTRICAL	.02	7	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL	.03	2				BUY-OUTS			SECURITY		
PLUMBING	.01	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.53	2
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.04	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sacramento, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	635,759 SQ. FT.				556,905 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.68	1.74	1.14	2.00	1.73	1.80	1.17	2.07
REPAIR-MAINT	4	1.88	2.20	1.29	2.45	1.93	2.28	1.32	2.53
UTILITIES	4	1.09	1.00	.74	1.36	1.12	1.03	.77	1.38
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.54	.52	.44	.71	.62	.59	.53	.79
TOTAL OPER EXP	4	5.20	5.56	4.26	5.87	5.94	6.71	4.97	6.91
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.50	2.98	1.48	3.36				
TOTAL CONTRACT	4	.23	.14	.11	.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36783	4
AVG SQFT/RETAIL TENANT	3403	3
AVG SQFT/OFFICE WORKER	241	4
AVG % OFFICE OCCUPANCY	99.1	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.68**	**4**
PAYROLL	1.76	3
CONTRACT	.14	4
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.88**	**4**
PAYROLL	.70	4
ELEVATOR	.10	4
HVAC	.98	4
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.09**	**4**
ELECTRICAL	1.00	4
GAS	.04	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.54**	**4**
PAYROLL	.53	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.50**	**4**
CLEANING	1.76	3
REPAIR/MAINT	.70	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	3
TOTAL CONTRACTS	**.23**	**4**
CLEANING	.14	4
REPAIR/MAINT	.11	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Saint Petersburg, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	445,566 SQ. FT.				388,542 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.73	.70			.73	.70		
REPAIR-MAINT	3	2.77	2.24			2.78	2.24		
UTILITIES	4	2.05	1.58	1.38	2.39	2.05	1.58	1.38	2.39
RDS/GRNDS/SEC	4	.32	.23	.19	.71	.37	.26	.22	.74
ADMINISTRATIVE	4	.49	.26	.09	1.67	.56	.28	.11	1.71
TOTAL OPER EXP	2	6.09	6.00			7.32	7.44		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.17	2.22						
TOTAL CONTRACT	2	.75	.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35322	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	194	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.64**	**2**
PAYROLL		
CONTRACT	.59	2
SUP/MAT/MISC		
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.44**	**3**
ELECTRICAL	2.05	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.39	3
RDS/GNDS/SEC TOTAL	**.41**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.19**	**2**
PAYROLL	.17	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.17**	**3**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	2
TOTAL CONTRACTS	**.75**	**2**
CLEANING	.59	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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San Francisco, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	748,739 SQ. FT.				673,926 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.83	1.56			1.85	1.56		
REPAIR-MAINT	5	1.58	1.66			1.60	1.70		
UTILITIES	4	.95	1.25			.95	1.25		
RDS/GRNDS/SEC	2	.06	.07			.07	.08		
ADMINISTRATIVE	5	.90	.97			1.00	.97		
TOTAL OPER EXP	4	5.03	6.67			5.41	6.84		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	4.27	3.24						
TOTAL CONTRACT	4	.60	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27531	5
AVG SQFT/RETAIL TENANT	4151	2
AVG SQFT/OFFICE WORKER	346	5
AVG % OFFICE OCCUPANCY	98.0	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.22	4
PAYROLL		
CONTRACT		
SUP/MAT/MISC	.15	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.93	4
PAYROLL	1.30	4
ELEVATOR	.11	4
HVAC	.19	4
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.04	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.22	4
PAYROLL	1.17	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.27	4
CLEANING		
REPAIR/MAINT	1.30	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.17	4
TOTAL CONTRACTS	.60	4
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	344,981 SQ. FT.				318,091 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					12.79	12.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.48	12.49						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	12.48	12.49						
EXPENSE									
CLEANING	2	.95	.94			.95	.95		
REPAIR-MAINT	4	1.41	1.43	.88	2.05	1.42	1.46	.89	2.07
UTILITIES	4	1.63	1.71	1.35	1.88	1.64	1.71	1.35	1.91
RDS/GRNDS/SEC	4	.66	.68	.16	1.18	.72	.69	.19	1.20
ADMINISTRATIVE	4	.46	.40	.07	.92	.50	.41	.08	.94
TOTAL OPER EXP	2	3.41	3.41			3.92	3.91		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.18	1.18						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9331	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	174	4
AVG % OFFICE OCCUPANCY	99.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	2
ELECTRICAL	1.69	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	2
RDS/GNDS/SEC TOTAL	1.18	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.18	2
SEC PAYROLL	1.18	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	1.18	2
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Tampa, FL

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	231,683 SQ. FT.				207,428 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.95	.94			.95	.95		
REPAIR-MAINT	3	1.25	1.15			1.26	1.16		
UTILITIES	3	1.45	1.62			1.45	1.63		
RDS/GRNDS/SEC	3	.41	.18			.46	.19		
ADMINISTRATIVE	3	.33	.10			.37	.10		
TOTAL OPER EXP	2	3.41	3.41			3.92	3.91		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9390	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	168	3
AVG % OFFICE OCCUPANCY	99.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	577,738 SQ. FT.				541,340 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					19.69	13.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	19.22	13.59						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	19.68	13.83						
EXPENSE									
CLEANING	3	1.06	1.03			1.07	1.03		
REPAIR-MAINT	3	1.08	1.16			1.11	1.16		
UTILITIES	2	2.16	1.54			2.16	1.54		
RDS/GRNDS/SEC	3	.64	.17			.68	.21		
ADMINISTRATIVE	2	.50	.61			.53	.71		
TOTAL OPER EXP	2	5.50	4.41			5.65	4.49		
FIXED EXPENSES	2	.16	.42			.17	.42		
TOTAL OPER + FIX	2	5.67	4.84			5.82	4.92		
LEASING EXP	2	.54	.30						
TOTAL PAYROLL	2	.86	.75						
TOTAL CONTRACT	2	1.47	1.29						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13946	3
AVG SQFT/RETAIL TENANT	7185	2
AVG SQFT/OFFICE WORKER	277	3
AVG % OFFICE OCCUPANCY	92.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	23.92	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	2
PAYROLL		
CONTRACT	.78	2
SUP/MAT/MISC		
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	1.32	2
PAYROLL	.66	2
ELEVATOR	.19	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	2
ELECTRICAL	1.92	2
GAS	.18	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.79	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.77	2
SEC PAYROLL		
SEC CONTRACTS	.65	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.16	2
REAL ESTATE TAX		
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	2
CLEANING		
REPAIR/MAINT	.66	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.47	2
CLEANING	.78	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.65	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,519,348 SQ. FT.				3,073,074 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					25.57	24.39		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	20.37	19.02						
NET PARKING INC									
MISCELLANEOUS	2	.66	.90						
TOTAL INCOME	2	21.56	20.30						
EXPENSE									
CLEANING	12	.78	.80	.73	.85	.79	.80	.73	.85
REPAIR-MAINT	14	.87	.70	.61	.82	.88	.70	.61	.83
UTILITIES	7	.59	.76	.44	.87	.59	.76	.44	.87
RDS/GRNDS/SEC	14	.12	.14	.13	.14	.14	.15	.14	.17
ADMINISTRATIVE	11	.65	.65	.38	.87	.74	.66	.41	1.07
TOTAL OPER EXP	6	2.75	2.93	2.31	3.29	3.04	2.94	2.50	3.66
FIXED EXPENSES	2	4.13	3.76			5.20	4.82		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.81	.93						
TOTAL CONTRACT	2	1.02	1.12						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51056	14
AVG SQFT/RETAIL TENANT	1084	6
AVG SQFT/OFFICE WORKER	247	14
AVG % OFFICE OCCUPANCY	98.0	14
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	2	**UTILITIES TOTAL**			SECURITY TOTAL	.01	2	**FIXED EXP TOTAL**	4.13	2	**TOTAL PAYROLL**	.81	2
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX	3.50	2	CLEANING		
CONTRACT	.93	2	GAS			SEC CONTRACTS	.01	2	BUILDING INS	.10	2	REPAIR/MAINT	.62	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM			**ADMIN TOTAL**	.85	2	OTHER TAX	.53	2	SECURITY		
REPR/MAINT TOTAL	.96	2	PURCH CH WTR			PAYROLL	.19	2	**LEASING EXPENSES**			ADMINISTRATIVE	.19	2
PAYROLL	.62	2	COAL			MGMT FEES	.55	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.02	2
ELEVATOR	.09	2	WATER/SEWER			PROF FEES	.04	2	COMMISSIONS			CLEANING	.93	2
HVAC	.12	2	**RDS/GNDS/SEC**	.04	2	GEN OFC EXP	.06	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.02	2	TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.01	2
PLUMBING	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.80	2
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP	.10	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	121,765 SQ. FT.				114,521 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.81	.82	.76	.87	.81	.82	.76	.87
REPAIR-MAINT	5	.70	.66	.55	.97	.70	.66	.55	.97
UTILITIES	2	.81	.84			.81	.84		
RDS/GRNDS/SEC	5	.14	.14	.14	.16	.15	.15	.14	.17
ADMINISTRATIVE	4	.41	.39	.37	.53	.44	.44	.39	.56
TOTAL OPER EXP	2	2.78	2.93			2.78	2.94		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18449	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	5
AVG % OFFICE OCCUPANCY	96.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS CONTR											
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	1,665,291 SQ. FT.				1,441,192 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	.75	.79			.75	.80			
REPAIR-MAINT	4	1.00	.76	.65	1.31	1.01	.77	.65	1.33	
UTILITIES	2	.32	.32			.32	.32			
RDS/GRNDS/SEC	4	.12	.13	.09	.14	.14	.15	10	.17	
ADMINISTRATIVE	3	.68	.74			.77	.83			
TOTAL OPER EXP										
FIXED EXPENSES										
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT										

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	64821	4
AVG SQFT/RETAIL TENANT	1316	3
AVG SQFT/OFFICE WORKER	274	4
AVG % OFFICE OCCUPANCY	99.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQ-FT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Washington, DC/VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	854,896 SQ. FT.				854,896 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.63	14.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.63	14.23						
NET PARKING INC	2	.85	.86						
MISCELLANEOUS	4	.03	.02						
TOTAL INCOME	4	14.38	15.03						
EXPENSE									
CLEANING	4	.76	.73			.76	.73		
REPAIR-MAINT	4	.76	.56			.76	.56		
UTILITIES	4	1.87	1.88			1.87	1.88		
RDS/GRNDS/SEC	4	.23	.08			.23	.08		
ADMINISTRATIVE	4	.45	.37			.45	.37		
TOTAL OPER EXP	4	4.07	3.63			4.07	3.63		
FIXED EXPENSES	4	1.12	1.26			1.12	1.26		
TOTAL OPER + FIX	4	5.19	4.93			5.19	4.93		
LEASING EXP									
TOTAL PAYROLL	4	.52	.40						
TOTAL CONTRACT	4	1.09	.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	59615	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	158	3
AVG % OFFICE OCCUPANCY	97.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	28.61	4
AVG NET PRKNG INC/STALL	529.36	2
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	4
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.76	4
PAYROLL	.43	4
ELEVATOR	.14	4
HVAC	.05	4
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	4
ELECTRICAL	1.79	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	4
SEC PAYROLL		
SEC CONTRACTS	.10	4
SEC OTHER		
ADMIN TOTAL	.45	4
PAYROLL	.09	4
MGMT FEES	.27	4
PROF FEES		
GEN OFC EXP	.07	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.12	4
REAL ESTATE TAX	1.07	2
BUILDING INS	.15	4
PERS PROP TAX		
OTHER TAX	.08	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	4
CLEANING		
REPAIR/MAINT	.43	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	4
TOTAL CONTRACTS	1.09	4
CLEANING	.76	4
REPAIR/MAINT	.13	2
RDS/GROUNDS	.12	4
SECURITY	.10	4
ADMINISTRATIVE	.29	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Analyses

Canadian Office Buildings Facing Weak Markets

W. Ellen Ku and Deidre A. Schexnayder

Canada Private Office Buildings

The owners and managers of private sector Canadian office buildings experienced an increase in net operating income between 1989 and 1990, based on a control sample survey of 116 properties encompassing almost 31.8 million square feet of space. These properties, for which income and expense data was reported in both 1989 and 1990, achieved a 5.1 percent increase, or $.53 (Canadian) per square foot, in estimated average net operating income in 1990, relative to 1989. Adjusted for a 4.8 percent inflation rate, the real gain was .10 percent.

The $.56 increase per square foot was the result of a $1.44 per square foot increase in average total income, which was offset by a $.24 per square foot increase in average operating expenses (Table 1). The estimate of total expenses (including leasing) rose by $.91 per square foot, or a 9.6 percent increase.

The cost of cleaning increased in Canadian private sector office buildings in 1990. Average cleaning expenses increased on a nominal basis, 5.3 percent, or $.05 per square foot. The other major operating expenses, repairs/maintenance and utilities, rose from last year, 4.5 percent and 2.6 percent respectively. Average administrative expenses rose by 9.9 percent between 1989 and 1990. Roads, grounds and security declined 2.4 percent in comparison to a 22.9 percent increase a year ago.

A phenomenon which appears to be consistent with a longstanding trend is the reported change in average fixed costs, primarily property taxes. Between 1989 and 1990, the control sample buildings reported an increase of $.46 per square foot, or about 13.3 percent. This corresponds with a trend of several years duration, in which the typical increase in average fixed expenses was approximately 10 percent.

A closer look at mean and median measurements suggests that total income for smaller properties in Canada did not fare as well as total income for larger buildings. As Table 1 reveals, the percent change in the median value for total income was smaller than the percent change in the average value, which indicates that smaller properties, which dominate the median value, did not experience as large income increases as did the larger buildings. However, the average value for total operating plus fixed expenses rose more between 1989 and 1990 than did the median value for total operating plus fixed expenses; which means that the smaller

INCOME EXPENSE COMPARISONS: 1989-1990
CANADA PRIVATE SECTOR

2-Year Control Sample
116 Buildings, 31.8 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1989	1990	%Change	1989	1990	%Change
INCOME						
Office	16.19	16.64	2.8	19.93	20.81	4.4
Retail	21.08	21.47	1.9	24.78	24.00	(3.1)
Total Income (Rent)	16.14	16.39	1.5	19.85	21.29	7.3
EXPENSES						
Cleaning	.89	.92	3.4	.95	1.00	5.3
Repairs/Maintenance	1.26	1.31	4.0	1.33	1.39	4.5
Utilities	1.61	1.64	1.9	1.52	1.56	2.6
Roads/Grounds/Security	.34	.35	2.9	.41	.40	(2.4)
Administrative	.74	.79	6.8	.81	.89	9.9
Total Operating Expenses	4.92	5.27	7.1	5.01	5.25	4.8
Fixed Expenses	2.43	2.57	5.8	3.47	3.93	13.3
Total Expenses (Operating + Fixed)	7.74	8.01	3.5	8.51	9.20	8.1
Leasing	.91	.54	(40.7)	1.41	1.77	25.5
Total Expenses + Leasing[2]				9.51	10.42	9.6
Net Operating Income (NOI)[3]				10.34	10.87	5.1
NOI Adjusted for Inflation (4.8%)					10.35	.1

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries
[3] Total Income (Rent) less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents

Table 1

properties experienced smaller increases in total operating plus fixed expenses.

All of the results reported here must be regarded cautiously because of the small sample size. Whereas data covering 199 private office buildings in Canada were received this year, reports for only 116 of these properties were received in 1989 as well. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately. Finally, as the Overview article presented at the front of the book points out, analysis of net operating income from control samples, as these are constructed, tend to be biased downwards, that is, to imply less favorable results than those actually achieved by the typical property owner or manager.

Figure 1 illustrates the ratio of expenses by category to the total for all Canada private sector respondents. The leading source of expense for Canadian office properties continues to be fixed expenses, followed by utilities, repairs/maintenanc , and cleaning. In contrast with property managers' experience in the United States, Canadian property owners pay substantially more in property taxes, the major component of fixed expenses.

Canada Government Office Buildings

The analysis of Canadian government office buildings reporting to the Experience Exchange Report this year suggests that increases in total operating expenses was slightly less than the rate of inflation by .4%. Closer examination of individual expenses components is presented as follows. The three major components of expense, cleaning, repairs/maintenance, and utilities, all experienced increases in expenses above the rate of inflation in 1990 (4.8%) if average costs are examined. Average cleaning costs, for example, rose by 4.9 percent, from $1.02 to $1.07 per square foot. Average repairs and maintenance expenses rose by 13.9 percent, from $1.51 to $1.72 per square foot, and utilities increased by 8.8 percent, from $1.59 to $1.73 per square foot, due to the fact that unit costs of various utility sources went up in 1990. On the other hand, administrative expenses dropped 26% or $.13 per square foot. Reported total operating expenses rose by 4.6 percent, or $.22 per square foot. On a real basis, adjusted for inflation, total operating expenses actually dropped .4 percent.

All of these results must be considered with due caution, however, because the sample size is so small: 95 buildings containing only 13.9 million square feet of space.

Summary

In 1990, estimated net operating income decreased by 2.54 percent in nominal dollars, or by 7.29 percent in real dollars. Real income dropped 2.36 percent from 1989, along with a 5.12 percent rise in real total expenses. An examination of the five year control sample of private sector Canadian properties indicated an increase in fixed expenses of 26 percent over five years. This percent increase, mainly due to the 14.20 percent jump of fixed expenses from 1989 to 1990, almost caught up with the 30 percent increase of fixed expenses experienced by private sector U.S. properties over the past 5 years. It is important to point out, however, that Canadian properties pay fixed expenses that on average are approximately 19 percent higher than the payments by U.S. properties.

As Table 2 reveals, occupancy levels for the 2-year control sample of properties reveals a slight decline from 91.4 percent in 1989 to 90.9 percent in 1990. The 5-year control indicates a decrease from 93.8 percent in 1989 to 91.4 percent in 1990.

OCCUPANCY CONDITIONS		(Percent of Rentable Space)				
		1986	1987	1988	1989	1990
2-year Control Samples, Canada Private Sector (116 Bldgs: 31.8 million sq. ft.)						
	Office				91.4	90.9
	Retail				90.4	90.3
5-year Control Samples, Canada Private Sector (43 Bldgs: 12.6 million sq. ft.)						
	Office	92.6	94.7	95.8	93.8	91.4
	Retail	89.5	93.9	93.6	92.6	94.1
All Buildings Reporting, Canada Private Sector (199 Bldgs: 56.6 million sq. ft.)						
	Office					92.2
	Retail					86.2

Table 2

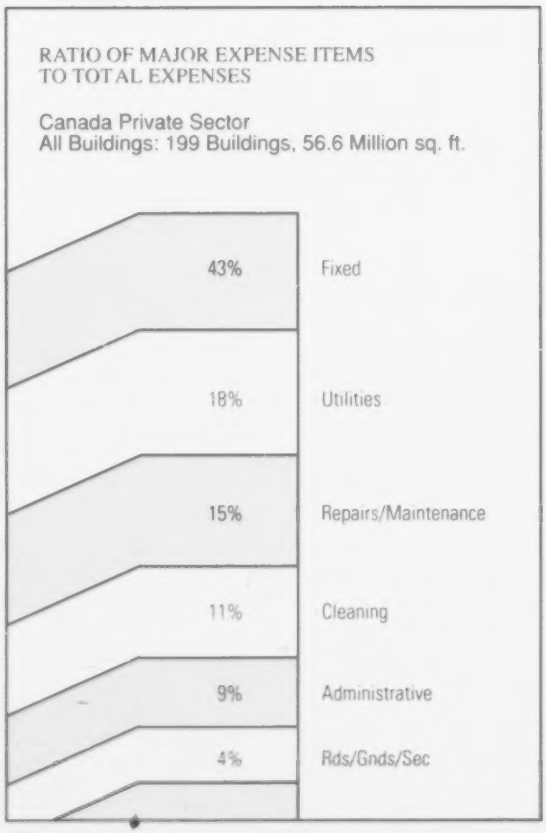

Figure 1

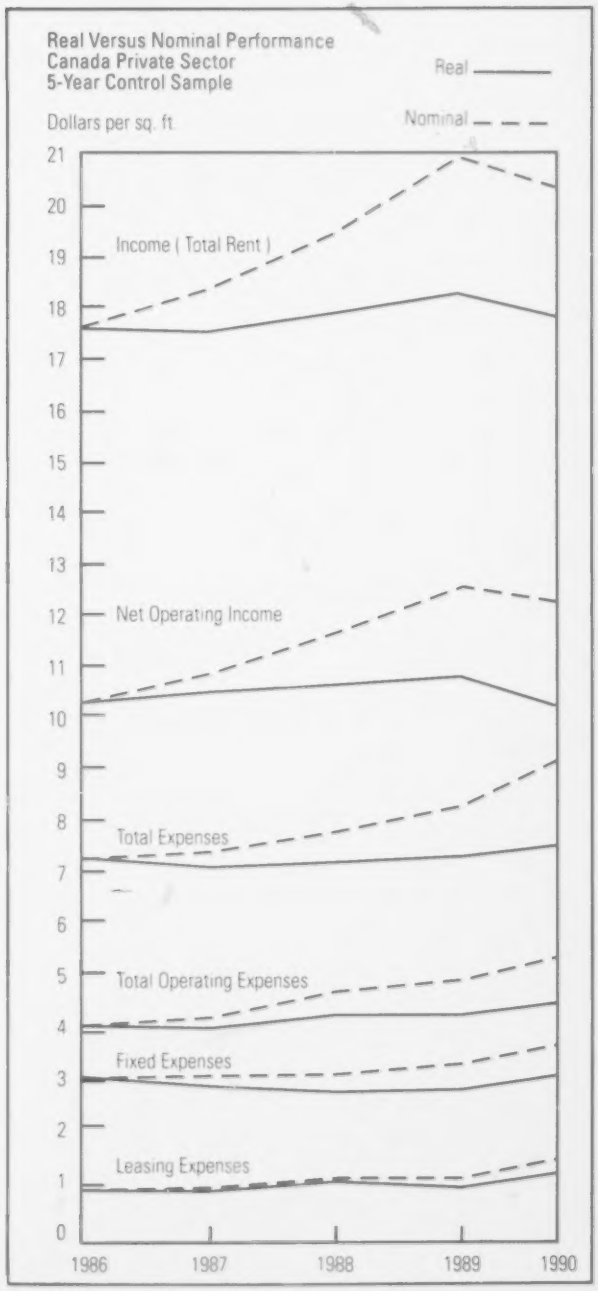

Figure 2

EXPENSE COMPARISONS: 1989-1990
CANADA GOVERNMENT BUILDINGS

2-Year Control Sample
95 Buildings: 13.9 million sq. ft.
Canada Dollars per sq. ft.

	Medians			Averages		
	1989	1990	%Change	1989	1990	%Change
EXPENSES						
Cleaning	.90	9.6	6.7	1.02	1.07	4.9
Repairs/Maintenance	1.33	1.53	15.0	1.51	1.72	13.9
Utilities	1.44	1.54	6.9	1.59	1.73	8.8
Roads/Grounds/Security	.27	.22	(18.5)	.44	.46	4.5
Administrative	.53	.45	(15.1)	.50	.37	(26.0)
Total Operating	4.91	4.99	1.6	4.79	5.01	4.6
Total Adjusted for Inflation (4.8%)					4.77	(.4)

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES
CANADA PRIVATE SECTOR

5-Year Control Sample
43 Buildings: 12.6 million sq. ft.
Nominal Canada Dollars per sq. ft.

	1986	1987	1988	1989	1990	Difference 1986-1990
Income (Total Rent)	17.65	18.25	19.37	20.88	21.42	
% Difference		3.40%	6.14%	7.80%	2.59%	21.36%
Total Operating Expenses	4.19	4.31	4.70	4.95	5.37	
% Difference		2.86%	9.05%	5.32%	8.49%	28.16%
Fixed Expenses	3.01	3.11	3.13	3.31	3.78	
% Difference		3.32%	.64%	5.75%	14.20%	25.58%
Leasing Expenses	.92	.94	1.11	1.14	1.49	
% Difference		2.17%	18.09%	2.70%	30.70%	61.96%
Total Expenses	7.28	7.41	7.83	8.29	9.15	
% Difference		1.79%	5.67%	5.87%	10.37%	25.69%
Net Operating Income	10.37	10.84	11.54	12.59	12.27	
% Difference		4.53%	6.46%	9.10%	-2.54	18.32%
CPI		4.4%	4.1%	5.0%	4.8%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES
CANADA PRIVATE SECTOR

5-Year Control Sample
43 Buildings: 12.6 million sq. ft.
Real 186 Canada dollars per sq. ft.
(Adjusted for annual change in CPI)

	1986	1987	1988	1989	1990	Difference 1986-1990
Income (Total Rent)	17.65	17.45	17.76	18.19	17.76	
% Difference		-1.13%	1.78%	2.42%	-2.36	.62%
Total Operating Expenses	4.19	4.12	4.31	4.31	4.45	
% Difference		-1.67%	4.61%	0.0%	3.25%	6.21%
Fixed Expenses	3.01	2.97	2.87	2.88	3.13	
% Difference		-1.33%	-3.37%	.35%	8.68%	3.99%
Leasing Expenses	.92	.90	1.02	.99	1.24	
% Difference		-2.17%	13.33%	-2.94%	25.25%	34.78%
Total Expenses	7.28	7.08	7.18	7.22	7.59	
% Difference		-2.75%	1.41%	.56%	5.12%	4.26%
Net Operating Income	10.37	10.36	10.58	10.97	10.17	
% Difference		-.10%	2.12%	3.68%	-7.29%	-1.93%
CPI		4.4%	4.1%	5.0%	4.8%	

Table 5

Canada Private Sector: Special Studies

All Buildings—1990

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Single Purpose Buildings

All Buildings – 1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	199 BLDS	56,627,063 SQ. FT.				52,041,338 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	161					20.62	16.81	12.52	22.89
RETAIL AREA	104	21.78	18.84	11.98	27.08				
OTHER AREA	21	5.12	6.06	4.01	10.22				
TOTAL RENT	172	20.93	16.69	13.00	23.50				
NET PARKING INC	120	.73	.70	.30	.99				
MISCELLANEOUS	120	.26	.08	.02	.20				
TOTAL INCOME	172	21.67	17.02	13.49	24.22				
EXPENSE									
CLEANING	196	1.04	.95	.79	1.19	1.08	1.04	.82	1.23
REPAIR-MAINT	198	1.41	1.28	.96	1.55	1.49	1.32	1.08	1.63
UTILITIES	196	1.67	1.61	1.21	2.03	1.69	1.63	1.25	2.10
RDS/GRNDS/SEC	185	.41	.34	.18	.54	.45	.36	.20	.58
ADMINISTRATIVE	195	.91	.80	.55	1.21	.99	.87	.62	1.33
TOTAL OPER EXP	194	5.45	5.07	4.16	6.15	5.94	5.45	4.45	6.96
FIXED EXPENSES	197	4.10	2.77	2.09	4.40	4.47	3.06	2.21	4.76
TOTAL OPER + FIX	193	9.53	8.19	6.60	10.77	10.39	9.02	7.13	11.68
LEASING EXP	127	1.91	.67	.21	2.09				
TOTAL PAYROLL	183	.92	.70	.41	.99				
TOTAL CONTRACT	193	1.29	1.12	.80	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13344	193
AVG SQFT/RETAIL TENANT	2083	127
AVG SQFT/OFFICE WORKER	217	131
AVG % OFFICE OCCUPANCY	92.2	198
AVG % RETAIL OCCUPANCY	86.2	130
AVG $ RATE YR-END RENT	23.56	150
AVG NET PRKNG INC/STALL	1068.67	81
RENTABLE/GROSS SQFT	.88	143

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.04**	**188**
PAYROLL	.33	58
CONTRACT	.84	181
SUP/MAT/MISC	.09	164
TRASH REMOVAL	.07	160
REPR/MAINT TOTAL	**1.43**	**190**
PAYROLL	.49	154
ELEVATOR	.26	185
HVAC	.30	183
ELECTRICAL	.10	172
STRUCT/ROOF	.10	88
PLUMBING	.04	153
FIRE/LIFE SFTY	.04	112
OTHER MAINT/SUP	.34	168

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**192**
ELECTRICAL	1.42	189
GAS	.18	136
FUEL OIL	.10	25
PURCH STEAM	.37	20
PURCH CH WTR	.01	5
COAL		
WATER/SEWER	.10	166
RDS/GNDS/SEC TOTAL	**.42**	**178**
RDS/GNDS TOTAL	.09	133
RDS/GNDS PAYRL	.13	26
RDS/GNDS CONTR	.04	97
RDS/GNDS OTHER	.06	70

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	168
SEC PAYROLL	.25	56
SEC CONTRACTS	.32	141
SEC OTHER	.07	61
ADMIN TOTAL	**.90**	**186**
PAYROLL	.33	133
MGMT FEES	.61	133
PROF FEES	.06	132
GEN OFC EXP	.22	143
OTHER ADM EXP	.12	100

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.15**	**192**
REAL ESTATE TAX	3.92	192
BUILDING INS	.09	185
PERS PROP TAX	.03	9
OTHER TAX	.47	58
LEASING EXPENSES	**1.91**	**127**
ADV/PROMOTION	.06	81
COMMISSIONS	.08	34
PROF FEES	.37	81
TENANT ALTS	1.75	88
BUY-OUTS	.39	10
OTHER LEASING	.55	55

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**183**
CLEANING	.33	58
REPAIR/MAINT	.49	154
RDS/GROUNDS	.13	26
SECURITY	.25	56
ADMINISTRATIVE	.33	133
TOTAL CONTRACTS	**1.29**	**193**
CLEANING	.84	181
REPAIR/MAINT	.55	85
RDS/GROUNDS	.04	97
SECURITY	.32	141
ADMINISTRATIVE	.52	158

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	115 BLDS	31,609,673 SQ. FT.				26,924,971 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	106					19.93	16.19	12.11	20.31
RETAIL AREA	69	24.78	21.08	14.11	30.89				
OTHER AREA	27	7.06	5.83	3.95	10.97				
TOTAL RENT	106	19.85	16.14	11.96	20.65				
NET PARKING INC									
MISCELLANEOUS	80	.32	.08	.05	.24				
TOTAL INCOME	107	20.16	16.28	12.15	21.40				
EXPENSE									
CLEANING	113	.95	.89	.74	1.12	.99	.92	.77	1.17
REPAIR-MAINT	115	1.33	1.26	1.02	1.63	1.38	1.32	1.02	1.68
UTILITIES	114	1.52	1.51	1.24	1.93	1.55	1.63	1.28	2.00
RDS/GRNDS/SEC	110	.41	.34	.17	.52	.45	.36	.19	.57
ADMINISTRATIVE	114	.81	.74	.52	1.06	.89	.82	.55	1.11
TOTAL OPER EXP	112	5.01	4.92	4.23	6.05	5.48	5.31	4.49	6.35
FIXED EXPENSES	114	3.47	2.43	2.00	3.63	3.79	2.75	2.07	3.84
TOTAL OPER + FIX	111	8.51	7.74	6.50	9.49	9.30	8.29	7.02	10.22
LEASING EXP	79	1.41	.91	.24	1.79				
TOTAL PAYROLL	104	.82	.60	.32	.96				
TOTAL CONTRACT	110	.97	.87	.69	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11490	109
AVG SQFT/RETAIL TENANT	1986	65
AVG SQFT/OFFICE WORKER	220	71
AVG % OFFICE OCCUPANCY	91.4	114
AVG % RETAIL OCCUPANCY	90.4	70
AVG $ RATE YR-END RENT	21.67	96
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	85

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**109**
PAYROLL	.23	34
CONTRACT	.79	106
SUP/MAT/MISC	.06	96
TRASH REMOVAL	.05	94
REPR/MAINT TOTAL	**1.33**	**111**
PAYROLL	.43	98
ELEVATOR	.23	107
HVAC	.29	107
ELECTRICAL	.06	99
STRUCT/ROOF	.07	54
PLUMBING	.03	83
FIRE/LIFE SFTY	.04	49
OTHER MAINT/SUP	.34	106

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.52**	**110**
ELECTRICAL	1.27	108
GAS	.22	79
FUEL OIL	.12	11
PURCH STEAM	.13	7
PURCH CH WTR		
COAL		
WATER/SEWER	.09	92
RDS/GNDS/SEC	**.40**	**106**
TOTAL		
RDS/GNDS TOTAL	.08	80
RDS/GNDS PAYRL	.11	14
RDS/GNDS CONTR	.04	63
RDS/GNDS OTHER	.03	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	100
SEC PAYROLL	.25	39
SEC CONTRACTS	.28	77
SEC OTHER	.05	41
ADMIN TOTAL	**.82**	**106**
PAYROLL	.25	73
MGMT FEES	.56	84
PROF FEES	.05	72
GEN OFC EXP	.15	80
OTHER ADM EXP	.10	63

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.49**	**110**
REAL ESTATE TAX	3.36	110
BUILDING INS	.10	109
PERS PROP TAX	.08	8
OTHER TAX	.12	32
LEASING EXPENSES	**1.41**	**79**
ADV/PROMOTION	.07	50
COMMISSIONS	.05	12
PROF FEES	.25	55
TENANT ALTS	.97	57
BUY-OUTS	.31	7
OTHER LEASING	.52	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**104**
CLEANING	.23	34
REPAIR/MAINT	.43	98
RDS/GROUNDS	.11	14
SECURITY	.25	39
ADMINISTRATIVE	.25	73
TOTAL CONTRACTS	**.97**	**110**
CLEANING	.79	106
REPAIR/MAINT	.63	111
RDS/GROUNDS	.04	63
SECURITY	.28	77
ADMINISTRATIVE	.49	100

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	116 BLDS	31,826,045 SQ. FT.				29,099,572 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	100					20.81	16.64	12.35	20.36
RETAIL AREA	61	24.00	21.47	13.56	30.62				
OTHER AREA	14	5.78	5.53	3.59	11.58				
TOTAL RENT	106	21.29	16.39	12.62	21.60				
NET PARKING INC	77	.71	.70	.29	1.01				
MISCELLANEOUS	89	.26	.06	.02	.19				
TOTAL INCOME	106	22.07	17.00	13.42	22.36				
EXPENSE									
CLEANING	113	1.00	.92	.80	1.19	1.04	.99	.84	1.23
REPAIR-MAINT	116	1.39	1.31	1.03	1.58	1.46	1.32	1.09	1.67
UTILITIES	115	1.56	1.64	1.26	2.06	1.58	1.64	1.28	2.12
RDS/GRNDS/SEC	109	.40	.35	.18	.54	.44	.36	.20	.58
ADMINISTRATIVE	113	.89	.79	.61	1.08	.97	.86	.65	1.17
TOTAL OPER EXP	112	5.25	5.27	4.26	6.29	5.75	5.52	4.56	6.88
FIXED EXPENSES	115	3.93	2.57	2.10	4.10	4.30	2.82	2.24	4.23
TOTAL OPER + FIX	112	9.20	8.01	6.70	10.30	10.06	8.55	7.17	11.10
LEASING EXP	77	1.77	.54	.19	2.09				
TOTAL PAYROLL	105	.80	.67	.35	.99				
TOTAL CONTRACT	111	1.23	1.06	.82	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11597	115
AVG SQFT/RETAIL TENANT	1934	75
AVG SQFT/OFFICE WORKER	218	68
AVG % OFFICE OCCUPANCY	90.9	115
AVG % RETAIL OCCUPANCY	90.3	77
AVG $ RATE YR-END RENT	23.06	95
AVG NET PRKNG INC/STALL	1147.27	42
RENTABLE/GROSS SQFT	.88	90

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**107**
PAYROLL	.23	31
CONTRACT	.83	104
SUP/MAT/MISC	.06	96
TRASH REMOVAL	.06	89
REPR/MAINT TOTAL	**1.41**	**112**
PAYROLL	.45	95
ELEVATOR	.26	106
HVAC	.30	106
ELECTRICAL	.06	101
STRUCT/ROOF	.06	54
PLUMBING	.03	86
FIRE/LIFE SFTY	.04	48
OTHER MAINT/SUP	.36	101

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**111**
ELECTRICAL	1.34	111
GAS	.16	83
FUEL OIL	.03	8
PURCH STEAM	.22	6
PURCH CH WTR		
COAL		
WATER/SEWER	.09	96
RDS/GNDS/SEC	**.40**	**106**
TOTAL		
RDS/GNDS TOTAL	.07	80
RDS/GNDS PAYRL	.11	12
RDS/GNDS CONTR	.04	56
RDS/GNDS OTHER	.04	35

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	100
SEC PAYROLL	.23	38
SEC CONTRACTS	.31	78
SEC OTHER	.06	40
ADMIN TOTAL	**.87**	**105**
PAYROLL	.23	73
MGMT FEES	.51	80
PROF FEES	.06	79
GEN OFC EXP	.22	79
OTHER ADM EXP	.14	62

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.00**	**111**
REAL ESTATE TAX	3.79	111
BUILDING INS	.09	110
PERS PROP TAX	.01	7
OTHER TAX	.46	31
LEASING EXPENSES	**1.77**	**77**
ADV/PROMOTION	.05	53
COMMISSIONS	.05	13
PROF FEES	.34	51
TENANT ALTS	1.63	57
BUY-OUTS	.80	4
OTHER LEASING	.58	24

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**105**
CLEANING	.23	31
REPAIR/MAINT	.46	95
RDS/GROUNDS	.11	12
SECURITY	.23	38
ADMINISTRATIVE	.23	73
TOTAL CONTRACTS	**1.23**	**111**
CLEANING	.83	104
REPAIR/MAINT	.54	46
RDS/GROUNDS	.04	58
SECURITY	.31	78
ADMINISTRATIVE	.50	96

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	12,187,481 SQ. FT.				11,094,365 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	41					17.92	14.63	10.66	16.03
RETAIL AREA	33	17.62	13.50	8.93	21.73				
OTHER AREA	18	10.01	4.22	2.97	7.40				
TOTAL RENT	41	17.65	13.66	10.29	16.18				
NET PARKING INC									
MISCELLANEOUS	29	.58	.11	.02	.28				
TOTAL INCOME	41	18.01	14.66	10.59	16.47				
EXPENSE									
CLEANING	40	.92	.75	.65	1.07	.98	.85	.68	1.11
REPAIR-MAINT	41	1.02	.93	.69	1.17	1.08	1.03	.72	1.24
UTILITIES	41	1.39	1.38	1.18	1.61	1.47	1.46	1.26	1.71
RDS/GRNDS/SEC	38	.32	.30	.20	.41	.36	.33	.23	.43
ADMINISTRATIVE	41	.56	.49	.37	.73	.62	.55	.39	.81
TOTAL OPER EXP	40	4.19	4.12	3.21	4.79	4.61	4.43	3.76	5.30
FIXED EXPENSES	42	3.01	2.11	1.82	3.16	3.30	2.35	2.03	3.48
TOTAL OPER + FIX	40	7.28	6.35	5.50	7.66	8.01	6.89	5.80	8.28
LEASING EXP	22	.92	.65	.06	1.16				
TOTAL PAYROLL	38	.65	.44	.33	.80				
TOTAL CONTRACT	39	1.48	1.28	.98	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15211	38
AVG SQFT/RETAIL TENANT	2375	29
AVG SQFT/OFFICE WORKER	222	18
AVG % OFFICE OCCUPANCY	92.6	42
AVG % RETAIL OCCUPANCY	89.5	34
AVG $ RATE YR-END RENT	15.01	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.91	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**38**	**UTILITIES TOTAL**	**1.38**	**39**	SECURITY TOTAL	.28	34	**FIXED EXP TOTAL**	**3.06**	**39**	**TOTAL PAYROLL**	**.65**	**39**
PAYROLL	.24	6	ELECTRICAL	1.13	39	SEC PAYROLL	.20	13	REAL ESTATE TAX	2.95	39	CLEANING	.24	6
CONTRACT	.83	37	GAS	.18	27	SEC CONTRACTS	.21	25	BUILDING INS	.08	39	REPAIR/MAINT	.41	34
SUP/MAT/MISC	.05	30	FUEL OIL	.07	6	SEC OTHER	.07	13	PERS PROP TAX	.07	3	RDS/GROUNDS	.08	2
TRASH REMOVAL	.03	30	PURCH STEAM	.36	4				OTHER TAX	.07	14	SECURITY	.20	13
			PURCH CH WTR			**ADMIN TOTAL**	**.58**	**38**				ADMINISTRATIVE	.15	23
REPR/MAINT TOTAL	**1.04**	**39**	COAL			PAYROLL	.15	23	**LEASING EXPENSES**	**.92**	**22**			
PAYROLL	.41	34	WATER/SEWER	.08	33	MGMT FEES	.47	29	ADV/PROMOTION	.01	13	**TOTAL CONTRACTS**	**1.48**	**39**
ELEVATOR	.18	39				PROF FEES	.03	26	COMMISSIONS			CLEANING	.83	37
HVAC	.16	39	**RDS/GNDS/SEC**	**.31**	**35**	GEN OFC EXP	.08	29	PROF FEES	.17	21	REPAIR/MAINT	.30	39
ELECTRICAL	.04	28	**TOTAL**			OTHER ADM EXP	.14	22	TENANT ALTS	.88	18	RDS/GROUNDS	.03	22
STRUCT/ROOF	.14	11	RDS/GNDS TOTAL	.05	22				BUY-OUTS			SECURITY	.21	25
PLUMBING	.02	25	RDS/GNDS PAYRL	.08	2				OTHER LEASING			ADMINISTRATIVE	.31	37
FIRE/LIFE SFTY	.04	11	RDS/GNDS CONTR	.03	22									
OTHER MAINT/SUP	.29	37	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	12,421,468 SQ. FT.				11,315,248 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	40					©18.91	14.22	11.35	17.73
RETAIL AREA	32	19.51	14.30	10.31	22.03				
OTHER AREA	17	8.76	4.16	2.19	6.05				
TOTAL RENT	42	18.25	13.46	10.87	17.86				
NET PARKING INC									
MISCELLANEOUS	34	.49	.05	.01	.14				
TOTAL INCOME	42	18.65	14.11	11.37	18.01				
EXPENSE									
CLEANING	43	.90	.76	.67	.98	.95	.81	.71	1.08
REPAIR-MAINT	43	1.08	1.10	.82	1.38	1.11	1.13	.84	1.43
UTILITIES	43	1.41	1.39	1.16	1.65	1.44	1.48	1.21	1.70
RDS/GRNDS/SEC	40	.33	.29	.14	.39	.36	.31	.15	.44
ADMINISTRATIVE	42	.62	.59	.41	.83	.68	.65	.45	.94
TOTAL OPER EXP	43	4.31	4.34	3.78	4.95	4.73	4.65	4.03	5.63
FIXED EXPENSES	43	3.11	2.19	1.83	3.15	3.41	2.44	1.93	3.51
TOTAL OPER + FIX	43	7.41	6.60	5.51	8.00	8.14	7.25	6.03	8.63
LEASING EXP	23	.94	.75	.21	1.20				
TOTAL PAYROLL	41	.70	.52	.32	.87				
TOTAL CONTRACT	41	1.59	1.59	.89	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14056	42
AVG SQFT/RETAIL TENANT	2215	28
AVG SQFT/OFFICE WORKER	220	20
AVG % OFFICE OCCUPANCY	94.7	43
AVG % RETAIL OCCUPANCY	93.9	31
AVG $ RATE YR-END RENT	14.85	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**41**	**UTILITIES TOTAL**	**1.41**	**41**	SECURITY TOTAL	.31	35	**FIXED EXP TOTAL**	**3.14**	**41**	**TOTAL PAYROLL**	**.70**	**41**
PAYROLL	.32	8	ELECTRICAL	1.18	41	SEC PAYROLL	.22	13	REAL ESTATE TAX	3.02	41	CLEANING	.32	8
CONTRACT	.81	39	GAS	.17	30	SEC CONTRACTS	.22	26	BUILDING INS	.09	41	REPAIR/MAINT	.44	36
SUP/MAT/MISC	.05	35	FUEL OIL	.11	3	SEC OTHER	.05	12	PERS PROP TAX	.09	3	RDS/GROUNDS	.10	3
TRASH REMOVAL	.04	30	PURCH STEAM	.22	3				OTHER TAX	.09	13	SECURITY	.22	13
			PURCH CH WTR			**ADMIN TOTAL**	**.83**	**40**				ADMINISTRATIVE	.16	25
REPR/MAINT TOTAL	**1.10**	**41**	COAL			PAYROLL	.16	25	**LEASING EXPENSES**	**.94**	**23**			
PAYROLL	.44	36	WATER/SEWER	.09	32	MGMT FEES	.50	31	ADV/PROMOTION	.01	14	**TOTAL CONTRACTS**	**1.58**	**41**
ELEVATOR	.19	41				PROF FEES	.03	36	COMMISSIONS			CLEANING	.81	39
HVAC	.17	40	**RDS/GNDS/SEC**	**.32**	**38**	GEN OFC EXP	.08	31	PROF FEES	.15	21	REPAIR/MAINT	.34	41
ELECTRICAL	.07	35	**TOTAL**			OTHER ADM EXP	.12	30	TENANT ALTS	1.04	19	RDS/GROUNDS	.03	22
STRUCT/ROOF	.06	21	RDS/GNDS TOTAL	.06	27				BUY-OUTS			SECURITY	.22	28
PLUMBING	.03	33	RDS/GNDS PAYRL	.10	3				OTHER LEASING			ADMINISTRATIVE	.35	39
FIRE/LIFE SFTY	.03	13	RDS/GNDS CONTR	.03	22									
OTHER MAINT/SUP	.26	39	RDS/GNDS OTHER	.03	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	12,507,335 SQ. FT.				11,350,901 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					20.16	15.51	12.49	17.33
RETAIL AREA	31	21.83	19.44	12.21	25.88				
OTHER AREA	16	8.31	3.75	2.35	5.03				
TOTAL RENT	41	19.37	15.18	11.99	18.09				
NET PARKING INC									
MISCELLANEOUS	33	.44	.06	.03	.23				
TOTAL INCOME	41	19.72	15.71	12.05	18.13				
EXPENSE									
CLEANING	43	.89	.81	.67	1.15	.93	.88	.72	1.19
REPAIR-MAINT	43	1.27	1.19	.92	1.61	1.31	1.19	.98	1.65
UTILITIES	43	1.48	1.44	1.25	1.74	1.51	1.54	1.25	1.85
RDS/GRNDS/SEC	39	.36	.36	.23	.49	.40	.37	.24	.52
ADMINISTRATIVE	42	.74	.69	.46	1.01	.82	.79	.50	1.06
TOTAL OPER EXP	43	4.70	4.64	4.10	5.19	5.18	5.25	4.46	5.79
FIXED EXPENSES	43	3.13	2.24	1.86	2.94	3.45	2.39	2.00	3.09
TOTAL OPER + FIX	43	7.83	6.84	6.04	8.17	8.63	7.73	6.56	9.01
LEASING EXP	25	1.11	.88	.26	1.44				
TOTAL PAYROLL	41	.77	.71	.38	.94				
TOTAL CONTRACT	41	.89	.78	.65	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14868	43
AVG SQFT/RETAIL TENANT	2240	31
AVG SQFT/OFFICE WORKER	221	19
AVG % OFFICE OCCUPANCY	95.8	43
AVG % RETAIL OCCUPANCY	93.6	32
AVG $ RATE YR-END RENT	17.22	31
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	42

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**42**
PAYROLL	.28	11
CONTRACT	.77	40
SUP/MAT/MISC	.05	36
TRASH REMOVAL	.04	34
REPR/MAINT TOTAL	**1.28**	**42**
PAYROLL	.42	39
ELEVATOR	.20	42
HVAC	.27	41
ELECTRICAL	.08	39
STRUCT/ROOF	.08	22
PLUMBING	.03	36
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.31	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**42**
ELECTRICAL	1.17	42
GAS	.16	31
FUEL OIL	.04	5
PURCH STEAM	.26	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	36
RDS/GNDS/SEC TOTAL	**.36**	**38**
RDS/GNDS TOTAL	.07	22
RDS/GNDS PAYRL	.13	4
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	31
SEC PAYROLL	.24	20
SEC CONTRACTS	.25	23
SEC OTHER	.05	17
ADMIN TOTAL	**.75**	**41**
PAYROLL	.19	31
MGMT FEES	.53	29
PROF FEES	.04	38
GEN OFC EXP	.20	35
OTHER ADM EXP	.12	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.09**	**42**
REAL ESTATE TAX	2.98	42
BUILDING INS	.08	42
PERS PROP TAX	.11	3
OTHER TAX	.07	15
LEASING EXPENSES	**1.11**	**25**
ADV/PROMOTION	.03	21
COMMISSIONS	.15	5
PROF FEES	.22	17
TENANT ALTS	1.15	19
BUY-OUTS		
OTHER LEASING	.36	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.77**	**41**
CLEANING	.28	11
REPAIR/MAINT	.42	39
RDS/GROUNDS	.13	4
SECURITY	.24	20
ADMINISTRATIVE	.19	31
TOTAL CONTRACTS	**.89**	**41**
CLEANING	.77	40
REPAIR/MAINT	.61	42
RDS/GROUNDS	.03	20
SECURITY	.25	23
ADMINISTRATIVE	.35	41

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	12,566,694 SQ. FT.				11,227,195 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					21.57	15.95	12.28	18.47
RETAIL AREA	31	23.48	20.30	12.86	27.06				
OTHER AREA	14	5.61	5.12	2.88	7.24				
TOTAL RENT	41	20.88	16.12	11.92	19.18				
NET PARKING INC									
MISCELLANEOUS	34	.27	.09	.03	.15				
TOTAL INCOME	41	21.12	16.23	12.05	19.70				
EXPENSE									
CLEANING	42	.95	.85	.74	1.14	1.00	.92	.79	1.17
REPAIR-MAINT	43	1.33	1.33	.97	1.63	1.36	1.41	1.02	1.69
UTILITIES	43	1.57	1.61	1.29	1.88	1.61	1.66	1.37	1.98
RDS/GRNDS/SEC	39	.42	.38	.23	.54	.47	.38	.25	.63
ADMINISTRATIVE	42	.74	.71	.49	1.13	.83	.78	.51	1.21
TOTAL OPER EXP	42	4.95	4.87	4.23	5.68	5.54	5.29	4.47	6.34
FIXED EXPENSES	43	3.31	2.17	1.97	3.05	3.71	2.37	2.08	3.52
TOTAL OPER + FIX	42	8.29	7.25	6.34	8.92	9.29	7.90	6.58	9.51
LEASING EXP	25	1.14	.54	.24	1.67				
TOTAL PAYROLL	41	.78	.62	.32	1.00				
TOTAL CONTRACT	41	.99	.85	.72	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14502	42
AVG SQFT/RETAIL TENANT	1994	30
AVG SQFT/OFFICE WORKER	210	20
AVG % OFFICE OCCUPANCY	93.8	43
AVG % RETAIL OCCUPANCY	92.6	31
AVG $ RATE YR-END RENT	16.66	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**41**
PAYROLL	.23	12
CONTRACT	.84	39
SUP/MAT/MISC	.06	34
TRASH REMOVAL	.05	34
REPR/MAINT TOTAL	**1.31**	**42**
PAYROLL	.44	38
ELEVATOR	.22	42
HVAC	.30	41
ELECTRICAL	.07	39
STRUCT/ROOF	.05	26
PLUMBING	.03	36
FIRE/LIFE SFTY	.04	13
OTHER MAINT/SUP	.31	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**42**
ELECTRICAL	1.32	42
GAS	.17	31
FUEL OIL	.21	6
PURCH STEAM	.15	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	36
RDS/GNDS/SEC TOTAL	**.42**	**38**
RDS/GNDS TOTAL	.08	25
RDS/GNDS PAYRL	.14	5
RDS/GNDS CONTR	.03	23
RDS/GNDS OTHER	.03	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	35
SEC PAYROLL	.26	20
SEC CONTRACTS	.29	25
SEC OTHER	.07	15
ADMIN TOTAL	**.74**	**41**
PAYROLL	.18	31
MGMT FEES	.58	29
PROF FEES	.05	34
GEN OFC EXP	.18	33
OTHER ADM EXP	.06	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.34**	**42**
REAL ESTATE TAX	3.24	42
BUILDING INS	.08	41
PERS PROP TAX	.11	3
OTHER TAX	.07	14
LEASING EXPENSES	**1.14**	**25**
ADV/PROMOTION	.07	19
COMMISSIONS	.07	6
PROF FEES	.21	22
TENANT ALTS	.95	19
BUY-OUTS		
OTHER LEASING	1.41	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.78**	**41**
CLEANING	.23	12
REPAIR/MAINT	.44	38
RDS/GROUNDS	.14	5
SECURITY	.26	20
ADMINISTRATIVE	.18	31
TOTAL CONTRACTS	**.99**	**41**
CLEANING	.84	39
REPAIR/MAINT	.64	42
RDS/GROUNDS	.03	23
SECURITY	.29	25
ADMINISTRATIVE	.44	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	12,620,619 SQ. FT.				11,216,696 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					20.63	16.54	11.97	19.32
RETAIL AREA	29	21.53	19.57	11.95	28.07				
OTHER AREA	4	5.68	5.18	4.74	6.45				
TOTAL RENT	41	21.42	15.69	11.89	20.17				
NET PARKING INC	29	.56	.47	.23	.93				
MISCELLANEOUS	35	.33	.05	.02	.12				
TOTAL INCOME	41	22.13	16.97	12.53	20.94				
EXPENSE									
CLEANING	42	1.00	.91	.79	1.19	1.04	.95	.79	1.20
REPAIR-MAINT	43	1.42	1.31	1.10	1.59	1.52	1.39	1.16	1.68
UTILITIES	43	1.67	1.72	1.36	2.04	1.68	1.66	1.37	2.04
RDS/GRNDS/SEC	39	.44	.39	.19	.58	.50	.39	.20	.65
ADMINISTRATIVE	41	.85	.79	.57	1.03	.96	.87	.65	1.09
TOTAL OPER EXP	42	5.37	5.28	4.25	5.96	6.04	5.58	4.83	6.96
FIXED EXPENSES	42	3.78	2.51	2.05	3.96	4.26	2.79	2.18	3.96
TOTAL OPER + FIX	42	9.15	7.91	6.58	9.95	10.30	8.48	7.04	10.55
LEASING EXP	25	1.49	.99	.12	2.39				
TOTAL PAYROLL	42	.85	.80	.40	1.06				
TOTAL CONTRACT	41	1.24	1.00	.79	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14135	43
AVG SQFT/RETAIL TENANT	2118	32
AVG SQFT/OFFICE WORKER	211	20
AVG % OFFICE OCCUPANCY	91.4	43
AVG % RETAIL OCCUPANCY	94.1	33
AVG $ RATE YR-END RENT	21.28	34
AVG NET PRKNG INC/STALL	1131.47	12
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**41**
PAYROLL	.25	7
CONTRACT	.89	39
SUP/MAT/MISC	.07	36
TRASH REMOVAL	.06	32
REPR/MAINT TOTAL	**1.42**	**43**
PAYROLL	.48	39
ELEVATOR	.23	43
HVAC	.31	42
ELECTRICAL	.06	40
STRUCT/ROOF	.07	24
PLUMBING	.03	36
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.34	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**42**
ELECTRICAL	1.40	42
GAS	.15	33
FUEL OIL	.10	4
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	37
RDS/GNDS/SEC TOTAL	**.44**	**39**
RDS/GNDS TOTAL	.10	24
RDS/GNDS PAYRL	.18	4
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	37
SEC PAYROLL	.29	17
SEC CONTRACTS	.34	24
SEC OTHER	.07	17
ADMIN TOTAL	**.85**	**41**
PAYROLL	.16	29
MGMT FEES	.62	28
PROF FEES	.05	37
GEN OFC EXP	.31	33
OTHER ADM EXP	.06	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.82**	**41**
REAL ESTATE TAX	3.70	41
BUILDING INS	.07	41
PERS PROP TAX	.02	2
OTHER TAX	.25	9
LEASING EXPENSES	**1.49**	**25**
ADV/PROMOTION	.03	19
COMMISSIONS	.06	2
PROF FEES	.35	16
TENANT ALTS	1.47	19
BUY-OUTS		
OTHER LEASING	.30	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**42**
CLEANING	.25	7
REPAIR/MAINT	.48	39
RDS/GROUNDS	.18	4
SECURITY	.29	17
ADMINISTRATIVE	.16	29
TOTAL CONTRACTS	**1.24**	**41**
CLEANING	.89	39
REPAIR/MAINT	.44	19
RDS/GROUNDS	.03	20
SECURITY	.34	24
ADMINISTRATIVE	.43	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 52 BLDS 16,540,936 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 15,013,291 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	44					22.59	18.81	14.15	26.27
RETAIL AREA	34	20.81	19.32	12.58	31.45				
OTHER AREA	7	10.35	8.85	6.33	12.33				
TOTAL RENT	49	23.56	19.70	13.61	25.41				
NET PARKING INC	36	.73	.64	.51	1.19				
MISCELLANEOUS	33	.22	.12	.03	.20				
TOTAL INCOME	49	24.35	20.66	14.47	26.35				
EXPENSE									
CLEANING	52	.99	1.01	.79	1.18	1.03	1.11	.81	1.21
REPAIR-MAINT	52	1.33	1.23	.95	1.44	1.41	1.29	1.02	1.59
UTILITIES	52	1.53	1.46	1.15	1.98	1.55	1.52	1.18	2.08
RDS/GRNDS/SEC	50	.38	.37	.24	.53	.42	.40	.25	.57
ADMINISTRATIVE	52	.92	.85	.73	1.21	1.01	.94	.75	1.26
TOTAL OPER EXP	52	5.14	5.12	4.17	5.80	5.66	5.62	4.50	6.79
FIXED EXPENSES	52	3.93	2.84	2.26	5.24	4.33	3.26	2.41	5.58
TOTAL OPER+FIX	52	9.07	8.64	6.54	10.77	9.99	9.69	7.00	11.78
LEASING EXP	34	1.43	.65	.15	1.42				
TOTAL PAYROLL	48	.76	.62	.33	.82				
TOTAL CONTRACT	49	1.22	1.15	.82	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11500	49
AVG SQFT/RETAIL TENANT	1992	41
AVG SQFT/OFFICE WORKER	224	37
AVG % OFFICE OCCUPANCY	92.6	51
AVG % RETAIL OCCUPANCY	90.2	42
AVG $ RATE YR-END RENT	24.00	40
AVG NET PRKNG INC/STALL	1416.89	31
RENTABLE/GROSS SQFT	.80	42

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**48**	**UTILITIES TOTAL**	**1.56**	**49**	SECURITY TOTAL	.36	47	**FIXED EXP TOTAL**	**4.05**	**49**	**TOTAL PAYROLL**	**.76**	**48**
PAYROLL	.24	7	ELECTRICAL	1.29	49	SEC PAYROLL	.25	13	REAL ESTATE TAX	3.91	49	CLEANING	.24	7
CONTRACT	.86	48	GAS	.18	39	SEC CONTRACTS	.27	40	BUILDING INS	.10	49	REPAIR/MAINT	.51	45
SUP/MAT/MISC	.07	41	FUEL OIL	.02	7	SEC OTHER	.05	22	PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.05	44	PURCH STEAM	.23	6	**ADMIN TOTAL**	**.90**	**48**	OTHER TAX	.21	16	SECURITY	.25	13
REPR/MAINT TOTAL	**1.38**	**48**	PURCH CH WTR			PAYROLL	.18	27				ADMINISTRATIVE	.18	27
PAYROLL	.51	45	COAL			MGMT FEES	.67	42	**LEASING EXPENSES**	**1.43**	**34**			
ELEVATOR	.25	48	WATER/SEWER	.09	41	PROF FEES	.08	35	ADV/PROMOTION	.02	22	**TOTAL CONTRACTS**	**1.22**	**49**
HVAC	.25	47	**RDS/GNDS/SEC**	**.38**	**47**	GEN OFC EXP	.20	32	COMMISSIONS	.05	12	CLEANING	.86	48
ELECTRICAL	.07	40	**TOTAL**			OTHER ADM EXP	.02	18	PROF FEES	.29	21	REPAIR/MAINT	.52	14
STRUCT/ROOF	.10	20	RDS/GNDS TOTAL	.04	28				TENANT ALTS	1.09	24	RDS/GROUNDS	.03	23
PLUMBING	.03	36	RDS/GNDS PAYRL	.02	2				BUY-OUTS	.83	3	SECURITY	.27	40
FIRE/LIFE SFTY	.03	32	RDS/GNDS CONTR	.03	23				OTHER LEASING	.45	12	ADMINISTRATIVE	.60	47
OTHER MAINT/SUP	.29	43	RDS/GNDS OTHER	.02	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 3 BLDS 124,605 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 113,535 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	3					14.38	15.25		
RETAIL AREA	2	35.50	37.17						
OTHER AREA									
TOTAL RENT	3	15.64	15.16						
NET PARKING INC	2	1.17	1.19						
MISCELLANEOUS									
TOTAL INCOME	3	16.42	16.81						
EXPENSE									
CLEANING	3	1.22	1.19			1.28	1.33		
REPAIR-MAINT	3	1.56	1.80			1.68	1.99		
UTILITIES	3	1.93	2.46			1.94	2.46		
RDS/GRNDS/SEC	3	.25	.18			.28	.20		
ADMINISTRATIVE	3	.85	.94			.93	.95		
TOTAL OPER EXP	3	5.82	6.86			6.39	7.21		
FIXED EXPENSES	3	3.31	2.79			3.63	3.08		
TOTAL OPER+FIX	3	9.13	9.65			10.02	10.64		
LEASING EXP	3	.41	.21						
TOTAL PAYROLL	3	.34	.30						
TOTAL CONTRACT	3	2.05	1.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1558	2
AVG SQFT/RETAIL TENANT	1307	2
AVG SQFT/OFFICE WORKER	170	2
AVG % OFFICE OCCUPAN		3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.22**	**3**	**UTILITIES TOTAL**	**1.93**	**3**	SECURITY TOTAL	.05	3	**FIXED EXP TOTAL**	**3.31**	**3**	**TOTAL PAYROLL**	**.34**	**3**
PAYROLL			ELECTRICAL	1.55	3	SEC PAYROLL			REAL ESTATE TAX	2.94	3	CLEANING		
CONTRACT	1.10	3	GAS	.43	2	SEC CONTRACTS	.02	3	BUILDING INS	.12	3	REPAIR/MAINT	.44	2
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	2	PURCH STEAM			**ADMIN TOTAL**	**.85**	**3**	OTHER TAX	.25	3	SECURITY		
REPR/MAINT TOTAL	**1.58**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.44	2	COAL			MGMT FEES	.74	3	**LEASING EXPENSES**	**.41**	**3**			
ELEVATOR	.21	3	WATER/SEWER	.12	3	PROF FEES	.03	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.05**	**3**
HVAC	.71	3	**RDS/GNDS/SEC**	**.25**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	1.10	3
ELECTRICAL	.05	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	1.18	2
STRUCT/ROOF	.31	2	RDS/GNDS TOTAL	.20	3				TENANT ALTS	.15	2	RDS/GROUNDS	.28	2
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.02	3
FIRE/LIFE SFTY	.11	2	RDS/GNDS CONTR	.28	2				OTHER LEASING			ADMINISTRATIVE	.76	3
OTHER MAINT/SUP	.05	2	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	634,327 SQ. FT.				561,739 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					19.54	17.40	16.04	22.42
RETAIL AREA	7	19.47	16.70	12.36	20.41				
OTHER AREA									
TOTAL RENT	9	19.43	18.66	15.97	22.37				
NET PARKING INC	6	1.09	1.12	.78	1.52				
MISCELLANEOUS	4	.05	.03	.01	.09				
TOTAL INCOME	9	20.20	20.44	16.78	22.51				
EXPENSE									
CLEANING	9	1.20	1.21	1.05	1.25	1.33	1.30	1.14	1.55
REPAIR-MAINT	9	1.29	1.32	1.02	1.51	1.45	1.58	1.17	1.72
UTILITIES	9	1.77	1.95	1.34	2.16	1.95	2.18	1.52	2.36
RDS/GRNDS/SEC	8	.40	.39	.23	.55	.45	.46	.28	.56
ADMINISTRATIVE	9	.94	.84	.76	1.11	1.06	.90	.80	1.34
TOTAL OPER EXP	9	5.56	5.48	5.27	5.87	6.28	6.28	5.73	6.93
FIXED EXPENSES	9	4.09	4.19	2.52	5.93	4.61	4.78	2.59	6.96
TOTAL OPER + FIX	9	9.65	9.50	8.16	12.03	10.89	10.83	8.41	14.14
LEASING EXP	5	.57	.11	.07	1.26				
TOTAL PAYROLL	7	.73	.76	.48	.90				
TOTAL CONTRACT	7	1.28	1.12	1.04	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3148	9
AVG SQFT/RETAIL TENANT	2394	7
AVG SQFT/OFFICE WORKER	229	6
AVG % OFFICE OCCUPANCY	93.6	9
AVG % RETAIL OCCUPANCY	93.8	7
AVG $ RATE YR-END RENT	25.38	5
AVG NET PRKNG INC/STALL	778.57	6
RENTABLE/GROSS SQFT	1.04	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**7**	**UTILITIES TOTAL**	**1.73**	**7**	SECURITY TOTAL	.36	6	**FIXED EXP TOTAL**	**4.71**	**7**	**TOTAL PAYROLL**	**.73**	**7**
PAYROLL	.31	2	ELECTRICAL	1.32	7	SEC PAYROLL			REAL ESTATE TAX	4.53	7	CLEANING	.31	2
CONTRACT	.90	7	GAS	.26	7	SEC CONTRACTS	.32	5	BUILDING INS	.11	7	REPAIR/MAINT	.44	6
SUP/MAT/MISC	.13	6	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	6	PURCH STEAM			**ADMIN TOTAL**	**.98**	**7**	OTHER TAX	.16	3	SECURITY		
REPR/MAINT TOTAL	**1.29**	**7**	PURCH CH WTR			PAYROLL	.57	2				ADMINISTRATIVE	.57	2
PAYROLL	.44	6	COAL			MGMT FEES	.66	7	**LEASING EXPENSES**	**.57**	**5**			
ELEVATOR	.19	7	WATER/SEWER	.12	7	PROF FEES	.08	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.28**	**7**
HVAC	.29	7	**RDS/GNDS/SEC**	**.37**	**6**	GEN OFC EXP	.09	4	COMMISSIONS	.12	3	CLEANING	.90	7
ELECTRICAL	.11	5	**TOTAL**			OTHER ADM EXP	.04	4	PROF FEES			REPAIR/MAINT	.59	2
STRUCT/ROOF	.18	2	RDS/GNDS TOTAL	.02	4				TENANT ALTS	.80	3	RDS/GROUNDS	.03	3
PLUMBING	.04	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.32	5
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.72	7
OTHER MAINT/SUP	.29	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	2,919,351 SQ. FT.				2,645,846 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					20.87	18.74	13.51	27.70
RETAIL AREA	9	21.34	15.63	6.91	44.42				
OTHER AREA									
TOTAL RENT	15	21.24	18.23	13.05	26.22				
NET PARKING INC	11	1.11	.80	.41	1.05				
MISCELLANEOUS	11	.13	.13	.03	.19				
TOTAL INCOME	15	22.06	19.48	13.54	28.24				
EXPENSE									
CLEANING	17	1.01	1.00	.78	1.09	1.06	1.01	.79	1.19
REPAIR-MAINT	17	1.17	1.17	.92	1.37	1.25	1.24	.95	1.45
UTILITIES	17	1.48	1.42	1.10	1.92	1.49	1.42	1.10	1.92
RDS/GRNDS/SEC	16	.35	.34	.13	.50	.38	.36	.14	.53
ADMINISTRATIVE	17	.91	.86	.71	1.17	1.00	.92	.75	1.19
TOTAL OPER EXP	17	4.89	4.72	4.13	5.59	5.40	5.22	4.25	5.75
FIXED EXPENSES	17	3.95	3.65	2.29	4.78	4.36	3.98	2.44	5.00
TOTAL OPER + FIX	17	8.84	8.71	6.31	10.30	9.75	9.48	6.33	10.64
LEASING EXP	14	1.77	.89	.37	1.29				
TOTAL PAYROLL	17	.53	.44	.30	.72				
TOTAL CONTRACT	17	1.20	1.19	.88	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5650	15
AVG SQFT/RETAIL TENANT	2309	12
AVG SQFT/OFFICE WORKER	199	12
AVG % OFFICE OCCUPANCY	94.3	16
AVG % RETAIL OCCUPANCY	93.9	12
AVG $ RATE YR-END RENT	20.57	14
AVG NET PRKNG INC/STALL	1527.91	9
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**17**	**UTILITIES TOTAL**	**1.48**	**17**	SECURITY TOTAL	.31	16	**FIXED EXP TOTAL**	**3.95**	**17**	**TOTAL PAYROLL**	**.53**	**17**
PAYROLL	.08	2	ELECTRICAL	1.26	17	SEC PAYROLL	.09	2	REAL ESTATE TAX	3.63	17	CLEANING	.08	2
CONTRACT	.87	17	GAS	.17	13	SEC CONTRACTS	.30	15	BUILDING INS	.09	17	REPAIR/MAINT	.37	17
SUP/MAT/MISC	.09	14	FUEL OIL	.11	2	SEC OTHER	.03	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	16	PURCH STEAM			**ADMIN TOTAL**	**.91**	**17**	OTHER TAX	.11	5	SECURITY	.09	2
REPR/MAINT TOTAL	**1.17**	**17**	PURCH CH WTR			PAYROLL	.21	10				ADMINISTRATIVE	.21	10
PAYROLL	.37	17	COAL			MGMT FEES	.67	16	**LEASING EXPENSES**	**1.77**	**14**			
ELEVATOR	.19	17	WATER/SEWER	.07	13	PROF FEES	.08	13	ADV/PROMOTION	.03	11	**TOTAL CONTRACTS**	**1.20**	**17**
HVAC	.23	16	**RDS/GNDS/SEC**	**.35**	**16**	GEN OFC EXP	.10	9	COMMISSIONS	.04	6	CLEANING	.87	17
ELECTRICAL	.08	16	**TOTAL**			OTHER ADM EXP	.02	7	PROF FEES	.20	11	REPAIR/MAINT	.29	3
STRUCT/ROOF	.09	8	RDS/GNDS TOTAL	.05	10				TENANT ALTS	.98	11	RDS/GROUNDS	.04	8
PLUMBING	.03	14	RDS/GNDS PAYRL						BUY-OUTS	1.38	2	SECURITY	.30	15
FIRE/LIFE SFTY	.04	12	RDS/GNDS CONTR	.04	8				OTHER LEASING	.27	6	ADMINISTRATIVE	.72	17
OTHER MAINT/SUP	.22	17	RDS/GNDS OTHER	.06	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS		5,243,623 SQ. FT.			4,693,381 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	11					22.27	21.22	13.21	32.02
RETAIL AREA	9	22.58	19.57	13.22	38.25				
OTHER AREA	4	9.52	10.31	7.79	14.31				
TOTAL RENT	12	21.29	20.64	12.77	31.53				
NET PARKING INC	9	.98	.94	.71	1.36				
MISCELLANEOUS	10	.28	.12	.03	.33				
TOTAL INCOME	12	22.32	21.39	13.32	33.35				
EXPENSE									
CLEANING	13	.89	.94	.64	1.10	.93	1.06	.71	1.15
REPAIR-MAINT	13	1.23	1.21	.95	1.45	1.32	1.27	.97	1.54
UTILITIES	13	1.58	1.50	1.35	1.77	1.60	1.57	1.35	1.80
RDS/GRNDS/SEC	13	.47	.44	.28	.61	.52	.50	.30	.68
ADMINISTRATIVE	13	1.01	.94	.75	1.41	1.13	1.14	.79	1.49
TOTAL OPER EXP	13	5.18	5.38	3.96	6.05	5.79	5.88	4.52	7.01
FIXED EXPENSES	13	4.03	2.78	2.29	6.81	4.50	3.31	2.76	7.06
TOTAL OPER + FIX	13	9.21	8.19	6.34	12.68	10.29	10.03	7.02	13.39
LEASING EXP	9	1.49	1.27	.18	2.53				
TOTAL PAYROLL	12	.84	.81	.57	1.02				
TOTAL CONTRACT	13	.98	.80	.61	1.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11406	13
AVG SQFT/RETAIL TENANT	2308	11
AVG SQFT/OFFICE WORKER	230	9
AVG % OFFICE OCCUPANCY	91.4	13
AVG % RETAIL OCCUPANCY	89.8	11
AVG $ RATE YR-END RENT	24.92	10
AVG NET PRKNG INC/STALL	1598.60	8
RENTABLE/GROSS SQFT	.90	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	12	**UTILITIES TOTAL**	1.58	13	SECURITY TOTAL	.45	13	**FIXED EXP TOTAL**	4.03	13	**TOTAL PAYROLL**	.84	12
PAYROLL	.30	3	ELECTRICAL	1.31	13	SEC PAYROLL	.35	6	REAL ESTATE TAX	3.84	13	CLEANING	.30	3
CONTRACT	.71	12	GAS	.21	9	SEC CONTRACTS	.35	9	BUILDING INS	.10	13	REPAIR/MAINT	.45	11
SUP/MAT/MISC	.08	10	FUEL OIL			SEC OTHER	.07	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	11	PURCH STEAM	.20	3	**ADMIN TOTAL**	1.01	12	OTHER TAX	.25	5	SECURITY	.35	6
REPR/MAINT TOTAL	1.29	12	PURCH CH WTR			PAYROLL	.20	8	**LEASING EXPENSES**	1.49	9	ADMINISTRATIVE	.20	8
PAYROLL	.45	11	COAL			MGMT FEES	.86	8	ADV/PROMOTION	.02	7	**TOTAL CONTRACTS**	.98	13
ELEVATOR	.24	12	WATER/SEWER	.09	11	PROF FEES	.13	10	COMMISSIONS	.02	2	CLEANING	.71	12
HVAC	.29	12	**RDS/GNDS/SEC**	.47	13	GEN OFC EXP	.22	10	PROF FEES	.31	7	REPAIR/MAINT	.43	3
ELECTRICAL	.04	10	**TOTAL**			OTHER ADM EXP	.03	4	TENANT ALTS	1.41	6	RDS/GROUNDS	.03	6
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.05	7				BUY-OUTS			SECURITY	.35	9
PLUMBING	.02	9	RDS/GNDS PAYRL						OTHER LEASING	.72	3	ADMINISTRATIVE	.67	11
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.00	6									
OTHER MAINT/SUP	.29	11	RDS/GNDS OTHER	.00	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS		4,012,651 SQ. FT.			3,769,501 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	3					21.81	17.24		
RETAIL AREA	2	6.04	12.32						
OTHER AREA									
TOTAL RENT	4	21.49	20.90	13.43	29.44				
NET PARKING INC	4	.44	.38	.10	.89				
MISCELLANEOUS	3	.40	.21						
TOTAL INCOME	4	22.22	22.40	14.14	30.34				
EXPENSE									
CLEANING	4	.90	.88	.82	.99	.94	.92	.84	1.03
REPAIR-MAINT	4	1.44	1.31	1.03	1.84	1.51	1.39	1.06	1.95
UTILITIES	4	1.26	1.07	.91	1.62	1.29	1.10	.91	1.71
RDS/GRNDS/SEC	4	.28	.27	.23	.36	.30	.28	.24	.37
ADMINISTRATIVE	4	.91	.99	.74	1.14	.97	1.06	.79	1.21
TOTAL OPER EXP	4	4.80	4.34	4.07	5.60	5.11	4.60	4.31	5.96
FIXED EXPENSES	4	2.20	2.14	1.91	2.56	2.34	2.27	2.05	2.69
TOTAL OPER + FIX	4	7.00	6.48	6.06	8.07	7.45	6.87	6.43	8.58
LEASING EXP									
TOTAL PAYROLL	3	.76	.64						
TOTAL CONTRACT	3	1.22	.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34049	4
AVG SQFT/RETAIL TENANT	1591	3
AVG SQFT/OFFICE WORKER	239	2
AVG % OFFICE OCCUPANCY	95.7	4
AVG % RETAIL OCCUPANCY	80.6	3
AVG $ RATE YR-END RENT	24.80	4
AVG NET PRKNG INC/STALL	1714.66	4
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3	**UTILITIES TOTAL**	1.37	3	SECURITY TOTAL	.24	3	**FIXED EXP TOTAL**	2.20	3	**TOTAL PAYROLL**	.76	3
PAYROLL			ELECTRICAL	1.03	3	SEC PAYROLL	.17	2	REAL ESTATE TAX	2.10	3	CLEANING		
CONTRACT	.87	3	GAS	.27	3	SEC CONTRACTS	.17	2	BUILDING INS	.10	3	REPAIR/MAINT	.60	3
SUP/MAT/MISC	.05	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	.81	3	OTHER TAX			SECURITY	.17	2
REPR/MAINT TOTAL	1.60	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.60	3	COAL			MGMT FEES	.55	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.22	3
ELEVATOR	.22	3	WATER/SEWER	.10	2	PROF FEES	.03	2	COMMISSIONS			CLEANING	.87	3
HVAC	.26	3	**RDS/GNDS/SEC**	.24	3	GEN OFC EXP	.39	3	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.10	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.18	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.17	2
PLUMBING	.06	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.38	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.25	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 21 BLDS, 2,171,045 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 2,012,985 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	20					16.14	13.64	11.75	16.96
RETAIL AREA	11	9.94	13.67	9.05	18.24				
OTHER AREA									
TOTAL RENT	21	15.42	13.47	11.88	15.85				
NET PARKING INC	17	.90	.61	.36	.97				
MISCELLANEOUS	19	.25	.14	.02	.29				
TOTAL INCOME	21	16.42	13.99	12.27	16.77				
EXPENSE									
CLEANING	19	.91	.91	.80	1.12	.95	1.03	.86	1.15
REPAIR-MAINT	21	1.48	1.10	.75	1.66	1.55	1.14	.90	1.71
UTILITIES	21	1.86	1.87	1.54	2.14	1.81	1.93	1.54	2.15
RDS/GRNDS/SEC	21	.30	.24	.13	.34	.32	.28	.14	.34
ADMINISTRATIVE	21	.94	.69	.57	1.11	1.01	.76	.63	1.25
TOTAL OPER EXP	19	5.31	5.03	4.15	6.09	5.73	5.34	4.94	6.30
FIXED EXPENSES	20	3.16	2.07	1.75	3.55	3.41	2.32	1.91	3.63
TOTAL OPER + FIX	19	8.47	7.82	6.22	9.78	9.15	8.52	7.09	10.37
LEASING EXP	18	1.33	1.01	.20	2.05				
TOTAL PAYROLL	18	.77	.37	.31	.96				
TOTAL CONTRACT	21	1.23	.95	.77	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5771	21
AVG SQFT/RETAIL TENANT	4156	12
AVG SQFT/OFFICE WORKER	232	10
AVG % OFFICE OCCUPANCY	88.9	21
AVG % RETAIL OCCUPANCY	89.8	12
AVG $ RATE YR-END RENT	18.99	15
AVG NET PRKNG INC/STALL	435.41	9
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**19**
PAYROLL	.42	4
CONTRACT	.73	18
SUP/MAT/MISC	.11	17
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	**1.48**	**21**
PAYROLL	.61	16
ELEVATOR	.19	19
HVAC	.38	21
ELECTRICAL	.09	21
STRUCT/ROOF	.29	8
PLUMBING	.03	16
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.26	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.86**	**21**
ELECTRICAL	1.56	21
GAS	.29	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	17
RDS/GNDS/SEC TOTAL	**.30**	**21**
RDS/GNDS TOTAL	.12	20
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.05	18
RDS/GNDS OTHER	.11	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	19
SEC PAYROLL	.04	2
SEC CONTRACTS	.21	17
SEC OTHER	.02	5
ADMIN TOTAL	**.94**	**21**
PAYROLL	.43	9
MGMT FEES	.51	20
PROF FEES	.12	17
GEN OFC EXP	.06	19
OTHER ADM EXP	.04	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.16**	**20**
REAL ESTATE TAX	2.86	20
BUILDING INS	.07	21
PERS PROP TAX		
OTHER TAX	.44	9
LEASING EXPENSES	**1.33**	**18**
ADV/PROMOTION	.05	13
COMMISSIONS	.10	3
PROF FEES	.23	11
TENANT ALTS	1.34	14
BUY-OUTS		
OTHER LEASING	.29	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.77**	**18**
CLEANING	.42	4
REPAIR/MAINT	.61	16
RDS/GROUNDS	.07	3
SECURITY	.04	2
ADMINISTRATIVE	.43	9
TOTAL CONTRACTS	**1.23**	**21**
CLEANING	.73	18
REPAIR/MAINT	.52	14
RDS/GROUNDS	.05	18
SECURITY	.21	17
ADMINISTRATIVE	.61	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 4 BLDS, 108,430 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: 94,575 SQ. FT. — DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					14.42	12.85	11.75	15.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.98	13.44	12.64	14.33				
NET PARKING INC	2	.55	.54						
MISCELLANEOUS	4	.69	.02	.01	.79				
TOTAL INCOME	4	14.93	13.99	12.95	15.36				
EXPENSE									
CLEANING	3	1.17	.99			1.27	1.11		
REPAIR-MAINT	4	1.34	.97	.60	1.58	1.44	1.09	.71	1.58
UTILITIES	4	2.04	2.10	1.97	2.13	2.20	2.13	2.10	2.28
RDS/GRNDS/SEC	4	.15	.15	.10	.27	.17	.16	.12	.27
ADMINISTRATIVE	4	.83	.60	.55	.89	.95	.69	.59	1.02
TOTAL OPER EXP	3	5.63	5.31			6.55	5.37		
FIXED EXPENSES	4	1.87	1.81	1.75	1.98	2.15	1.91	1.81	2.36
TOTAL OPER + FIX	3	7.51	7.09			8.73	8.12		
LEASING EXP	4	.52	.69	.16	1.58				
TOTAL PAYROLL	3	1.15	.56						
TOTAL CONTRACT	4	.71	.84	.37	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3480	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.15	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**3**
PAYROLL	.65	3
CONTRACT	.67	2
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**1.34**	**4**
PAYROLL	.44	3
ELEVATOR	.12	3
HVAC	.22	4
ELECTRICAL	.11	4
STRUCT/ROOF		
PLUMBING	.11	3
FIRE/LIFE SFTY	.11	2
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.04**	**4**
ELECTRICAL	1.84	4
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	**.15**	**4**
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	2
SEC PAYROLL	.04	2
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	**.83**	**4**
PAYROLL	.08	2
MGMT FEES	.65	4
PROF FEES	.09	4
GEN OFC EXP	.04	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**4**
REAL ESTATE TAX	1.66	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.52**	**4**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.25	2
TENANT ALTS	1.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.15**	**3**
CLEANING	.65	3
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.08	2
TOTAL CONTRACTS	**.71**	**4**
CLEANING	.67	2
REPAIR/MAINT	.28	4
RDS/GROUNDS	.08	4
SECURITY	.06	2
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	220,981 SQ. FT.				203,032 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.06	13.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.92	13.59						
NET PARKING INC	2	.22	.22						
MISCELLANEOUS	2	.80	.76						
TOTAL INCOME	3	14.62	13.75						
EXPENSE									
CLEANING	3	.91	.82			.99	1.08		
REPAIR-MAINT	3	.96	.83			1.04	1.10		
UTILITIES	3	1.79	1.35			1.95	1.79		
RDS/GRNDS/SEC	3	.28	.25			.31	.33		
ADMINISTRATIVE	3	.61	.60			.67	.66		
TOTAL OPER EXP	3	4.55	3.84			4.95	5.08		
FIXED EXPENSES	3	2.46	1.70			2.68	2.24		
TOTAL OPER + FIX	3	7.02	5.53			7.64	7.32		
LEASING EXP	3	2.24	2.05						
TOTAL PAYROLL	3	.33	.35						
TOTAL CONTRACT	3	.86	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3651	3
AVG SQFT/RETAIL TENANT	4914	2
AVG SQFT/OFFICE WORKER	426	2
AVG % OFFICE OCCUPANCY	86.3	3
AVG % RETAIL OCCUPANCY	82.1	2
AVG $ RATE YR-END RENT	17.56	2
AVG NET PRKNG INC/STALL	87.11	2
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**3**	**UTILITIES TOTAL**	**1.79**	**3**	SECURITY TOTAL	.08	3	**FIXED EXP TOTAL**	**2.46**	**3**	**TOTAL PAYROLL**	**.33**	**3**
PAYROLL			ELECTRICAL	1.54	3	SEC PAYROLL			REAL ESTATE TAX	2.40	3	CLEANING		
CONTRACT	.71	3	GAS	.31	2	SEC CONTRACTS	.09	2	BUILDING INS	.06	3	REPAIR/MAINT	.26	3
SUP/MAT/MISC	.23	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.10	2
TRASH REMOVAL	.06	2	PURCH STEAM			**ADMIN TOTAL**	**.61**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.96**	**3**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**2.24**	**3**	ADMINISTRATIVE		
PAYROLL	.26	3	COAL			MGMT FEES	.60	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.86**	**3**
ELEVATOR	.10	2	WATER/SEWER	.10	2	PROF FEES			COMMISSIONS			CLEANING	.71	3
HVAC	.18	3	**RDS/GNDS/SEC**	**.28**	**3**	GEN OFC EXP	.01	2	PROF FEES	.64	2	REPAIR/MAINT		
ELECTRICAL	.09	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS	1.74	3	RDS/GROUNDS	.15	2
STRUCT/ROOF	.24	3	RDS/GNDS TOTAL	.20	3				BUY-OUTS			SECURITY	.09	2
PLUMBING	.03	2	RDS/GNDS PAYRL	.10	2				OTHER LEASING			ADMINISTRATIVE	.60	3
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.15	2									
OTHER MAINT/SUP	.08	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	933,935 SQ. FT.				861,282 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.28	12.33	10.52	16.72
RETAIL AREA	4	8.82	12.62	9.05	15.40				
OTHER AREA									
TOTAL RENT	6	13.69	11.98	9.75	16.69				
NET PARKING INC	5	.62	.62	.36	.86				
MISCELLANEOUS	5	.30	.20	.14	.44				
TOTAL INCOME	6	14.47	12.93	10.28	16.98				
EXPENSE									
CLEANING	5	1.03	1.03	.74	1.35	1.10	1.04	.85	1.36
REPAIR-MAINT	6	2.12	1.52	.83	3.47	2.24	1.55	.92	3.47
UTILITIES	6	1.96	1.99	1.56	2.18	1.77	1.70	1.48	2.16
RDS/GRNDS/SEC	6	.17	.16	.04	.30	.18	.17	.04	.33
ADMINISTRATIVE	6	.95	1.02	.51	1.50	1.03	1.09	.54	1.61
TOTAL OPER EXP	5	5.89	4.99	3.76	8.14	6.42	5.04	4.36	8.61
FIXED EXPENSES	5	2.80	2.89	1.97	3.55	3.05	3.13	2.31	3.63
TOTAL OPER + FIX	5	8.69	8.82	5.73	11.22	9.47	8.92	6.67	11.87
LEASING EXP	5	1.22	.91	.28	2.42				
TOTAL PAYROLL	4	1.21	.62	.25	1.87				
TOTAL CONTRACT	6	1.21	.85	.84	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6105	6
AVG SQFT/RETAIL TENANT	4543	4
AVG SQFT/OFFICE WORKER	226	5
AVG % OFFICE OCCUPANCY	90.7	6
AVG % RETAIL OCCUPANCY	86.7	4
AVG $ RATE YR-END RENT	15.91	4
AVG NET PRKNG INC/STALL	425.73	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**5**	**UTILITIES TOTAL**	**1.96**	**6**	SECURITY TOTAL	.12	6	**FIXED EXP TOTAL**	**2.80**	**5**	**TOTAL PAYROLL**	**1.21**	**4**
PAYROLL			ELECTRICAL	1.55	6	SEC PAYROLL			REAL ESTATE TAX	2.73	5	CLEANING		
CONTRACT	.84	5	GAS	.48	4	SEC CONTRACTS	.13	5	BUILDING INS	.06	6	REPAIR/MAINT	.89	4
SUP/MAT/MISC	.13	4	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	4	PURCH STEAM			**ADMIN TOTAL**	**.95**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.12**	**6**	PURCH CH WTR			PAYROLL	.54	2	**LEASING EXPENSES**	**1.22**	**5**	ADMINISTRATIVE	.54	2
PAYROLL	.89	4	COAL			MGMT FEES	.42	5	ADV/PROMOTION	.06	4	**TOTAL CONTRACTS**	**1.21**	**6**
ELEVATOR	.25	6	WATER/SEWER	.08	4	PROF FEES	.17	4	COMMISSIONS	.13	2	CLEANING	.84	5
HVAC	.61	6	**RDS/GNDS/SEC**	**.17**	**6**	GEN OFC EXP	.05	5	PROF FEES	.22	4	REPAIR/MAINT	.84	2
ELECTRICAL	.11	6	**TOTAL**			OTHER ADM EXP	.05	3	TENANT ALTS	1.65	3	RDS/GROUNDS	.04	4
STRUCT/ROOF	.30	4	RDS/GNDS TOTAL	.06	5				BUY-OUTS			SECURITY	.13	5
PLUMBING	.04	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.56	5
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.04	4									
OTHER MAINT/SUP	.36	5	RDS/GNDS OTHER	.06	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	21 BLDS	7,657,343 SQ. FT.				6,890,012 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	19					21.64	16.44	14.78	20.26	
RETAIL AREA	12	19.01	18.52	12.33	30.64					
OTHER AREA	6	5.49	8.65	5.33	11.77					
TOTAL RENT	20	21.10	16.75	14.76	22.83					
NET PARKING INC	15	.40	.24	.17	.73					
MISCELLANEOUS	14	.57	.08	.04	.33					
TOTAL INCOME	20	21.89	17.12	15.64	23.44					
EXPENSE										
CLEANING	21	.97	1.00	.78	1.18	1.04	1.05	.79	1.18	
REPAIR-MAINT	21	1.37	1.43	1.05	2.02	1.49	1.48	1.15	2.02	
UTILITIES	21	1.51	1.64	1.19	2.02	1.55	1.69	1.24	2.14	
RDS/GRNDS/SEC	20	.40	.33	.21	.58	.45	.35	.22	.61	
ADMINISTRATIVE	20	1.02	.92	.74	1.21	1.14	.94	.78	1.35	
TOTAL OPER EXP	21	5.26	5.61	4.61	6.15	5.85	6.02	5.16	6.81	
FIXED EXPENSES	21	3.27	2.61	2.25	3.78	3.64	3.09	2.27	4.15	
TOTAL OPER + FIX	21	8.54	8.03	7.31	9.76	9.49	9.05	7.88	10.30	
LEASING EXP	14	1.41	.58	.15	1.89					
TOTAL PAYROLL	20	.66	.58	.34	.80					
TOTAL CONTRACT	21	1.10	1.12	.78	1.77					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13057	20
AVG SQFT/RETAIL TENANT	2465	13
AVG SQFT/OFFICE WORKER	182	16
AVG % OFFICE OCCUPANCY	89.4	21
AVG % RETAIL OCCUPANCY	78.3	13
AVG $ RATE YR-END RENT	28.84	15
AVG NET PRKNG INC/STALL	680.98	10
RENTABLE/GROSS SQFT	.91	17

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**21**	**UTILITIES TOTAL**	**1.50**	**21**	SECURITY TOTAL	.39	20	**FIXED EXP TOTAL**	**3.27**	**21**	**TOTAL PAYROLL**	**.66**	**20**
PAYROLL	.55	3	ELECTRICAL	1.37	21	SEC PAYROLL	.25	11	REAL ESTATE TAX	3.17	21	CLEANING	.55	3
CONTRACT	.76	21	GAS	.10	7	SEC CONTRACTS	.28	12	BUILDING INS	.08	21	REPAIR/MAINT	.30	17
SUP/MAT/MISC	.08	20	FUEL OIL			SEC OTHER	.11	12	PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.05	19	PURCH STEAM						OTHER TAX	.10	7	SECURITY	.25	11
REPR/MAINT TOTAL	**1.40**	**20**	PURCH CH WTR			**ADMIN TOTAL**	**1.03**	**17**				ADMINISTRATIVE	.20	12
PAYROLL	.30	17	COAL			PAYROLL	.20	12	**LEASING EXPENSES**	**1.41**	**14**			
ELEVATOR	.20	20	WATER/SEWER	.08	17	MGMT FEES	.77	12	ADV/PROMOTION	.04	12	**TOTAL CONTRACTS**	**1.10**	**21**
HVAC	.47	18	**RDS/GNDS/SEC**	**.40**	**20**	PROF FEES	.05	13	COMMISSIONS	.05	2	CLEANING	.76	21
ELECTRICAL	.12	17	**TOTAL**			GEN OFC EXP	.47	12	PROF FEES	.19	8	REPAIR/MAINT	.59	9
STRUCT/ROOF	.08	9	RDS/GNDS TOTAL	.03	13	OTHER ADM EXP	.14	9	TENANT ALTS	1.08	11	RDS/GROUNDS	.03	9
PLUMBING	.04	12	RDS/GNDS PAYRL	.01	2				BUY-OUTS			SECURITY	.28	12
FIRE/LIFE SFTY	.04	10	RDS/GNDS CONTR	.03	9				OTHER LEASING	.75	7	ADMINISTRATIVE	.46	16
OTHER MAINT/SUP	.33	18	RDS/GNDS OTHER	.01	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	1,174,725 SQ. FT.				1,159,349 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					18.87	15.54	14.47	29.48	
RETAIL AREA	2	52.58	50.91							
OTHER AREA	2	12.76	15.29							
TOTAL RENT	6	19.18	15.57	14.36	29.87					
NET PARKING INC	3	.26	.08							
MISCELLANEOUS	5	.11	.06	.02	.23					
TOTAL INCOME	6	19.40	15.66	14.42	29.87					
EXPENSE										
CLEANING	6	.93	.89	.76	1.05	.94	.90	.76	1.09	
REPAIR-MAINT	6	2.22	1.96	1.53	2.81	2.24	1.98	1.58	2.81	
UTILITIES	6	1.28	1.21	1.09	1.88	1.29	1.24	1.09	1.88	
RDS/GRNDS/SEC	6	.27	.22	.20	.38	.27	.22	.20	.39	
ADMINISTRATIVE	6	.92	.85	.78	1.22	.94	.86	.78	1.23	
TOTAL OPER EXP	6	5.63	5.72	5.32	6.09	5.70	5.91	5.38	6.13	
FIXED EXPENSES	6	2.61	2.42	1.76	3.90	2.64	2.43	1.77	4.05	
TOTAL OPER + FIX	6	8.24	7.85	7.58	9.69	8.35	7.88	7.67	10.07	
LEASING EXP	3	.63	.15							
TOTAL PAYROLL	6	.40	.39	.29	.50					
TOTAL CONTRACT	6	1.00	.94	.70	1.15					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5562	6
AVG SQFT/RETAIL TENANT	1852	2
AVG SQFT/OFFICE WORKER	251	5
AVG % OFFICE OCCUPANCY	94.0	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	24.49	3
AVG NET PRKNG INC/STALL	990.77	2
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**6**	**UTILITIES TOTAL**	**1.28**	**6**	SECURITY TOTAL	.25	6	**FIXED EXP TOTAL**	**2.61**	**6**	**TOTAL PAYROLL**	**.40**	**6**
PAYROLL			ELECTRICAL	1.24	6	SEC PAYROLL	.12	4	REAL ESTATE TAX	2.50	6	CLEANING		
CONTRACT	.77	6	GAS			SEC CONTRACTS	.36	3	BUILDING INS	.05	6	REPAIR/MAINT	.24	6
SUP/MAT/MISC	.10	6	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM						OTHER TAX	.10	3	SECURITY	.12	4
REPR/MAINT TOTAL	**2.22**	**6**	PURCH CH WTR			**ADMIN TOTAL**	**.92**	**3**				ADMINISTRATIVE	.27	2
PAYROLL	.24	5	COAL			PAYROLL	.27	2	**LEASING EXPENSES**	**.63**	**3**			
ELEVATOR	.21	6	WATER/SEWER	.05	5	MGMT FEES	.96	2	ADV/PROMOTION	.03	3	**TOTAL CONTRACTS**	**1.00**	**6**
HVAC	1.02	6	**RDS/GNDS/SEC**	**.27**	**6**	PROF FEES			COMMISSIONS			CLEANING	.77	6
ELECTRICAL	.05	6	**TOTAL**			GEN OFC EXP			PROF FEES	.04	2	REPAIR/MAINT	.21	2
STRUCT/ROOF	.19	4	RDS/GNDS TOTAL	.02	4	OTHER ADM EXP	.10	2	TENANT ALTS	.74	2	RDS/GROUNDS	.03	3
PLUMBING	.15	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.36	3
FIRE/LIFE SFTY	.08	4	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE	.97	2
OTHER MAINT/SUP	.54	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,237,478 SQ. FT.				2,913,861 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.41	17.18	10.79	19.19
RETAIL AREA	6	13.60	13.52	11.21	18.52				
OTHER AREA	2	9.29	8.55						
TOTAL RENT	6	16.12	16.95	10.79	18.95				
NET PARKING INC	6	.45	.32	.21	.64				
MISCELLANEOUS	7	1.00	.16	.05	1.11				
TOTAL INCOME	8	17.47	17.74	13.20	20.47				
EXPENSE									
CLEANING	6	.94	.92	.77	1.12	.99	1.00	.77	1.13
REPAIR-MAINT	6	1.17	1.14	.88	1.48	1.29	1.26	1.02	1.52
UTILITIES	6	1.68	1.78	1.28	2.02	1.77	1.69	1.31	2.19
RDS/GRNDS/SEC	8	.40	.35	.26	.59	.45	.40	.29	.63
ADMINISTRATIVE	8	1.07	.87	.69	1.32	1.19	.95	.79	1.42
TOTAL OPER EXP	8	5.27	5.03	4.53	6.05	5.85	5.58	5.19	6.37
FIXED EXPENSES	8	3.06	2.85	2.41	3.40	3.40	3.17	2.66	4.15
TOTAL OPER + FIX	8	8.33	8.12	7.01	8.85	9.25	8.93	8.46	9.82
LEASING EXP	7	1.56	.62	.41	2.95				
TOTAL PAYROLL	8	.60	.62	.34	.80				
TOTAL CONTRACT	8	1.18	1.04	.76	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14217	8
AVG SQFT/RETAIL TENANT	1679	7
AVG SQFT/OFFICE WORKER	214	7
AVG % OFFICE OCCUPANCY	88.3	8
AVG % RETAIL OCCUPANCY	83.9	7
AVG $ RATE YR-END RENT	26.62	7
AVG NET PRKNG INC/STALL	582.24	5
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**8**	**UTILITIES TOTAL**	**1.68**	**8**	SECURITY TOTAL	.38	8	**FIXED EXP TOTAL**	**3.06**	**8**	**TOTAL PAYROLL**	**.60**	**8**
PAYROLL			ELECTRICAL	1.59	8	SEC PAYROLL	.18	5	REAL ESTATE TAX	2.99	8	CLEANING		
CONTRACT	.81	8	GAS	.08	4	SEC CONTRACTS	.26	6	BUILDING INS	.06	8	REPAIR/MAINT	.39	5
SUP/MAT/MISC	.08	7	FUEL OIL			SEC OTHER	.07	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM			**ADMIN TOTAL**	**1.07**	**8**	OTHER TAX	.01	2	SECURITY	.18	5
REPR/MAINT TOTAL	**1.22**	**7**	PURCH CH WTR			PAYROLL	.25	7				ADMINISTRATIVE	.25	7
PAYROLL	.38	5	COAL			MGMT FEES	.81	6	**LEASING EXPENSES**	**1.56**	**7**			
ELEVATOR	.22	7	WATER/SEWER	.06	7	PROF FEES	.07	7	ADV/PROMOTION	.04	7	**TOTAL CONTRACTS**	**1.18**	**8**
HVAC	.41	7	**RDS/GNDS/SEC**	**.40**	**8**	GEN OFC EXP	.13	7	COMMISSIONS	.05	2	CLEANING	.81	8
ELECTRICAL	.03	5	**TOTAL**			OTHER ADM EXP	.14	5	PROF FEES	.23	4	REPAIR/MAINT	.41	3
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.03	6				TENANT ALTS	1.15	6	RDS/GROUNDS	.02	5
PLUMBING	.02	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	6
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.02	5				OTHER LEASING	1.17	2	ADMINISTRATIVE	.65	8
OTHER MAINT/SUP	.23	7	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,858,528 SQ. FT.				2,435,862 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					29.51	34.58		
RETAIL AREA	2	23.52	29.14						
OTHER AREA	2	3.88	6.48						
TOTAL RENT	3	27.51	34.08						
NET PARKING INC	3	.36	.21						
MISCELLANEOUS	2	.13	.17						
TOTAL INCOME	3	27.95	34.45						
EXPENSE									
CLEANING	3	.99	.90			1.12	1.15		
REPAIR-MAINT	3	1.20	1.24			1.35	1.35		
UTILITIES	3	1.36	1.26			1.38	1.26		
RDS/GRNDS/SEC	3	.43	.26			.51	.27		
ADMINISTRATIVE	3	1.00	.99			1.18	1.06		
TOTAL OPER EXP	3	5.00	5.13			5.86	6.11		
FIXED EXPENSES	3	3.79	2.60			4.44	3.53		
TOTAL OPER + FIX	3	8.78	7.73			10.31	10.49		
LEASING EXP									
TOTAL PAYROLL	3	.86	.99						
TOTAL CONTRACT	3	.95	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29938	3
AVG SQFT/RETAIL TENANT	4747	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.3	3
AVG % RETAIL OCCUPANCY	72.2	2
AVG $ RATE YR-END RENT	34.23	2
AVG NET PRKNG INC/STALL	743.45	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**3**	**UTILITIES TOTAL**	**1.33**	**3**	SECURITY TOTAL	.43	3	**FIXED EXP TOTAL**	**3.79**	**3**	**TOTAL PAYROLL**	**.86**	**3**
PAYROLL			ELECTRICAL	1.12	3	SEC PAYROLL	.37	2	REAL ESTATE TAX	3.64	3	CLEANING		
CONTRACT	.88	3	GAS	.12	2	SEC CONTRACTS			BUILDING INS	.09	3	REPAIR/MAINT	.27	3
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER	.12	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	**1.00**	**3**	OTHER TAX			SECURITY	.37	2
REPR/MAINT TOTAL	**1.20**	**3**	PURCH CH WTR			PAYROLL	.12	2				ADMINISTRATIVE	.12	2
PAYROLL	.27	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.17	3	WATER/SEWER	.11	3	PROF FEES	.02	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**.95**	**3**
HVAC	.27	2	**RDS/GNDS/SEC**	**.43**	**3**	GEN OFC EXP	.94	2	COMMISSIONS			CLEANING	.68	3
ELECTRICAL	.19	3	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.15	3
OTHER MAINT/SUP	.33	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,427,807 SQ. FT. —				1,298,849 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.76	11.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.00	13.43	11.54	15.01				
NET PARKING INC	2	.68	.52						
MISCELLANEOUS	3	1.25	1.30						
TOTAL INCOME	6	15.44	13.97	11.54	16.56				
EXPENSE									
CLEANING	6	.81	.92	.81	1.13	.82	.92	.83	1.13
REPAIR-MAINT	6	1.22	1.47	1.26	1.84	1.26	1.51	1.26	1.92
UTILITIES	5	1.68	2.13	1.02	2.72	1.68	2.13	1.02	2.73
RDS/GRNDS/SEC	6	.35	.20	.12	1.24	.39	.21	.13	1.35
ADMINISTRATIVE	6	.79	.79	.37	2.08	.86	.90	.37	2.25
TOTAL OPER EXP	5	5.01	6.83	3.66	8.79	5.56	7.82	3.92	9.24
FIXED EXPENSES	6	2.01	1.61	1.33	2.10	2.21	1.77	1.35	2.38
TOTAL OPER + FIX	5	7.10	8.55	4.99	10.85	7.88	9.60	5.36	11.51
LEASING EXP	3	.34	.21						
TOTAL PAYROLL	4	.77	.84	.40	1.43				
TOTAL CONTRACT	6	.82	.59	.29	.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26952	6
AVG SQFT/RETAIL TENANT	2600	3
AVG SQFT/OFFICE WORKER	206	3
AVG % OFFICE OCCUPANCY	97.5	6
AVG % RETAIL OCCUPANCY	97.6	4
AVG $ RATE YR-END RENT	18.56	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**5**
PAYROLL	.12	4
CONTRACT	.67	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.22**	**6**
PAYROLL	.46	4
ELEVATOR	.09	5
HVAC	.32	5
ELECTRICAL	.07	6
STRUCT/ROOF	.11	3
PLUMBING	.01	2
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.75	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.68**	**5**
ELECTRICAL	1.68	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.35**	**6**
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.11	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	4
SEC PAYROLL		
SEC CONTRACTS	.47	4
SEC OTHER		
ADMIN TOTAL	**.79**	**6**
PAYROLL	.14	3
MGMT FEES	.63	5
PROF FEES	.01	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.01**	**6**
REAL ESTATE TAX	1.94	6
BUILDING INS	.04	6
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	**.34**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.77**	**4**
CLEANING	.12	4
REPAIR/MAINT	.46	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	3
TOTAL CONTRACTS	**.82**	**6**
CLEANING	.67	3
REPAIR/MAINT	.11	3
RDS/GROUNDS	.04	4
SECURITY	.47	4
ADMINISTRATIVE	.64	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	6,135,340 SQ. FT.				5,563,512 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					24.27	22.07	14.81	27.90
RETAIL AREA	4	21.48	18.20						
OTHER AREA									
TOTAL RENT	4	26.02	22.11	14.64	31.29				
NET PARKING INC	6	.38	.39	.28	.49				
MISCELLANEOUS									
TOTAL INCOME	4	26.20	22.21	14.83	31.39				
EXPENSE									
CLEANING	14	1.07	1.08	.80	1.54	1.08	1.08	.80	1.54
REPAIR-MAINT	14	1.24	1.17	.99	1.73	1.25	1.17	.99	1.74
UTILITIES	15	1.55	1.73	.99	2.43	1.55	1.73	.99	2.43
RDS/GRNDS/SEC	13	.42	.59	.17	1.03	.47	.75	.19	1.03
ADMINISTRATIVE	13	.42	.43	.37	.49	.47	.43	.38	.65
TOTAL OPER EXP	13	4.27	4.51	3.78	6.65	4.79	5.02	3.78	7.65
FIXED EXPENSES	15	3.82	2.72	1.87	5.84	4.21	3.28	1.87	6.17
TOTAL OPER + FIX	13	7.73	8.63	5.32	11.20	8.67	10.05	5.32	11.87
LEASING EXP	3	.03	.03						
TOTAL PAYROLL	11	1.97	.92	.72	3.17				
TOTAL CONTRACT	15	.88	.86	.56	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	215238	12
AVG SQFT/RETAIL TENANT	1900	4
AVG SQFT/OFFICE WORKER	342	13
AVG % OFFICE OCCUPANCY	97.6	15
AVG % RETAIL OCCUPANCY	94.7	4
AVG $ RATE YR-END RENT	28.09	4
AVG NET PRKNG INC/STALL	567.90	5
RENTABLE/GROSS SQFT	.93	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**14**	**UTILITIES TOTAL**	**1.55**	**15**	SECURITY TOTAL	.50	8	**FIXED EXP TOTAL**	**3.82**	**15**	**TOTAL PAYROLL**	**1.97**	**11**
PAYROLL	.67	8	ELECTRICAL	1.61	12	SEC PAYROLL	.27	4	REAL ESTATE TAX	3.69	15	CLEANING	.67	8
CONTRACT	.68	13	GAS	.24	9	SEC CONTRACTS	.38	7	BUILDING INS	.07	10	REPAIR/MAINT	.86	9
SUP/MAT/MISC	.11	10	FUEL OIL	.16	2	SEC OTHER	.33	3	PERS PROP TAX			RDS/GROUNDS	.40	5
TRASH REMOVAL	.05	12	PURCH STEAM						OTHER TAX			SECURITY	.27	4
REPR/MAINT TOTAL	**1.24**	**14**	PURCH CH WTR			**ADMIN TOTAL**	**.42**	**13**				ADMINISTRATIVE	.25	9
PAYROLL	.86	9	COAL			PAYROLL	.25	9	**LEASING EXPENSES**	**.03**	**3**			
ELEVATOR	.16	14	WATER/SEWER	.09	10	MGMT FEES	.37	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**.88**	**15**
HVAC	.20	11	**RDS/GNDS/SEC**	**.59**	**10**	PROF FEES	.04	6	COMMISSIONS			CLEANING	.68	13
ELECTRICAL	.14	9	**TOTAL**			GEN OFC EXP	.07	9	PROF FEES	.11	2	REPAIR/MAINT	.66	5
STRUCT/ROOF	.05	6	RDS/GNDS TOTAL	.33	8	OTHER ADM EXP	.00	4	TENANT ALTS			RDS/GROUNDS	.06	5
PLUMBING	.06	6	RDS/GNDS PAYRL	.40	5				BUY-OUTS			SECURITY	.38	7
FIRE/LIFE SFTY	.05	7	RDS/GNDS CONTR	.06	5				OTHER LEASING			ADMINISTRATIVE	.34	9
OTHER MAINT/SUP	.22	8	RDS/GNDS OTHER	.16	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,927,978 SQ. FT.				1,822,729 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.40	9.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.27	10.77	9.77	12.63				
NET PARKING INC	2	.43	.45						
MISCELLANEOUS									
TOTAL INCOME	4	12.37	11.25	9.85	13.02				
EXPENSE									
CLEANING	4	.95	.86	.74	1.34	.96	.87	.75	1.34
REPAIR-MAINT	5	1.68	1.92	1.03	2.95	1.70	1.92	1.05	2.95
UTILITIES	5	1.80	2.18	1.54	2.35	1.68	1.83	1.17	2.35
RDS/GRNDS/SEC	3	.16	.12			.18	.13		
ADMINISTRATIVE	4	.92	1.28	.80	1.46	.98	1.28	.83	1.50
TOTAL OPER EXP	4	6.98	9.36	6.30	10.00	7.38	9.36	6.53	10.00
FIXED EXPENSES	4	2.34	2.39	1.48	3.02	2.47	2.53	1.62	3.02
TOTAL OPER + FIX	4	9.31	11.47	7.78	13.02	9.85	11.47	8.16	13.02
LEASING EXP									
TOTAL PAYROLL	4	1.65	1.80	1.03	2.97				
TOTAL CONTRACT	4	1.67	1.62	.47	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	364546	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**3**	**UTILITIES TOTAL**	**1.80**	**4**	SECURITY TOTAL	.10	2	**FIXED EXP TOTAL**	**2.48**	**3**	**TOTAL PAYROLL**	**1.65**	**4**
PAYROLL	.06	2	ELECTRICAL	1.67	4	SEC PAYROLL			REAL ESTATE TAX	2.21	3	CLEANING	.06	2
CONTRACT	.83	3	GAS	.10	2	SEC CONTRACTS			BUILDING INS	.06	4	REPAIR/MAINT	.47	2
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER	.10	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX	.30	2	SECURITY		
REPR/MAINT TOTAL	**1.68**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.92**	**4**				ADMINISTRATIVE	.28	3
PAYROLL	.47	2	COAL			PAYROLL	.28	3	**LEASING EXPENSES**					
ELEVATOR	.11	5	WATER/SEWER	.14	2	MGMT FEES	.36	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.67**	**4**
HVAC	.41	5	**RDS/GNDS/SEC**	**.16**	**3**	PROF FEES	.15	2	COMMISSIONS			CLEANING	.83	3
ELECTRICAL	.21	5	**TOTAL**			GEN OFC EXP	.12	2	PROF FEES			REPAIR/MAINT	.17	2
STRUCT/ROOF	.18	4	RDS/GNDS TOTAL	.15	2	OTHER ADM EXP	.07	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.10	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.05	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.51	2
OTHER MAINT/SUP	.78	2	RDS/GNDS OTHER	.07	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Private Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	504,044 SQ. FT.				496,209 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	6					10.77	12.55	10.23	14.21	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	6	11.16	13.44	11.03	14.21					
NET PARKING INC	3	.18	.49							
MISCELLANEOUS	4	.02	.02	.01	.06					
TOTAL INCOME	6	11.25	13.99	11.09	14.32					
EXPENSE										
CLEANING	6	1.21	.85	.69	.99	1.22	.92	.69	1.11	
REPAIR-MAINT	6	1.25	.82	.65	1.17	1.26	.94	.65	1.17	
UTILITIES	6	1.90	1.86	1.26	2.14	1.93	2.00	1.26	2.42	
RDS/GRNDS/SEC	4	.55	.28	.15	.56	.57	.28	.16	.56	
ADMINISTRATIVE	6	.97	.69	.61	1.17	.99	.73	.65	1.17	
TOTAL OPER EXP	6	6.68	4.51	4.10	5.31	6.78	5.08	4.10	5.37	
FIXED EXPENSES	6	2.60	2.29	1.78	3.37	2.64	2.60	1.78	3.37	
TOTAL OPER + FIX	6	9.27	6.76	6.28	9.72	9.42	7.60	6.44	9.72	
LEASING EXP	5	.67	.51	.15	1.67					
TOTAL PAYROLL	5	.73	.56	.24	1.07					
TOTAL CONTRACT	6	2.40	1.23	1.08	1.62					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14012	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	90.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.25	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	6	**UTILITIES TOTAL**	1.90	6	SECURITY TOTAL	.35	4	**FIXED EXP TOTAL**	2.60	6	**TOTAL PAYROLL**	.73	5
PAYROLL	.13	3	ELECTRICAL	1.47	6	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.84	6	CLEANING	.13	3
CONTRACT	.99	6	GAS	.25	6	SEC CONTRACTS	.35	4	BUILDING INS	.15	6	REPAIR/MAINT	.23	2
SUP/MAT/MISC	.17	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM						OTHER TAX	.76	2	SECURITY	.04	2
REPR/MAINT TOTAL	1.25	6	PURCH CH WTR			**ADMIN TOTAL**	.97	6				ADMINISTRATIVE	.68	5
PAYROLL	.23	2	COAL			PAYROLL	.68	5	**LEASING EXPENSES**	.67	5			
ELEVATOR	.14	5	WATER/SEWER	.18	6	MGMT FEES	.48	5	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	2.40	6
HVAC	.65	6	**RDS/GNDS/SEC**	.55	4	PROF FEES	.12	4	COMMISSIONS			CLEANING	.99	6
ELECTRICAL	.10	6	**TOTAL**			GEN OFC EXP	.06	4	PROF FEES	.22	4	REPAIR/MAINT	.39	4
STRUCT/ROOF			RDS/GNDS TOTAL	.20	4	OTHER ADM EXP	.02	4	TENANT ALTS	.51	3	RDS/GROUNDS	.16	4
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.35	4
FIRE/LIFE SFTY	.04	2	RDS/GNDS CONTR	.16	4				OTHER LEASING	.05	2	ADMINISTRATIVE	.58	5
OTHER MAINT/SUP	.29	6	RDS/GNDS OTHER	.05	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	1,760,919 SQ. FT.				1,681,398 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	9					15.06	12.31	9.72	16.79	
RETAIL AREA	6	24.66	18.52	13.69	20.70					
OTHER AREA										
TOTAL RENT	12	17.67	13.68	10.41	22.12					
NET PARKING INC	8	.74	.78	.53	.88					
MISCELLANEOUS	11	.48	.19	.03	.58					
TOTAL INCOME	12	18.60	14.22	10.97	23.46					
EXPENSE										
CLEANING	13	.94	.92	.76	1.10	.97	.92	.80	1.16	
REPAIR-MAINT	13	1.62	1.14	.80	1.52	1.69	1.24	.89	1.62	
UTILITIES	13	2.05	1.73	1.50	2.20	2.09	1.73	1.49	2.39	
RDS/GRNDS/SEC	12	.51	.31	.14	.62	.55	.35	.15	.64	
ADMINISTRATIVE	13	1.22	.82	.56	1.50	1.28	.84	.62	1.57	
TOTAL OPER EXP	13	7.27	4.90	4.00	7.23	7.62	4.94	4.24	7.95	
FIXED EXPENSES	13	2.88	2.71	2.01	3.85	3.02	2.71	2.23	4.06	
TOTAL OPER + FIX	13	10.15	7.61	6.21	12.11	10.63	7.61	6.90	13.13	
LEASING EXP	9	1.32	.47	.15	2.40					
TOTAL PAYROLL	10	1.32	.48	.25	.83					
TOTAL CONTRACT	12	1.50	1.09	.87	1.28					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8656	13
AVG SQFT/RETAIL TENANT	1867	9
AVG SQFT/OFFICE WORKER	292	6
AVG % OFFICE OCCUPANCY	95.2	13
AVG % RETAIL OCCUPANCY	86.0	9
AVG $ RATE YR-END RENT	18.23	11
AVG NET PRKNG INC/STALL	532.92	6
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	10	**UTILITIES TOTAL**	2.10	12	SECURITY TOTAL	.35	11	**FIXED EXP TOTAL**	2.99	12	**TOTAL PAYROLL**	1.32	10
PAYROLL	.04	2	ELECTRICAL	1.94	12	SEC PAYROLL	.11	2	REAL ESTATE TAX	2.78	12	CLEANING	.04	2
CONTRACT	.74	10	GAS	.13	6	SEC CONTRACTS	.32	11	BUILDING INS	.07	12	REPAIR/MAINT	.32	8
SUP/MAT/MISC	.11	9	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	9	PURCH STEAM						OTHER TAX	.22	3	SECURITY	.11	2
REPR/MAINT TOTAL	1.64	11	PURCH CH WTR			**ADMIN TOTAL**	1.28	12				ADMINISTRATIVE	.19	7
PAYROLL	.32	8	COAL			PAYROLL	.19	7	**LEASING EXPENSES**	1.32	9			
ELEVATOR	.10	11	WATER/SEWER	.08	10	MGMT FEES	.79	11	ADV/PROMOTION	.06	5	**TOTAL CONTRACTS**	1.50	12
HVAC	.32	11	**RDS/GNDS/SEC**	.49	11	PROF FEES	.26	9	COMMISSIONS	.12	3	CLEANING	.74	10
ELECTRICAL	.26	11	**TOTAL**			GEN OFC EXP	.19	10	PROF FEES	.25	6	REPAIR/MAINT	.28	8
STRUCT/ROOF	.12	5	RDS/GNDS TOTAL	.20	7	OTHER ADM EXP	.09	6	TENANT ALTS	1.88	6	RDS/GROUNDS	.06	6
PLUMBING	.13	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.32	11
FIRE/LIFE SFTY	.05	7	RDS/GNDS CONTR	.06	6				OTHER LEASING	.07	3	ADMINISTRATIVE	.95	12
OTHER MAINT/SUP	.53	9	RDS/GNDS OTHER	.20	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,054,644 SQ. FT.				2,805,446 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					22.64	19.18	16.18	27.89
RETAIL AREA	7	26.15	24.52	22.00	36.48				
OTHER AREA	5	2.54	5.93	2.86	7.33				
TOTAL RENT	13	22.18	19.29	16.18	27.56				
NET PARKING INC	10	.66	.78	.51	.97				
MISCELLANEOUS	9	.15	.11	.01	.20				
TOTAL INCOME	13	22.73	20.44	17.04	27.84				
EXPENSE									
CLEANING	14	.96	.97	.79	1.10	1.00	1.01	.81	1.10
REPAIR-MAINT	14	1.26	1.31	1.05	1.53	1.32	1.44	1.08	1.67
UTILITIES	13	1.46	1.32	1.13	1.64	1.49	1.33	1.26	1.64
RDS/GRNDS/SEC	14	.43	.49	.29	.56	.47	.50	.29	.61
ADMINISTRATIVE	14	1.00	.98	.79	1.19	1.09	1.04	.85	1.29
TOTAL OPER EXP	13	5.22	5.48	4.51	5.89	5.71	5.81	4.64	6.50
FIXED EXPENSES	14	4.13	4.04	3.36	4.69	4.50	4.28	3.36	5.08
TOTAL OPER + FIX	13	9.54	9.69	8.09	10.57	10.42	10.07	8.21	12.91
LEASING EXP	13	.84	.52	.11	2.25				
TOTAL PAYROLL	14	.70	.56	.29	1.00				
TOTAL CONTRACT	14	1.30	1.32	1.08	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10772	14
AVG SQFT/RETAIL TENANT	1771	11
AVG SQFT/OFFICE WORKER	294	9
AVG % OFFICE OCCUPANCY	92.5	14
AVG % RETAIL OCCUPANCY	93.8	11
AVG $ RATE YR-END RENT	24.02	13
AVG NET PRKNG INC/STALL	899.52	5
RENTABLE/GROSS SQFT	.99	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**14**	**UTILITIES TOTAL**	**1.46**	**13**	SECURITY TOTAL	.41	14	**FIXED EXP TOTAL**	**4.13**	**14**	**TOTAL PAYROLL**	**.70**	**14**
PAYROLL	.05	5	ELECTRICAL	1.27	13	SEC PAYROLL	.18	7	REAL ESTATE TAX	4.05	14	CLEANING	.05	5
CONTRACT	.84	14	GAS	.13	9	SEC CONTRACTS	.39	13	BUILDING INS	.07	14	REPAIR/MAINT	.35	14
SUP/MAT/MISC	.06	13	FUEL OIL			SEC OTHER	.02	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	12	PURCH STEAM						OTHER TAX	.13	2	SECURITY	.18	7
REPR/MAINT TOTAL	**1.26**	**14**	PURCH CH WTR			**ADMIN TOTAL**	**1.00**	**14**				ADMINISTRATIVE	.26	11
PAYROLL	.35	14	COAL			PAYROLL	.26	11	**LEASING EXPENSES**	**.84**	**13**			
ELEVATOR	.22	13	WATER/SEWER	.08	11	MGMT FEES	.74	11	ADV/PROMOTION	.03	6	**TOTAL CONTRACTS**	**1.30**	**14**
HVAC	.21	13	**RDS/GNDS/SEC**	**.43**	**14**	PROF FEES	.06	11	COMMISSIONS	.10	3	CLEANING	.84	14
ELECTRICAL	.06	13	**TOTAL**			GEN OFC EXP	.28	12	PROF FEES	.41	8	REPAIR/MAINT	.39	7
STRUCT/ROOF	.06	5	RDS/GNDS TOTAL	.06	8	OTHER ADM EXP	.06	9	TENANT ALTS	.78	9	RDS/GROUNDS	.03	8
PLUMBING	.02	12	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.39	13
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.03	8				OTHER LEASING	.23	4	ADMINISTRATIVE	.52	13
OTHER MAINT/SUP	.42	14	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	6,868,183 SQ. FT.				6,286,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					23.32	23.85	14.93	30.51
RETAIL AREA	9	31.42	30.57	24.13	44.67				
OTHER AREA	3	5.59	11.77						
TOTAL RENT	12	24.28	23.41	16.56	30.63				
NET PARKING INC	10	1.07	.99	.87	1.71				
MISCELLANEOUS	8	.11	.08	.02	.17				
TOTAL INCOME	12	25.40	24.89	16.87	32.22				
EXPENSE									
CLEANING	14	.93	.93	.76	1.19	.95	.96	.76	1.21
REPAIR-MAINT	14	1.18	1.20	.97	1.43	1.23	1.23	1.02	1.49
UTILITIES	14	1.37	1.50	1.11	1.58	1.38	1.50	1.11	1.58
RDS/GRNDS/SEC	13	.32	.36	.22	.46	.35	.37	.23	.48
ADMINISTRATIVE	14	.92	.83	.68	1.45	1.01	.88	.72	1.52
TOTAL OPER EXP	14	4.70	4.83	3.64	5.80	5.13	5.23	3.95	6.05
FIXED EXPENSES	14	5.04	4.60	2.78	6.82	5.51	4.85	2.97	9.08
TOTAL OPER + FIX	14	9.74	8.96	7.87	12.88	10.64	9.63	8.03	15.00
LEASING EXP	11	4.18	2.26	.31	4.12				
TOTAL PAYROLL	13	.76	.81	.50	.99				
TOTAL CONTRACT	13	1.10	1.06	.81	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22281	13
AVG SQFT/RETAIL TENANT	1982	10
AVG SQFT/OFFICE WORKER	273	10
AVG % OFFICE OCCUPANCY	92.4	13
AVG % RETAIL OCCUPANCY	88.8	11
AVG $ RATE YR-END RENT	29.46	12
AVG NET PRKNG INC/STALL	1504.75	7
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.93**	**14**	**UTILITIES TOTAL**	**1.37**	**14**	SECURITY TOTAL	.31	12	**FIXED EXP TOTAL**	**5.04**	**14**	**TOTAL PAYROLL**	**.76**	**13**
PAYROLL	.24	7	ELECTRICAL	1.28	13	SEC PAYROLL	.07	2	REAL ESTATE TAX	4.77	14	CLEANING	.24	7
CONTRACT	.75	13	GAS	.10	11	SEC CONTRACTS	.29	12	BUILDING INS	.08	12	REPAIR/MAINT	.40	12
SUP/MAT/MISC	.08	10	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.02	3
TRASH REMOVAL	.06	11	PURCH STEAM	.11	2				OTHER TAX	.72	4	SECURITY	.07	2
REPR/MAINT TOTAL	**1.18**	**14**	PURCH CH WTR			**ADMIN TOTAL**	**.92**	**14**				ADMINISTRATIVE	.27	10
PAYROLL	.40	12	COAL			PAYROLL	.27	10	**LEASING EXPENSES**	**4.18**	**11**			
ELEVATOR	.24	14	WATER/SEWER	.07	11	MGMT FEES	.67	13	ADV/PROMOTION	.12	9	**TOTAL CONTRACTS**	**1.10**	**13**
HVAC	.30	13	**RDS/GNDS/SEC**	**.34**	**12**	PROF FEES	.11	11	COMMISSIONS	.26	3	CLEANING	.75	13
ELECTRICAL	.06	10	**TOTAL**			GEN OFC EXP	.09	11	PROF FEES	.65	10	REPAIR/MAINT	.43	4
STRUCT/ROOF	.07	4	RDS/GNDS TOTAL	.05	10	OTHER ADM EXP	.08	5	TENANT ALTS	3.58	9	RDS/GROUNDS	.04	4
PLUMBING	.03	9	RDS/GNDS PAYRL	.02	3				BUY-OUTS	1.12	2	SECURITY	.29	12
FIRE/LIFE SFTY	.02	8	RDS/GNDS CONTR	.04	4				OTHER LEASING	.92	4	ADMINISTRATIVE	.76	13
OTHER MAINT/SUP	.22	11	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 30-39 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	3,031,678 SQ. FT.				2,812,076 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	3					23.47	19.34		
RETAIL AREA	3	36.86	35.53						
OTHER AREA									
TOTAL RENT	3	23.88	20.53						
NET PARKING INC	2	1.51	1.31						
MISCELLANEOUS	2	.09	.10						
TOTAL INCOME	3	24.98	20.60						
EXPENSE									
CLEANING	5	1.11	1.00	.63	1.43	1.16	1.12	.65	1.48
REPAIR-MAINT	5	1.14	1.11	1.02	1.24	1.20	1.16	1.07	1.33
UTILITIES	5	1.69	1.37	1.23	2.17	1.69	1.37	1.22	2.17
RDS/GRNDS/SEC	5	.51	.48	.36	.60	.55	.55	.37	.65
ADMINISTRATIVE	5	1.01	.80	.63	1.54	1.09	.86	.68	1.65
TOTAL OPER EXP	5	5.45	5.18	4.13	6.52	5.87	5.65	4.43	6.95
FIXED EXPENSES	5	6.18	4.81	1.99	9.13	6.66	5.58	2.13	9.51
TOTAL OPER + FIX	5	11.62	10.29	6.12	15.49	12.53	11.94	6.56	16.11
LEASING EXP									
TOTAL PAYROLL	5	.95	.92	.58	1.23				
TOTAL CONTRACT	5	1.47	.92	.73	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19296	5
AVG SQFT/RETAIL TENANT	1693	4
AVG SQFT/OFFICE WORKER	164	3
AVG % OFFICE OCCUPANCY	89.2	5
AVG % RETAIL OCCUPANCY	97.5	4
AVG $ RATE YR-END RENT	26.80	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	5
PAYROLL		
CONTRACT	.93	5
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.14	5
PAYROLL	.39	4
ELEVATOR	.28	5
HVAC	.23	5
ELECTRICAL	.03	5
STRUCT/ROOF	.01	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.25	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	5
ELECTRICAL	1.41	5
GAS	.17	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.51	5
RDS/GNDS TOTAL	.18	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	5
SEC PAYROLL		
SEC CONTRACTS	.47	3
SEC OTHER	.06	3
ADMIN TOTAL	1.01	5
PAYROLL	.55	4
MGMT FEES	.27	2
PROF FEES	.05	4
GEN OFC EXP	.49	3
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.18	5
REAL ESTATE TAX	5.51	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX	.82	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	5
CLEANING		
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	4
TOTAL CONTRACTS	1.47	5
CLEANING	.93	5
REPAIR/MAINT	.44	2
RDS/GROUNDS		
SECURITY	.47	3
ADMINISTRATIVE	.20	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 5-9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	11 BLDS	2,313,874 SQ. FT.				2,120,491 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	9					14.56	14.77	13.03	20.04
RETAIL AREA	3	12.18	11.85						
OTHER AREA									
TOTAL RENT	11	14.02	14.27	13.43	15.20				
NET PARKING INC	5	.73	.71	.41	1.04				
MISCELLANEOUS	6	.32	.24	.03	.96				
TOTAL INCOME	11	14.34	14.69	13.91	16.11				
EXPENSE									
CLEANING	11	.79	.84	.71	1.05	.82	.84	.77	1.05
REPAIR-MAINT	11	1.07	1.18	.38	1.43	1.13	1.20	.96	1.44
UTILITIES	11	1.35	1.33	1.19	1.88	1.35	1.33	1.19	1.91
RDS/GRNDS/SEC	11	.21	.13	.09	.31	.23	.14	.09	.36
ADMINISTRATIVE	11	.63	.84	.47	1.04	.69	.84	.52	1.06
TOTAL OPER EXP	11	4.05	3.84	3.79	5.83	4.42	4.68	3.82	6.20
FIXED EXPENSES	11	2.28	2.10	1.37	3.56	2.48	2.17	1.39	4.04
TOTAL OPER + FIX	11	6.33	6.99	5.37	8.72	6.90	7.73	5.74	9.70
LEASING EXP	9	1.71	.21	.11	2.00				
TOTAL PAYROLL	10	.81	.80	.65	.89				
TOTAL CONTRACT	11	.85	.88	.58	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15304	11
AVG SQFT/RETAIL TENANT	1848	4
AVG SQFT/OFFICE WORKER	217	8
AVG % OFFICE OCCUPANCY	95.3	11
AVG % RETAIL OCCUPANCY	89.7	5
AVG $ RATE YR-END RENT	17.27	8
AVG NET PRKNG INC/STALL	630.11	2
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	11
PAYROLL	.11	6
CONTRACT	.66	10
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	1.07	11
PAYROLL	.46	9
ELEVATOR	.10	11
HVAC	.19	11
ELECTRICAL	.06	10
STRUCT/ROOF	.14	7
PLUMBING	.02	8
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.25	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	11
ELECTRICAL	1.26	11
GAS	.22	5
FUEL OIL	.05	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	
RDS/GNDS/SEC TOTAL	.21	11
RDS/GNDS TOTAL	.08	10
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.02	9
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	9
SEC PAYROLL	.15	3
SEC CONTRACTS	.15	9
SEC OTHER	.01	5
ADMIN TOTAL	.63	11
PAYROLL	.26	8
MGMT FEES	.46	7
PROF FEES	.03	6
GEN OFC EXP	.07	8
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.28	11
REAL ESTATE TAX	2.20	11
BUILDING INS	.04	11
PERS PROP TAX	.02	2
OTHER TAX	.08	3
LEASING EXPENSES	1.71	9
ADV/PROMOTION	.06	3
COMMISSIONS	.04	5
PROF FEES	.95	3
TENANT ALTS	2.69	3
BUY-OUTS		
OTHER LEASING	.62	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	10
CLEANING	.11	6
REPAIR/MAINT	.46	9
RDS/GROUNDS	.05	3
SECURITY	.15	3
ADMINISTRATIVE	.26	8
TOTAL CONTRACTS	.85	11
CLEANING	.66	10
REPAIR/MAINT	.14	6
RDS/GROUNDS	.02	9
SECURITY	.15	9
ADMINISTRATIVE	.45	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	5,202,688 SQ. FT.				4,904,386 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					17.10	16.44	13.72	18.50
RETAIL AREA	11	11.79	14.67	12.93	17.68				
OTHER AREA	3	9.57	5.73						
TOTAL RENT	21	17.05	16.69	13.76	18.34				
NET PARKING INC	13	34	34	15	80				
MISCELLANEOUS	18	64	10	06	14				
TOTAL INCOME	21	17.71	16.98	14.84	18.75				
EXPENSE									
CLEANING	24	95	1.00	84	1.15	1.00	1.03	86	1.19
REPAIR-MAINT	24	1.64	1.27	1.07	2.03	1.73	1.30	1.13	2.06
UTILITIES	24	1.83	1.98	1.40	2.14	1.89	2.04	1.63	2.15
RDS/GRNDS/SEC	20	32	20	11	34	34	22	13	36
ADMINISTRATIVE	24	82	78	58	1.14	87	80	63	1.18
TOTAL OPER EXP	24	5.52	5.36	4.64	6.29	5.86	5.61	5.00	6.86
FIXED EXPENSES	24	2.74	2.54	2.25	3.31	2.91	2.71	2.30	3.99
TOTAL OPER - FIX	24	8.26	8.13	7.47	9.07	8.76	8.64	7.78	9.54
LEASING EXP	18	1.10	1.09	44	1.88				
TOTAL PAYROLL	23	44	43	29	65				
TOTAL CONTRACT	24	1.16	1.07	85	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7502	24
AVG SQFT/RETAIL TENANT	3165	14
AVG SQFT/OFFICE WORKER	221	17
AVG % OFFICE OCCUPANCY	93.5	24
AVG % RETAIL OCCUPANCY	91.5	14
AVG $ RATE YR-END RENT	20.87	21
AVG NET PRKNG INC/STALL	689.61	9
RENTABLE/GROSS SQFT	.94	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**24**	**UTILITIES TOTAL**	**1.83**	**24**	SECURITY TOTAL	.27	20	**FIXED EXP TOTAL**	**2.74**	**24**	**TOTAL PAYROLL**	**.44**	**23**
PAYROLL	.14	5	ELECTRICAL	1.59	24	SEC PAYROLL	.09	7	REAL ESTATE TAX	2.66	24	CLEANING	.14	5
CONTRACT	.81	24	GAS	.16	14	SEC CONTRACTS	.28	17	BUILDING INS	.06	23	REPAIR/MAINT	.36	21
SUP/MAT/MISC	.10	18	FUEL OIL	.06	4	SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.05	3
TRASH REMOVAL	.07	19	PURCH STEAM	.38	2	**ADMIN TOTAL**	**.82**	**20**	OTHER TAX	.14	7	SECURITY	.09	7
REPR/MAINT TOTAL	**1.64**	**24**	PURCH CH WTR			PAYROLL	.21	11				ADMINISTRATIVE	.21	11
PAYROLL	.36	21	COAL			MGMT FEES	.57	18	**LEASING EXPENSES**	**1.10**	**18**	**TOTAL CONTRACTS**	**1.18**	**24**
ELEVATOR	.33	24	WATER/SEWER	.08	22	PROF FEES	.07	13	ADV/PROMOTION	.05	15	CLEANING	.81	24
HVAC	.56	23	**RDS/GNDS/SEC**	**.32**	**20**	GEN OFC EXP	.10	12	COMMISSIONS	.01	4	REPAIR/MAINT	.46	7
ELECTRICAL	.07	22	**TOTAL**			OTHER ADM EXP	.20	13	PROF FEES	.32	13	RDS/GROUNDS	.05	12
STRUCT/ROOF	.18	15	RDS/GNDS TOTAL	.05	17				TENANT ALTS	.93	15	SECURITY	.28	17
PLUMBING	.05	18	RDS/GNDS PAYRL	.05	3				BUY-OUTS			ADMINISTRATIVE	.54	19
FIRE/LIFE SFTY	.06	15	RDS/GNDS CONTR	.05	12				OTHER LEASING	.11	7			
OTHER MAINT/SUP	.24	22	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,528,220 SQ. FT.				3,175,742 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.68	16.54	10.14	23.55
RETAIL AREA	7	9.09	12.10	6.57	16.59				
OTHER AREA									
TOTAL RENT	9	14.74	16.14	9.89	22.02				
NET PARKING INC	9	36	24	05	95				
MISCELLANEOUS	6	13	04	02	27				
TOTAL INCOME	9	15.21	16.21	10.04	22.94				
EXPENSE									
CLEANING	9	85	80	60	1.03	88	81	61	1.10
REPAIR-MAINT	9	1.30	1.37	1.05	1.39	1.40	1.47	1.23	1.46
UTILITIES	9	1.39	1.50	1.32	1.77	1.40	1.53	1.34	1.77
RDS/GRNDS/SEC	5	26	30	10	51	31	32	11	36
ADMINISTRATIVE	9	67	61	29	1.18	74	78	32	1.20
TOTAL OPER EXP	9	4.49	4.34	4.11	5.12	4.99	4.97	4.52	5.64
FIXED EXPENSES	9	2.73	2.56	1.90	3.50	3.03	3.25	1.99	4.06
TOTAL OPER - FIX	9	7.22	6.89	6.34	8.80	8.02	8.40	6.64	10.18
LEASING EXP	4	82	85	14	1.65				
TOTAL PAYROLL	9	79	78	65	84				
TOTAL CONTRACT	9	89	77	47	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12446	9
AVG SQFT/RETAIL TENANT	1752	8
AVG SQFT/OFFICE WORKER	177	5
AVG % OFFICE OCCUPANCY	90.9	9
AVG % RETAIL OCCUPANCY	80.7	8
AVG $ RATE YR-END RENT	18.47	6
AVG NET PRKNG INC/STALL	1493.40	6
RENTABLE/GROSS SQFT	.87	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.85**	**9**	**UTILITIES TOTAL**	**1.39**	**9**	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	**2.73**	**9**	**TOTAL PAYROLL**	**.73**	**9**
PAYROLL	.40	2	ELECTRICAL	1.11	9	SEC PAYROLL	.20	4	REAL ESTATE TAX	2.61	9	CLEANING	.40	2
CONTRACT	.74	8	GAS	.18	8	SEC CONTRACTS	.19	5	BUILDING INS	.09	9	REPAIR/MAINT	.46	9
SUP/MAT/MISC	.08	8	FUEL OIL			SEC OTHER	.16	2	PERS PROP TAX	.11	2	RDS/GROUNDS		
TRASH REMOVAL	.03	9	PURCH STEAM			**ADMIN TOTAL**	**.67**	**9**	OTHER TAX			SECURITY	.20	4
REPR/MAINT TOTAL	**1.30**	**9**	PURCH CH WTR			PAYROLL	.19	6				ADMINISTRATIVE	.19	6
PAYROLL	.46	9	COAL			MGMT FEES	.53	5	**LEASING EXPENSES**	**.82**	**4**	**TOTAL CONTRACTS**	**.89**	**9**
ELEVATOR	.22	9	WATER/SEWER	.09	9	PROF FEES	.04	5	ADV/PROMOTION	.02	4	CLEANING	.74	8
HVAC	.19	9	**RDS/GNDS/SEC**	**.28**	**9**	GEN OFC EXP	.19	9	COMMISSIONS	.02	2	REPAIR/MAINT		
ELECTRICAL	.13	9	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES	.11	3	RDS/GROUNDS	.02	5
STRUCT/ROOF	.21	4	RDS/GNDS TOTAL	.03	6				TENANT ALTS	1.14	2	SECURITY	.19	5
PLUMBING	.03	7	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.45	7
FIRE/LIFE SFTY	.03	6	RDS/GNDS CONTR	.02	5				OTHER LEASING					
OTHER MAINT/SUP	.16	9	RDS/GNDS OTHER	.03	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	4,456,903 SQ. FT.				4,156,249 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					22.83	17.06	15.47	33.65
RETAIL AREA	4	27.76	26.34	15.88	35.93				
OTHER AREA									
TOTAL RENT	6	22.90	17.18	15.63	33.93				
NET PARKING INC	3	.79	.94						
MISCELLANEOUS	5	.15	.07	.04	.25				
TOTAL INCOME	6	23.45	17.21	16.01	33.93				
EXPENSE									
CLEANING	8	1.07	.89	.82	1.42	1.09	.89	.82	1.47
REPAIR-MAINT	8	1.39	1.38	1.08	1.57	1.47	1.42	1.10	1.71
UTILITIES	8	1.59	1.43	1.09	2.04	1.60	1.43	1.09	2.04
RDS/GRNDS/SEC	8	.35	.24	.21	.50	.38	.24	.22	.58
ADMINISTRATIVE	8	.83	.68	.60	1.14	.89	.73	.65	1.28
TOTAL OPER EXP	8	5.24	4.89	4.30	6.75	5.62	5.51	4.30	7.20
FIXED EXPENSES	8	4.51	2.92	2.30	7.94	4.84	2.92	2.59	9.08
TOTAL OPER + FIX	8	9.75	7.29	7.12	15.15	10.46	8.10	7.22	16.32
LEASING EXP	5	1.66	1.89	.87	2.52				
TOTAL PAYROLL	7	.95	.99	.68	1.14				
TOTAL CONTRACT	8	1.18	.83	.41	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21525	8
AVG SQFT/RETAIL TENANT	2044	4
AVG SQFT/OFFICE WORKER	175	7
AVG % OFFICE OCCUPANCY	94.8	8
AVG % RETAIL OCCUPANCY	86.6	4
AVG $ RATE YR-END RENT	24.61	6
AVG NET PRKNG INC/STALL	1124.29	3
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**8**
PAYROLL	.60	4
CONTRACT	.64	8
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	**1.44**	**7**
PAYROLL	.32	3
ELEVATOR	.31	7
HVAC	.33	5
ELECTRICAL	.24	4
STRUCT/ROOF	.10	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.62	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.57**	**8**
ELECTRICAL	1.47	7
GAS	.16	5
FUEL OIL		
PURCH STEAM	.18	2
PURCH CH WTR		
COAL		
WATER/SEWER	.11	8
RDS/GNDS/SEC TOTAL	**.40**	**7**
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.31	2
SEC CONTRACTS	.38	3
SEC OTHER	.12	5
ADMIN TOTAL	**.83**	**8**
PAYROLL	.56	4
MGMT FEES	.65	3
PROF FEES	.04	3
GEN OFC EXP	.29	3
OTHER ADM EXP	.26	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.51**	**8**
REAL ESTATE TAX	4.24	8
BUILDING INS	.12	7
PERS PROP TAX		
OTHER TAX	.38	4
LEASING EXPENSES	**1.66**	**5**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.18	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	1.26	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.95**	**7**
CLEANING	.60	4
REPAIR/MAINT	.32	3
RDS/GROUNDS	.06	2
SECURITY	.31	2
ADMINISTRATIVE	.56	4
TOTAL CONTRACTS	**1.18**	**8**
CLEANING	.64	8
REPAIR/MAINT	1.04	3
RDS/GROUNDS		
SECURITY	.38	3
ADMINISTRATIVE	.44	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	727,442 SQ. FT.				697,920 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.90	20.51	16.56	23.63
RETAIL AREA	4	25.00	28.70	12.28	47.97				
OTHER AREA									
TOTAL RENT	6	17.32	22.84	16.17	23.63				
NET PARKING INC	5	.44	.28	.19	.90				
MISCELLANEOUS	5	.07	.02	.01	.15				
TOTAL INCOME	6	17.81	23.22	17.22	24.27				
EXPENSE									
CLEANING	8	1.65	1.30	1.11	1.75	1.69	1.30	1.16	1.82
REPAIR-MAINT	7	1.49	1.80	1.32	2.07	1.57	1.83	1.46	2.15
UTILITIES	8	2.52	2.43	1.69	3.01	2.57	2.43	1.88	3.01
RDS/GRNDS/SEC	8	.55	.29	.09	.50	.56	.32	.09	.50
ADMINISTRATIVE	7	.80	.78	.64	.93	.85	.87	.66	1.04
TOTAL OPER EXP	7	5.67	6.59	5.27	7.29	6.02	6.59	5.95	7.64
FIXED EXPENSES	8	3.05	3.37	2.22	4.90	3.18	3.52	2.30	5.19
TOTAL OPER + FIX	7	9.10	9.65	8.13	11.94	9.67	10.83	9.11	11.94
LEASING EXP	5	.26	.13	.05	.43				
TOTAL PAYROLL	7	3.00	.80	.48	.95				
TOTAL CONTRACT	7	.90	1.01	.88	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5447	7
AVG SQFT/RETAIL TENANT	2139	3
AVG SQFT/OFFICE WORKER	223	5
AVG % OFFICE OCCUPANCY	91.6	8
AVG % RETAIL OCCUPANCY	84.4	4
AVG $ RATE YR-END RENT	19.85	5
AVG NET PRKNG INC/STALL	962.08	3
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.74**	**7**
PAYROLL	1.63	2
CONTRACT	.90	6
SUP/MAT/MISC	.23	7
TRASH REMOVAL	.23	5
REPR/MAINT TOTAL	**1.56**	**6**
PAYROLL	.35	6
ELEVATOR	.21	6
HVAC	.41	6
ELECTRICAL	.07	5
STRUCT/ROOF	.13	2
PLUMBING	.06	6
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.40	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.58**	**7**
ELECTRICAL	2.09	7
GAS	.45	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	**.57**	**7**
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	7
SEC PAYROLL	.66	2
SEC CONTRACTS	.16	6
SEC OTHER	.21	3
ADMIN TOTAL	**.81**	**6**
PAYROLL	.26	3
MGMT FEES	.59	5
PROF FEES	.06	6
GEN OFC EXP	.06	4
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.24**	**7**
REAL ESTATE TAX	2.97	7
BUILDING INS	.39	6
PERS PROP TAX		
OTHER TAX	.08	3
LEASING EXPENSES	**.26**	**5**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.10	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.00**	**7**
CLEANING	1.63	2
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY	.66	2
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	**.90**	**7**
CLEANING	.90	6
REPAIR/MAINT	.71	3
RDS/GROUNDS	.05	4
SECURITY	.16	6
ADMINISTRATIVE	.61	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,292,870 SQ. FT.				1,179,566 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					22.91	20.17	16.77	27.18
RETAIL AREA	5	17.12	15.40	9.09	22.02				
OTHER AREA									
TOTAL RENT	8	24.22	19.86	16.84	26.96				
NET PARKING INC	6	.74	.79	.64	.90				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	8	24.83	20.78	17.72	27.73				
EXPENSE									
CLEANING	8	1.21	1.17	.90	1.41	1.24	1.17	.94	1.45
REPAIR/MAINT	8	1.53	1.36	1.21	1.53	1.57	1.44	1.24	1.58
UTILITIES	8	1.75	1.84	1.62	1.90	1.77	1.90	1.66	1.93
RDS/GRNDS/SEC	6	.64	.56	.54	.73	.70	.58	.54	.86
ADMINISTRATIVE	7	.53	.48	.21	.85	.58	.53	.21	.92
TOTAL OPER EXP	8	5.46	5.21	4.37	6.30	5.99	5.24	4.87	7.28
FIXED EXPENSES	8	5.07	3.53	2.35	6.25	5.56	3.68	2.61	6.28
TOTAL OPER + FIX	8	10.53	9.79	6.72	12.18	11.54	10.06	7.48	12.41
LEASING EXP	4	1.18	1.61	.40	2.77				
TOTAL PAYROLL	7	.67	.51	.35	.70				
TOTAL CONTRACT	7	1.74	1.58	.90	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10220	7
AVG SQFT/RETAIL TENANT	1428	5
AVG SQFT/OFFICE WORKER	246	6
AVG % OFFICE OCCUPANCY	94.1	8
AVG % RETAIL OCCUPANCY	96.1	5
AVG $ RATE YR-END RENT	29.73	5
AVG NET PRKNG INC/STALL	834.23	3
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**7**	**UTILITIES TOTAL**	**1.75**	**7**	SECURITY TOTAL	.55	5	**FIXED EXP TOTAL**	**5.20**	**7**	**TOTAL PAYROLL**	**.67**	**7**
PAYROLL			ELECTRICAL	1.38	7	SEC PAYROLL			REAL ESTATE TAX	4.96	7	CLEANING		
CONTRACT	1.05	7	GAS	.30	4	SEC CONTRACTS	.64	3	BUILDING INS	.06	7	REPAIR/MAINT	.57	7
SUP/MAT/MISC	.10	5	FUEL OIL	.18	3	SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	5	PURCH STEAM			**ADMIN TOTAL**	**.51**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.54**	**7**	PURCH CH WTR			PAYROLL	.06	3				ADMINISTRATIVE	.06	3
PAYROLL	.57	7	COAL			MGMT FEES	.61	3	**LEASING EXPENSES**	**1.18**	**4**			
ELEVATOR	.17	7	WATER/SEWER	.14	6	PROF FEES	.08	6	ADV/PROMOTION	.23	2	**TOTAL CONTRACTS**	**1.74**	**7**
HVAC	.32	6	**RDS/GNDS/SEC**	**.54**	**5**	GEN OFC EXP	.10	4	COMMISSIONS	.03	2	CLEANING	1.05	7
ELECTRICAL	.20	6	**TOTAL**			OTHER ADM EXP	.01	3	PROF FEES	.14	2	REPAIR/MAINT	.96	2
STRUCT/ROOF	.09	2	RDS/GNDS TOTAL	.11	4				TENANT ALTS	1.19	3	RDS/GROUNDS		
PLUMBING	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.64	3
FIRE/LIFE SFTY	.02	4	RDS/GNDS CONTR						OTHER LEASING	.15	2	ADMINISTRATIVE	.39	6
OTHER MAINT/SUP	.29	7	RDS/GNDS OTHER	.15	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,419,827 SQ. FT.				1,319,620 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.09	18.44	11.42	22.78
RETAIL AREA	5	11.13	9.23	4.68	20.23				
OTHER AREA									
TOTAL RENT	5	17.59	18.78	10.89	22.48				
NET PARKING INC	3	1.32	1.26						
MISCELLANEOUS	4	.80	.17	.06	1.13				
TOTAL INCOME	5	19.06	18.78	11.74	25.17				
EXPENSE									
CLEANING	5	.99	.88	.74	1.21	1.01	.88	.75	1.26
REPAIR/MAINT	5	1.48	1.44	1.36	1.59	1.58	1.52	1.43	1.74
UTILITIES	5	1.71	1.74	1.31	2.15	1.74	1.74	1.35	2.15
RDS/GRNDS/SEC	5	.40	.32	.28	.65	.43	.34	.29	.75
ADMINISTRATIVE	5	.82	.77	.54	1.10	.88	.89	.61	1.14
TOTAL OPER EXP	5	5.39	5.37	5.29	5.54	5.80	5.62	5.53	6.35
FIXED EXPENSES	5	3.17	2.92	2.16	4.33	3.41	3.09	2.52	4.49
TOTAL OPER + FIX	5	8.56	8.21	7.62	9.73	9.21	8.99	8.56	10.19
LEASING EXP	2	3.64	3.73						
TOTAL PAYROLL	5	.72	.76	.39	1.25				
TOTAL CONTRACT	5	1.19	1.27	.81	1.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8352	5
AVG SQFT/RETAIL TENANT	2632	5
AVG SQFT/OFFICE WORKER	134	3
AVG % OFFICE OCCUPANCY	89.9	5
AVG % RETAIL OCCUPANCY	76.8	5
AVG $ RATE YR-END RENT	23.11	5
AVG NET PRKNG INC/STALL	1782.52	2
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**5**	**UTILITIES TOTAL**	**1.71**	**5**	SECURITY TOTAL	.39	5	**FIXED EXP TOTAL**	**3.17**	**5**	**TOTAL PAYROLL**	**.72**	**5**
PAYROLL			ELECTRICAL	1.25	5	SEC PAYROLL	.34	3	REAL ESTATE TAX	3.00	5	CLEANING		
CONTRACT	.90	5	GAS	.19	3	SEC CONTRACTS	.25	3	BUILDING INS	.10	5	REPAIR/MAINT	.41	4
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM			**ADMIN TOTAL**	**.82**	**5**	OTHER TAX	.17	2	SECURITY	.34	3
REPR/MAINT TOTAL	**1.48**	**5**	PURCH CH WTR			PAYROLL	.22	5				ADMINISTRATIVE	.22	5
PAYROLL	.41	4	COAL			MGMT FEES	.74	2	**LEASING EXPENSES**	**3.64**	**2**			
ELEVATOR	.28	5	WATER/SEWER	.08	5	PROF FEES	.06	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.19**	**5**
HVAC	.53	5	**RDS/GNDS/SEC**	**.40**	**5**	GEN OFC EXP	.22	4	COMMISSIONS			CLEANING	.90	5
ELECTRICAL	.05	5	**TOTAL**			OTHER ADM EXP	.01	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.03	5	RDS/GNDS TOTAL	.02	3				TENANT ALTS			RDS/GROUNDS	.02	3
PLUMBING	.03	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	3
FIRE/LIFE SFTY	.10	2	RDS/GNDS CONTR	.02	3				OTHER LEASING			ADMINISTRATIVE	.41	5
OTHER MAINT/SUP	.23	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	184,307 SQ. FT.				183,877 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					14.35	14.58		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.33	14.54						
NET PARKING INC	2	1.06	1.20						
MISCELLANEOUS									
TOTAL INCOME	2	15.53	[illegible]						
EXPENSE									
CLEANING	3	1.45	1.14			1.45	1.15		
REPAIR-MAINT	3	2.16	2.50			2.17	2.50		
UTILITIES	3	2.10	2.42			2.10	2.42		
RDS/GRNDS/SEC	3	.76	.35			.76	.35		
ADMINISTRATIVE	2	2.03	1.76			2.03	1.76		
TOTAL OPER EXP	3	7.67	7.13			7.69	7.21		
FIXED EXPENSES	3	3.00	2.61			3.01	2.61		
TOTAL OPER + FIX	3	10.67	11.20			10.70	11.20		
LEASING EXP	2	.57	.71						
TOTAL PAYROLL	2	.53	.55						
TOTAL CONTRACT	3	1.99	1.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3323	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.92	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.45	3	**UTILITIES TOTAL**	2.10	3	SECURITY TOTAL	67	3	**FIXED EXP TOTAL**	3.00	3	**TOTAL PAYROLL**	.53	2
PAYROLL			ELECTRICAL	1.87	3	SEC PAYROLL			REAL ESTATE TAX	2.75	3	CLEANING		
CONTRACT	1.20	3	GAS	28	2	SEC CONTRACTS	16	2	BUILDING INS	.14	3	REPAIR/MAINT	.40	2
SUP/MAT/MISC	19	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	08	2	PURCH STEAM			**ADMIN TOTAL**	2.03	2	OTHER TAX	19	2	SECURITY		
REPR/MAINT TOTAL	2.18	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.57	2	ADMINISTRATIVE		
PAYROLL	40	2	COAL			MGMT FEES	70	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.99	3
ELEVATOR	10	3	WATER/SEWER	10	2	PROF FEES	06	2	COMMISSIONS			CLEANING	1.20	3
HVAC	60	3	**RDS/GNDS/SEC**	.76	3	GEN OFC EXP	07	2	PROF FEES	14	2	REPAIR/MAINT	1.02	2
ELECTRICAL	54	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS	12	2	RDS/GROUNDS	11	2
STRUCT/ROOF			RDS/GNDS TOTAL	09	3				BUY-OUTS			SECURITY	16	2
PLUMBING	03	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	76	2
FIRE/LIFE SFTY	10	2	RDS/GNDS CONTR	11	2									
OTHER MAINT/SUP	76	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,073,407 SQ. FT.				1,016,906 SQ. FT			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					26.24	25.97	12.87	29.64
RETAIL AREA	3	23.19	22.93						
OTHER AREA									
TOTAL RENT	5	26.06	25.74	13.24	29.69				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	26.17	25.75	13.24	29.78				
EXPENSE									
CLEANING	4	1.37	1.23	1.20	1.37	1.55	1.38	1.28	1.61
REPAIR-MAINT	5	1.74	.93	.56	2.07	1.84	1.10	.59	2.28
UTILITIES	5	2.35	2.32	1.51	2.58	2.46	2.43	1.69	2.74
RDS/GRNDS/SEC	5	.87	.50	.34	1.06	.92	.58	.39	1.20
ADMINISTRATIVE	5	.62	1.07	.41	1.27	.65	1.07	.45	1.53
TOTAL OPER EXP	4	7.06	5.83	4.86	7.18	8.04	6.46	5.22	8.58
FIXED EXPENSES	4	6.74	6.11	4.01	6.87	7.16	7.27	4.74	7.56
TOTAL OPER + FIX	3	12.91	12.06			15.37	14.70		
LEASING EXP	3	.12	.21						
TOTAL PAYROLL	5	.79	.70	.22	.97				
TOTAL CONTRACT	5	2.06	1.81	1.39	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12355	4
AVG SQFT/RETAIL TENANT	1558	3
AVG SQFT/OFFICE WORKER	289	3
AVG % OFFICE OCCUPANCY	96.3	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	24.84	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.01	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	4	**UTILITIES TOTAL**	2.35	5	SECURITY TOTAL	77	4	**FIXED EXP TOTAL**	6.74	4	**TOTAL PAYROLL**	.79	5
PAYROLL			ELECTRICAL	1.99	5	SEC PAYROLL			REAL ESTATE TAX	6.02	4	CLEANING		
CONTRACT	1.03	4	GAS	18	2	SEC CONTRACTS	77	4	BUILDING INS	08	4	REPAIR/MAINT	72	3
SUP/MAT/MISC	17	4	FUEL OIL	15	2	SEC OTHER	01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	14	3	PURCH STEAM			**ADMIN TOTAL**	.62	5	OTHER TAX	95	2	SECURITY		
REPR/MAINT TOTAL	1.74	5	PURCH CH WTR			PAYROLL	16	4	**LEASING EXPENSES**	12	3	ADMINISTRATIVE	16	4
PAYROLL	72	3	COAL			MGMT FEES	88	3	ADV/PROMOTION	01	2	**TOTAL CONTRACTS**	2.06	5
ELEVATOR	20	5	WATER/SEWER	16	5	PROF FEES	02	3	COMMISSIONS			CLEANING	1.03	4
HVAC	37	5	**RDS/GNDS/SEC**	.87	5	GEN OFC EXP	13	3	PROF FEES			REPAIR/MAINT	1.00	3
ELECTRICAL	13	3	**TOTAL**			OTHER ADM EXP	06	4	TENANT ALTS			RDS/GROUNDS	25	3
STRUCT/ROOF			RDS/GNDS TOTAL	23	4				BUY-OUTS			SECURITY	.77	4
PLUMBING	09	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	34	4
FIRE/LIFE SFTY	04	4	RDS/GNDS CONTR	25	3									
OTHER MAINT/SUP	35	4	RDS/GNDS OTHER	20	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,553,283 SQ. FT.				1,327,350 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.55	19.07						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	17.65	19.22						
EXPENSE									
CLEANING	3	1.34	1.09			1.36	1.20		
REPAIR-MAINT	3	1.81	1.21			1.89	1.34		
UTILITIES	3	1.08	1.15			1.09	1.15		
RDS/GRNDS/SEC	3	.86	.59			1.01	.71		
ADMINISTRATIVE	3	1.25	.94			1.46	1.14		
TOTAL OPER EXP	3	6.34	4.72			7.42	5.22		
FIXED EXPENSES	3	2.22	2.26			2.59	2.72		
TOTAL OPER + FIX	3	8.56	8.94			10.01	9.90		
LEASING EXP									
TOTAL PAYROLL	2	1.23	1.04						
TOTAL CONTRACT	3	2.01	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7878	3
AVG SQFT/RETAIL TENANT	2200	3
AVG SQFT/OFFICE WORKER	188	3
AVG % OFFICE OCCUPANCY	85.5	3
AVG % RETAIL OCCUPANCY	51.3	3
AVG $ RATE YR-END RENT	25.37	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.47**	**2**
PAYRO'L		
CONTRACT	1.41	2
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**2.20**	**2**
PAYROLL	.36	2
ELEVATOR	.28	2
HVAC	.58	2
ELECTRICAL	.30	2
STRUCT/ROOF	.35	2
PLUMBING	.11	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.18	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.08**	**3**
ELECTRICAL	.61	3
GAS		
FUEL OIL		
PURCH STEAM	.46	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.86**	**3**
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.74	3
SEC PAYROLL		
SEC CONTRACTS	.36	3
SEC OTHER		
ADMIN TOTAL	**1.33**	**2**
PAYROLL	.40	2
MGMT FEES	.87	2
PROF FEES	.00	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.22**	**3**
REAL ESTATE TAX	2.11	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.23**	**2**
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	2
TOTAL CONTRACTS	**2.01**	**3**
CLEANING	1.41	2
REPAIR/MAINT		
RDS/GROUNDS	.03	2
SECURITY	.36	3
ADMINISTRATIVE	.87	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS	17,160,638 SQ. FT.				15,908,341 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					22.90	16.94	12.38	26.90
RETAIL AREA	27	30.92	24.52	19.96	39.55				
OTHER AREA	10	4.85	6.06	5.04	11.77				
TOTAL RENT	48	23.06	17.11	13.00	26.34				
NET PARKING INC	35	.92	.80	.54	1.01				
MISCELLANEOUS	36	.15	.09	.01	.20				
TOTAL INCOME	48	23.94	18.05	13.64	27.83				
EXPENSE									
CLEANING	54	.96	.90	.78	1.12	.99	.95	.80	1.17
REPAIR-MAINT	54	1.22	1.19	.87	1.43	1.27	1.22	.99	1.50
UTILITIES	53	1.49	1.54	1.17	1.83	1.50	1.54	1.25	1.88
RDS/GRNDS/SEC	50	.40	.37	.24	.54	.43	.39	.24	.57
ADMINISTRATIVE	54	1.01	.90	.65	1.37	1.09	.95	.72	1.40
TOTAL OPER EXP	53	5.21	4.84	4.13	5.85	5.62	5.25	4.42	6.36
FIXED EXPENSES	54	4.46	3.51	2.07	4.86	4.81	3.71	2.20	5.58
TOTAL OPER + FIX	53	9.70	8.55	6.48	12.03	10.47	9.45	7.06	13.13
LEASING EXP	39	2.78	.91	.24	2.32				
TOTAL PAYROLL	48	.83	.59	.33	.98				
TOTAL CONTRACT	51	1.27	1.18	.87	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16473	53
AVG SQFT/RETAIL TENANT	1807	36
AVG SQFT/OFFICE WORKER	255	31
AVG % OFFICE OCCUPANCY	92.8	53
AVG % RETAIL OCCUPANCY	92.2	37
AVG $ RATE YR-END RENT	26.36	46
AVG NET PRKNG INC/STALL	1299.66	21
RENTABLE/GROSS SQFT	.87	34

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**50**	**UTILITIES TOTAL**	**1.52**	**51**	SECURITY TOTAL	.35	47	**FIXED EXP TOTAL**	**4.59**	**52**	**TOTAL PAYROLL**	**.83**	**48**
PAYROLL	.19	17	ELECTRICAL	1.35	50	SEC PAYROLL	.20	15	REAL ESTATE TAX	4.29	52	CLEANING	.19	17
CONTRACT	.81	49	GAS	.13	40	SEC CONTRACTS	.35	43	BUILDING INS	.08	50	REPAIR/MAINT	.37	41
SUP/MAT/MISC	.09	43	FUEL OIL			SEC OTHER	.04	14	PERS PROP TAX			RDS/GROUNDS	.16	6
TRASH REMOVAL	.06	42	PURCH STEAM	.14	3	**ADMIN TOTAL**	**1.00**	**52**	OTHER TAX	.68	14	SECURITY	.20	15
REPR/MAINT TOTAL	**1.24**	**51**	PURCH CH WTR	.01	2	PAYROLL	.32	38				ADMINISTRATIVE	.32	38
PAYROLL	.37	41	COAL			MGMT FEES	.65	42	**LEASING EXPENSES**	**2.78**	**39**			
ELEVATOR	.23	49	WATER/SEWER	.09	44	PROF FEES	.10	40	ADV/PROMOTION	.08	23	**TOTAL CONTRACTS**	**1.27**	**51**
HVAC	.28	49	**RDS/GNDS/SEC**	**.41**	**47**	GEN OFC EXP	.27	41	COMMISSIONS	.19	9	CLEANING	.81	49
ELECTRICAL	.08	46	**TOTAL**			OTHER ADM EXP	.08	26	PROF FEES	.53	29	REPAIR/MAINT	.40	23
STRUCT/ROOF	.05	19	RDS/GNDS TOTAL	.10	31				TENANT ALTS	2.52	28	RDS/GROUNDS	.04	23
PLUMBING	.04	42	RDS/GNDS PAYRL	.16	6				BUY-OUTS	1.12	2	SECURITY	.35	43
FIRE/LIFE SFTY	.03	27	RDS/GNDS CONTR	.04	23				OTHER LEASING	.57	13	ADMINISTRATIVE	.58	48
OTHER MAINT/SUP	.32	46	RDS/GNDS OTHER	.07	15									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	190,140 SQ. FT.				178,305 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.79	13.64	9.87	15.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.57	13.93	13.23	16.96				
NET PARKING INC	3	.67	.59						
MISCELLANEOUS	5	.27	.02	.01	.46				
TOTAL INCOME	6	17.16	14.23	13.85	16.96				
EXPENSE									
CLEANING	6	1.02	.85	.64	.99	1.06	.92	.64	1.11
REPAIR-MAINT	6	.79	.82	.48	1.11	.84	.94	.48	1.17
UTILITIES	6	1.67	1.86	.93	1.92	1.74	1.88	.93	2.14
RDS/GRNDS/SEC	5	.34	.21	.07	.58	.37	.21	.09	.61
ADMINISTRATIVE	6	1.41	.73	.61	2.72	1.50	.77	.65	2.72
TOTAL OPER EXP	6	5.20	4.51	3.99	5.31	5.54	5.08	3.99	5.37
FIXED EXPENSES	6	3.24	2.29	1.79	4.86	3.45	2.60	1.79	4.86
TOTAL OPER + FIX	6	8.43	6.76	6.28	9.72	8.99	7.60	6.44	9.72
LEASING EXP	5	.75	.26	.06	1.67				
TOTAL PAYROLL	5	.86	.56	.21	1.34				
TOTAL CONTRACT	6	1.00	.98	.80	1.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2964	6
AVG SQFT/RETAIL TENANT	3278	2
AVG SQFT/OFFICE WORKER	310	2
AVG % OFFICE OCCUPANCY	94.8	6
AVG % RETAIL OCCUPANCY	83.1	2
AVG $ RATE YR-END RENT	15.44	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.78**	**5**	**UTILITIES TOTAL**	**1.67**	**6**	SECURITY TOTAL	.21	5	**FIXED EXP TOTAL**	**3.24**	**6**	**TOTAL PAYROLL**	**.86**	**5**
PAYROLL	.13	3	ELECTRICAL	1.31	6	SEC PAYROLL	.04	2	REAL ESTATE TAX	3.06	6	CLEANING	.13	3
CONTRACT	.58	5	GAS	.33	5	SEC CONTRACTS	.20	5	3UILDING INS	.17	6	REPAIR/MAINT	.23	2
SUP/MAT/MISC	.05	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	4	PURCH STEAM			**ADMIN TOTAL**	**1.41**	**6**	OTHER TAX			SECURITY	.04	2
REPR/MAINT TOTAL	**.68**	**5**	PURCH CH WTR			PAYROLL	.70	5				ADMINISTRATIVE	.70	5
PAYROLL	.23	2	COAL			MGMT FEES	.46	6	**LEASING EXPENSES**	**.75**	**5**			
ELEVATOR	.14	4	WATER/SEWER	.08	6	PROF FEES	.26	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.00**	**6**
HVAC	.22	5	**RDS/GNDS/SEC**	**.34**	**5**	GEN OFC EXP	.24	5	COMMISSIONS			CLEANING	.58	5
ELECTRICAL	.04	5	**TOTAL**			OTHER ADM EXP	.07	4	PROF FEES	.17	3	REPAIR/MAINT	.37	5
STRUCT/ROOF			RDS/GNDS TOTAL	.15	4				TENANT ALTS	.96	3	RDS/GROUNDS	.15	4
PLUMBING	.06	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.20	5
FIRE/LIFE SFTY			RDS/GNDS CONTR	.15	4				OTHER LEASING			ADMINISTRATIVE	.65	6
OTHER MAINT/SUP	.16	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	491,002 SQ. FT.				450,696 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.74	15.53	10.99	16.57
RETAIL AREA	5	20.76	20.35	15.19	21.88				
OTHER AREA									
TOTAL RENT	7	14.33	15.76	11.57	17.09				
NET PARKING INC	6	.79	.76	.48	.82				
MISCELLANEOUS	6	.35	.09	.02	.34				
TOTAL INCOME	7	15.30	16.54	11.97	18.18				
EXPENSE									
CLEANING	7	1.01	.98	.88	1.15	1.10	1.15	.89	1.17
REPAIR-MAINT	7	1.16	1.28	1.02	1.35	1.26	1.31	1.07	1.59
UTILITIES	7	1.77	1.69	1.49	1.93	1.93	1.72	1.57	2.23
RDS/GRNDS/SEC	7	.23	.24	.12	.30	.25	.24	.15	.33
ADMINISTRATIVE	7	.82	.82	.58	.97	.90	.84	.62	1.06
TOTAL OPER EXP	7	4.99	4.81	4.41	5.61	5.43	4.84	4.61	6.51
FIXED EXPENSES	7	3.61	3.36	2.82	4.38	3.93	3.36	2.84	5.33
TOTAL OPER + FIX	7	8.59	8.17	7.23	10.16	9.36	8.17	7.29	12.23
LEASING EXP	7	2.47	2.38	1.20	3.10				
TOTAL PAYROLL	6	.51	.53	.31	.53				
TOTAL CONTRACT	7	1.20	1.18	1.04	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3761	7
AVG SQFT/RETAIL TENANT	2655	5
AVG SQFT/OFFICE WORKER	306	2
AVG % OFFICE OCCUPANCY	86.8	7
AVG % RETAIL OCCUPANCY	98.8	5
AVG $ RATE YR-END RENT	19.02	6
AVG NET PRKNG INC/STALL	565.11	4
RENTABLE/GROSS SQFT	1.33	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	7	**UTILITIES TOTAL**	1.77	7	SECURITY TOTAL	.18	7	**FIXED EXP TOTAL**	3.61	7	**TOTAL PAYROLL**	.51	6
PAYROLL	.02	2	ELECTRICAL	1.49	7	SEC PAYROLL	.03	2	REAL ESTATE TAX	3.49	7	CLEANING	.02	2
CONTRACT	.73	7	GAS	.23	6	SEC CONTRACTS	.17	7	BUILDING INS	.07	7	REPAIR/MAINT	.32	6
SUP/MAT/MISC	.18	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.10	6	PURCH STEAM			**ADMIN TOTAL**	.82	7	OTHER TAX			SECURITY	.03	2
REPR/MAINT TOTAL	1.16	7	PURCH CH WTR			PAYROLL	.21	4				ADMINISTRATIVE	.21	4
PAYROLL	.32	6	COAL			MGMT FEES	.60	6	**LEASING EXPENSES**	2.47	7			
ELEVATOR	.14	7	WATER/SEWER	.09	7	PROF FEES	.04	5	ADV/PROMOTION	.06	4	**TOTAL CONTRACTS**	1.20	7
HVAC	.20	7	**RDS/GNDS/SEC**	.23	7	GEN OFC EXP	.07	7	COMMISSIONS	.07	2	CLEANING	.73	7
ELECTRICAL	.09	7	**TOTAL**			OTHER ADM EXP	.10	5	PROF FEES	.35	5	REPAIR/MAINT	.52	4
STRUCT/ROOF	.34	2	RDS/GNDS TOTAL	.09	4				TENANT ALTS	2.40	6	RDS/GROUNDS	.04	3
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.17	7
FIRE/LIFE SFTY	.14	4	RDS/GNDS CONTR	.04	3				OTHER LEASING	.05	2	ADMINISTRATIVE	.55	7
OTHER MAINT/SUP	.34	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	3,660,732 SQ. FT.				3,493,011 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					18.12	16.66	12.75	25.68
RETAIL AREA	8	30.32	36.48	18.28	46.36				
OTHER AREA	3	7.99	6.20						
TOTAL RENT	19	18.80	16.69	12.36	26.53				
NET PARKING INC	11	.98	.91	.66	.97				
MISCELLANEOUS	13	.22	.04	.01	.23				
TOTAL INCOME	19	19.36	17.03	12.93	27.81				
EXPENSE									
CLEANING	20	.94	.82	.74	1.09	.97	.85	.76	1.13
REPAIR-MAINT	20	1.31	1.40	.92	1.56	1.36	1.46	.99	1.63
UTILITIES	19	1.56	1.47	1.20	1.64	1.58	1.47	1.25	1.64
RDS/GRNDS/SEC	19	.47	.49	.28	.63	.49	.49	.30	.66
ADMINISTRATIVE	20	1.03	.90	.70	1.26	1.08	.95	.73	1.28
TOTAL OPER EXP	19	5.52	4.90	4.44	5.85	5.82	5.25	4.51	6.19
FIXED EXPENSES	20	3.51	3.07	1.77	4.25	3.70	3.19	1.91	4.35
TOTAL OPER + FIX	19	9.15	9.15	6.30	11.19	9.65	9.92	6.60	11.46
LEASING EXP	16	4.74	.51	.27	1.71				
TOTAL PAYROLL	18	.61	.53	.29	.83				
TOTAL CONTRACT	19	1.36	1.20	.92	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9190	19
AVG SQFT/RETAIL TENANT	1900	13
AVG SQFT/OFFICE WORKER	263	13
AVG % OFFICE OCCUPANCY	93.0	19
AVG % RETAIL OCCUPANCY	93.2	13
AVG $ RATE YR-END RENT	22.55	17
AVG NET PRKNG INC/STALL	1159.95	6
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	18	**UTILITIES TOTAL**	1.57	18	SECURITY TOTAL	.38	18	**FIXED EXP TOTAL**	3.54	19	**TOTAL PAYROLL**	.61	18
PAYROLL	.06	5	ELECTRICAL	1.36	18	SEC PAYROLL	.07	6	REAL ESTATE TAX	3.33	19	CLEANING	.06	5
CONTRACT	.80	18	GAS	.17	13	SEC CONTRACTS	.35	18	BUILDING INS	.08	19	REPAIR/MAINT	.35	16
SUP/MAT/MISC	.09	16	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL	.06	15	PURCH STEAM			**ADMIN TOTAL**	1.05	19	OTHER TAX	.36	6	SECURITY	.07	6
REPR/MAINT TOTAL	1.30	19	PURCH CH WTR			PAYROLL	.35	13				ADMINISTRATIVE	.35	13
PAYROLL	.35	16	COAL			MGMT FEES	.73	16	**LEASING EXPENSES**	4.74	18			
ELEVATOR	.20	18	WATER/SEWER	.08	14	PROF FEES	.11	13	ADV/PROMOTION	.22	9	**TOTAL CONTRACTS**	1.36	19
HVAC	.36	18	**RDS/GNDS/SEC**	.46	18	GEN OFC EXP	.14	14	COMMISSIONS	.27	6	CLEANING	.80	18
ELECTRICAL	.07	19	**TOTAL**			OTHER ADM EXP	.07	9	PROF FEES	.89	13	REPAIR/MAINT	.27	7
STRUCT/ROOF	.07	5	RDS/GNDS TOTAL	.10	14				TENANT ALTS	4.99	11	RDS/GROUNDS	.05	11
PLUMBING	.03	16	RDS/GNDS PAYRL	.01	3				BUY-OUTS			SECURITY	.35	18
FIRE/LIFE SFTY	.02	11	RDS/GNDS CONTR	.05	11				OTHER LEASING	.36	6	ADMINISTRATIVE	.76	17
OTHER MAINT/SUP	.36	19	RDS/GNDS OTHER	.08	9									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,842,302 SQ. FT.				4,557,579 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					22.25	21.22	12.35	32.69
RETAIL AREA	8	29.54	25.73	20.44	37.38				
OTHER AREA	3	9.88	11.77						
TOTAL RENT	9	23.49	20.90	14.60	32.82				
NET PARKING INC	9	.97	.93	.69	1.05				
MISCELLANEOUS	7	.13	.12	.07	.17				
TOTAL INCOME	9	24.57	22.12	15.48	34.51				
EXPENSE									
CLEANING	11	.96	1.02	.74	1.17	.99	1.05	.75	1.20
REPAIR-MAINT	11	1.30	1.21	1.03	1.36	1.36	1.26	1.08	1.42
UTILITIES	11	1.63	1.58	1.41	1.90	1.66	1.58	1.41	1.98
RDS/GRNDS/SEC	9	.45	.46	.31	.57	.48	.49	.32	.62
ADMINISTRATIVE	11	1.24	1.37	.77	1.45	1.32	1.40	.83	1.53
TOTAL OPER EXP	11	5.89	5.80	4.13	6.44	6.26	6.05	4.43	6.87
FIXED EXPENSES	11	5.05	4.69	2.72	7.35	5.37	5.08	2.82	8.07
TOTAL OPER + FIX	11	10.94	10.83	8.20	13.67	11.63	11.73	8.63	15.02
LEASING EXP	9	1.68	1.27	.17	3.38				
TOTAL PAYROLL	11	1.02	.92	.63	.99				
TOTAL CONTRACT	10	1.36	1.28	.83	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17467	11
AVG SQFT/RETAIL TENANT	2016	10
AVG SQFT/OFFICE WORKER	272	7
AVG % OFFICE OCCUPANCY	88.9	11
AVG % RETAIL OCCUPANCY	89.8	10
AVG $ RATE YR-END RENT	28.42	9
AVG NET PRKNG INC/STALL	1391.55	5
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**11**	**UTILITIES TOTAL**	**1.63**	**11**	SECURITY TOTAL	.41	9	**FIXED EXP TOTAL**	**5.05**	**11**	**TOTAL PAYROLL**	**1.02**	**11**
PAYROLL	.31	6	ELECTRICAL	1.46	11	SEC PAYROLL	.21	3	REAL ESTATE TAX	4.68	11	CLEANING	.31	6
CONTRACT	.73	10	GAS	.09	10	SEC CONTRACTS	.36	8	BUILDING INS	.08	11	REPAIR/MAINT	.38	10
SUP/MAT/MISC	.09	8	FUEL OIL			SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	9	PURCH STEAM						OTHER TAX	1.09	3	SECURITY	.21	3
REPR/MAINT TOTAL	**1.30**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**1.24**	**11**				ADMINISTRATIVE	.24	9
PAYROLL	.38	10	COAL			PAYROLL	.24	9	**LEASING EXPENSES**	**1.68**	**9**			
ELEVATOR	.24	11	WATER/SEWER	.09	9	MGMT FEES	.78	10	ADV/PROMOTION	.02	8	**TOTAL CONTRACTS**	**1.36**	**10**
HVAC	.24	11				PROF FEES	.14	11	COMMISSIONS			CLEANING	.73	10
ELECTRICAL	.12	9	**RDS/GNDS/SEC**	**.45**	**9**	GEN OFC EXP	.18	9	PROF FEES	.31	8	REPAIR/MAINT	.39	4
STRUCT/ROOF	.04	5	**TOTAL**			OTHER ADM EXP	.06	7	TENANT ALTS	1.14	8	RDS/GROUNDS	.04	4
PLUMBING	.06	9	RDS/GNDS TOTAL	.06	7				BUY-OUTS			SECURITY	.36	8
FIRE/LIFE SFTY	.02	7	RDS/GNDS PAYRL						OTHER LEASING	.95	3	ADMINISTRATIVE	.85	11
OTHER MAINT/SUP	.32	10	RDS/GNDS CONTR	.04	4									
			RDS/GNDS OTHER	.06	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	7,769,040 SQ. FT.				7,046,570 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					27.64	27.47	19.34	31.81
RETAIL AREA	5	35.10	30.57	25.05	39.60				
OTHER AREA	4	3.41	2.72	.37	8.97				
TOTAL RENT	6	26.63	25.59	20.53	31.99				
NET PARKING INC	6	.88	.79	.30	1.71				
MISCELLANEOUS	5	.11	.07	.02	.23				
TOTAL INCOME	6	27.61	26.73	20.60	33.91				
EXPENSE									
CLEANING	9	.97	1.00	.81	1.21	1.00	1.03	.83	1.28
REPAIR-MAINT	9	1.15	1.14	1.07	1.29	1.19	1.17	1.10	1.39
UTILITIES	9	1.34	1.27	.98	1.58	1.35	1.27	.98	1.58
RDS/GRNDS/SEC	9	.35	.36	.22	.47	.39	.40	.23	.51
ADMINISTRATIVE	9	.86	.94	.46	1.34	.95	1.06	.48	1.48
TOTAL OPER EXP	9	4.67	4.61	4.03	5.33	5.15	5.20	4.60	6.00
FIXED EXPENSES	9	4.64	3.77	2.14	7.57	5.12	4.25	2.27	9.08
TOTAL OPER + FIX	9	9.31	8.38	6.48	12.10	10.27	9.45	6.87	14.50
LEASING EXP									
TOTAL PAYROLL	7	.83	.84	.69	.98				
TOTAL CONTRACT	8	1.17	.95	.82	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42555	9
AVG SQFT/RETAIL TENANT	1422	5
AVG SQFT/OFFICE WORKER	238	6
AVG % OFFICE OCCUPANCY	95.4	9
AVG % RETAIL OCCUPANCY	93.1	6
AVG $ RATE YR-END RENT	27.61	7
AVG NET PRKNG INC/STALL	1458.44	5
RENTABLE/GROSS SQFT	.85	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**8**	**UTILITIES TOTAL**	**1.40**	**8**	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	**4.93**	**8**	**TOTAL PAYROLL**	**.83**	**7**
PAYROLL			ELECTRICAL	1.26	7	SEC PAYROLL	.28	2	REAL ESTATE TAX	4.61	8	CLEANING		
CONTRACT	.88	8	GAS	.14	6	SEC CONTRACTS	.36	4	BUILDING INS	.07	6	REPAIR/MAINT	.38	6
SUP/MAT/MISC	.07	6	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	7	PURCH STEAM						OTHER TAX	.63	4	SECURITY	.28	2
REPR/MAINT TOTAL	**1.19**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.81**	**8**				ADMINISTRATIVE	.36	7
PAYROLL	.38	6	COAL			PAYROLL	.36	7	**LEASING EXPENSES**					
ELEVATOR	.24	8	WATER/SEWER	.09	7	MGMT FEES	.35	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.17**	**8**
HVAC	.28	7				PROF FEES	.03	5	COMMISSIONS			CLEANING	.88	8
ELECTRICAL	.04	5	**RDS/GNDS/SEC**	**.36**	**7**	GEN OFC EXP	.42	6	PROF FEES			REPAIR/MAINT	.44	2
STRUCT/ROOF	.04	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.02	5	RDS/GNDS TOTAL	.18	2				BUY-OUTS			SECURITY	.36	4
FIRE/LIFE SFTY	.03	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.20	6
OTHER MAINT/SUP	.29	6	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	56 BLDS	16,215,453 SQ. FT.				14,953,169 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	47					17.73	15.98	12.59	18.89	
RETAIL AREA	26	17.84	14.42	11.85	18.20					
OTHER AREA	5	10.04	8.85	5.08	18.22					
TOTAL RENT	51	17.27	15.63	12.92	18.34					
NET PARKING INC	32	.46	.35	.16	.90					
MISCELLANEOUS	40	.33	.09	.04	.18					
TOTAL INCOME	51	17.79	16.21	13.48	18.75					
EXPENSE										
CLEANING	55	.94	.90	.79	1.13	.98	.94	.81	1.17	
REPAIR-MAINT	56	1.41	1.28	.96	1.57	1.50	1.30	1.06	1.67	
UTILITIES	56	1.58	1.63	1.22	2.07	1.60	1.67	1.24	2.09	
RDS/GRNDS/SEC	52	.31	.22	.13	.39	.34	.23	.13	.43	
ADMINISTRATIVE	56	.76	.76	.52	1.01	.82	.78	.54	1.07	
TOTAL OPER EXP	55	5.00	4.86	4.21	6.02	5.42	5.36	4.39	6.40	
FIXED EXPENSES	56	3.14	2.53	1.91	3.50	3.41	2.71	2.07	4.06	
TOTAL OPER + FIX	55	8.14	7.75	6.81	8.85	8.83	8.40	7.07	9.70	
LEASING EXP	39	1.31	.87	.21	1.87					
TOTAL PAYROLL	52	.71	.66	.39	.87					
TOTAL CONTRACT	56	1.04	.91	.69	1.33					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11637	56
AVG SQFT/RETAIL TENANT	2214	31
AVG SQFT/OFFICE WORKER	198	39
AVG % OFFICE OCCUPANCY	93.7	56
AVG % RETAIL OCCUPANCY	87.5	32
AVG $ RATE YR-END RENT	20.99	45
AVG NET PRKNG INC/STALL	990.81	24
RENTABLE/GROSS SQFT	.90	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**55**	**UTILITIES TOTAL**	**1.57**	**56**	SECURITY TOTAL	.32	46	**FIXED EXP TOTAL**	**3.14**	**56**	**TOTAL PAYROLL**	**.71**	**52**
PAYROLL	.35	18	ELECTRICAL	1.38	55	SEC PAYROLL	.22	17	REAL ESTATE TAX	3.00	56	CLEANING	.35	18
CONTRACT	.73	52	GAS	.17	35	SEC CONTRACTS	.26	35	BUILDING INS	.08	54	REPAIR/MAINT	.40	45
SUP/MAT/MISC	.09	45	FUEL OIL	.06	7	SEC OTHER	.09	17	PERS PROP TAX	.06	5	RDS/GROUNDS	.06	9
TRASH REMOVAL	.06	45	PURCH STEAM	.27	5	**ADMIN TOTAL**	**.75**	**52**	OTHER TAX	.23	15	SECURITY	.22	17
REPR/MAINT TOTAL	**1.43**	**55**	PURCH CH WTR			PAYROLL	.29	31				ADMINISTRATIVE	.29	31
PAYROLL	.40	45	COAL			MGMT FEES	.56	35	**LEASING EXPENSES**	**1.31**	**39**			
ELEVATOR	.26	53	WATER/SEWER	.09	50	PROF FEES	.05	29	ADV/PROMOTION	.04	24	**TOTAL CONTRACTS**	**1.04**	**56**
HVAC	.35	52	**RDS/GNDS/SEC**	**.32**	**51**	GEN OFC EXP	.18	35	COMMISSIONS	.02	13	CLEANING	.73	52
ELECTRICAL	.11	49	**TOTAL**			OTHER ADM EXP	.16	30	PROF FEES	.31	22	REPAIR/MAINT	.59	18
STRUCT/ROOF	.16	32	RDS/GNDS TOTAL	.06	41				TENANT ALTS	1.19	23	RDS/GROUNDS	.04	30
PLUMBING	.04	40	RDS/GNDS PAYRL	.06	9				BUY-OUTS	.39	3	SECURITY	.26	35
FIRE/LIFE SFTY	.05	34	RDS/GNDS CONTR	.04	30				OTHER LEASING	.78	18	ADMINISTRATIVE	.46	42
OTHER MAINT/SUP	.32	49	RDS/GNDS OTHER	.03	18									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	642,719 SQ. FT.				629,359 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	7					16.82	14.77	12.85	19.67	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	8	16.27	14.46	12.43	19.43					
NET PARKING INC	5	.79	.85	.20	1.38					
MISCELLANEOUS	5	.24	.05	.04	.53					
TOTAL INCOME	8	16.93	15.68	12.97	19.43					
EXPENSE										
CLEANING	8	1.06	1.13	.87	1.21	1.07	1.13	.87	1.25	
REPAIR-MAINT	8	1.30	1.27	.96	1.58	1.33	1.28	1.02	1.58	
UTILITIES	8	1.71	1.81	1.24	2.14	1.71	1.81	1.24	2.14	
RDS/GRNDS/SEC	6	.55	.32	.28	.69	.57	.32	.28	.80	
ADMINISTRATIVE	8	1.18	.89	.70	1.49	1.21	.95	.70	1.49	
TOTAL OPER EXP	8	5.68	5.11	4.26	6.94	5.80	5.49	4.26	6.94	
FIXED EXPENSES	8	2.45	2.21	1.35	3.20	2.50	2.21	1.36	3.30	
TOTAL OPER + FIX	8	8.13	8.31	5.84	9.40	8.31	8.54	5.84	9.93	
LEASING EXP	6	.88	.20	.12	.35					
TOTAL PAYROLL	7	.61	.48	.41	.77					
TOTAL CONTRACT	8	1.21	1.17	.91	1.40					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4050	8
AVG SQFT/RETAIL TENANT	1909	2
AVG SQFT/OFFICE WORKER	298	5
AVG % OFFICE OCCUPANCY	89.4	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.26	7
AVG NET PRKNG INC/STALL	267.48	2
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**8**	**UTILITIES TOTAL**	**1.71**	**8**	SECURITY TOTAL	.41	6	**FIXED EXP TOTAL**	**2.45**	**8**	**TOTAL PAYROLL**	**.61**	**7**
PAYROLL	.22	3	ELECTRICAL	1.45	8	SEC PAYROLL			REAL ESTATE TAX	2.38	8	CLEANING	.22	3
CONTRACT	.80	7	GAS	.30	5	SEC CONTRACTS	.47	5	BUILDING INS	.06	8	REPAIR/MAINT	.37	6
SUP/MAT/MISC	.22	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	6	PURCH STEAM			**ADMIN TOTAL**	**1.18**	**8**	OTHER TAX	.04	2	SECURITY		
REPR/MAINT TOTAL	**1.30**	**8**	PURCH CH WTR			PAYROLL	.27	5				ADMINISTRATIVE	.27	5
PAYROLL	.37	6	COAL			MGMT FEES	.90	7	**LEASING EXPENSES**	**.88**	**6**			
ELEVATOR	.14	7	WATER/SEWER	.10	5	PROF FEES	.21	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.21**	**8**
HVAC	.22	7	**RDS/GNDS/SEC**	**.55**	**6**	GEN OFC EXP	.12	4	COMMISSIONS	.08	2	CLEANING	.80	7
ELECTRICAL	.10	6	**TOTAL**			OTHER ADM EXP	.05	4	PROF FEES	.46	2	REPAIR/MAINT	.26	3
STRUCT/ROOF	.10	4	RDS/GNDS TOTAL	.15	6				TENANT ALTS	1.16	3	RDS/GROUNDS	.08	5
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.47	5
FIRE/LIFE SFTY	.03	4	RDS/GNDS CONTR	.08	5				OTHER LEASING	.20	2	ADMINISTRATIVE	1.00	7
OTHER MAINT/SUP	.66	7	RDS/GNDS OTHER	.16	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	4,962,896 SQ. FT.				4,690,793 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					14.94	15.27	12.65	17.98
RETAIL AREA	13	11.11	15.87	11.57	17.75				
OTHER AREA	3	9.57	5.73						
TOTAL RENT	24	15.11	15.68	12.95	18.20				
NET PARKING INC	15	.37	.37	.17	.52				
MISCELLANEOUS	21	.12	.10	.03	.18				
TOTAL INCOME	24	15.45	15.72	13.06	18.54				
EXPENSE									
CLEANING	27	.89	.90	.76	1.04	.92	.93	.78	1.15
REPAIR-MAINT	27	1.46	1.25	1.07	1.57	1.53	1.28	1.07	1.67
UTILITIES	27	1.54	1.53	1.17	2.01	1.58	1.78	1.23	2.04
RDS/GRNDS/SEC	25	.23	.16	.06	.31	.25	.16	.06	.34
ADMINISTRATIVE	27	.72	.75	.49	.92	.76	.78	.54	.97
TOTAL OPER EXP	27	4.82	4.85	4.21	5.48	5.10	5.02	4.39	5.96
FIXED EXPENSES	27	2.64	2.56	1.91	3.25	2.79	2.66	2.16	3.82
TOTAL OPER + FIX	27	7.46	7.73	6.59	8.62	7.89	7.86	6.97	9.15
LEASING EXP	21	1.64	1.44	.37	2.13				
TOTAL PAYROLL	26	.62	.50	.33	.85				
TOTAL CONTRACT	27	.93	.93	.69	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6552	27
AVG SQFT/RETAIL TENANT	3284	17
AVG SQFT/OFFICE WORKER	234	18
AVG % OFFICE OCCUPANCY	91.2	27
AVG % RETAIL OCCUPANCY	94.7	17
AVG $ RATE YR-END RENT	16.82	22
AVG NET PRKNG INC/STALL	999.11	10
RENTABLE/GROSS SQFT	.92	21

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**27**	**UTILITIES TOTAL**	**1.54**	**27**	SECURITY TOTAL	.20	24	**FIXED EXP TOTAL**	**2.64**	**27**	**TOTAL PAYROLL**	**.62**	**26**
PAYROLL	.18	9	ELECTRICAL	1.32	27	SEC PAYROLL	.11	11	REAL ESTATE TAX	2.52	27	CLEANING	.18	9
CONTRACT	.72	26	GAS	.16	19	SEC CONTRACTS	.17	20	BUILDING INS	.06	27	REPAIR/MAINT	.38	26
SUP/MAT/MISC	.10	22	FUEL OIL	.10	6	SEC OTHER	.03	7	PERS PROP TAX			RDS/GROUNDS	.04	4
TRASH REMOVAL	.07	22	PURCH STEAM			**ADMIN TOTAL**	**.69**	**23**	OTHER TAX	.18	7	SECURITY	.11	11
REPR/MAINT TOTAL	**1.46**	**27**	PURCH CH WTR			PAYROLL	.22	14				ADMINISTRATIVE	.22	14
PAYROLL	.38	26	COAL			MGMT FEES	.56	16	**LEASING EXPENSES**	**1.64**	**21**			
ELEVATOR	.22	27	WATER/SEWER	.09	26	PROF FEES	.04	13	ADV/PROMOTION	.03	15	**TOTAL CONTRACTS**	**.93**	**27**
HVAC	.42	27	**RDS/GNDS/SEC**	**.23**	**25**	GEN OFC EXP	.15	17	COMMISSIONS	.02	8	CLEANING	.72	26
ELECTRICAL	.07	27	**TOTAL**			OTHER ADM EXP	.10	14	PROF FEES	.38	15	REPAIR/MAINT	.46	7
STRUCT/ROOF	.14	17	RDS/GNDS TOTAL	.05	21				TENANT ALTS	1.69	15	RDS/GROUNDS	.04	17
PLUMBING	.05	21	RDS/GNDS PAYRL	.04	4				BUY-OUTS	.39	3	SECURITY	.17	20
FIRE/LIFE SFTY	.05	18	RDS/GNDS CONTR	.04	17				OTHER LEASING	.38	10	ADMINISTRATIVE	.53	18
OTHER MAINT/SUP	.24	25	RDS/GNDS OTHER	.04	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,976,940 SQ. FT.				5,235,712 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					18.84	17.28	12.81	23.55
RETAIL AREA	10	20.63	14.42	12.28	27.21				
OTHER AREA									
TOTAL RENT	13	18.49	16.97	12.40	22.41				
NET PARKING INC	10	.52	.23	.19	.94				
MISCELLANEOUS	11	.49	.05	.04	.12				
TOTAL INCOME	13	19.30	17.01	15.17	23.42				
EXPENSE									
CLEANING	14	.96	.87	.79	1.06	1.01	.91	.79	1.13
REPAIR-MAINT	14	1.45	1.37	1.00	1.43	1.61	1.39	1.16	1.60
UTILITIES	14	1.72	1.63	1.36	1.93	1.76	1.64	1.35	2.21
RDS/GRNDS/SEC	14	.41	.35	.24	.60	.46	.37	.24	.76
ADMINISTRATIVE	14	.90	.77	.61	1.38	1.03	.85	.67	1.47
TOTAL OPER EXP	14	5.44	4.89	4.32	5.96	6.21	5.64	4.93	6.96
FIXED EXPENSES	14	3.89	3.00	2.54	3.60	4.44	3.66	2.92	4.16
TOTAL OPER + FIX	14	9.33	7.69	7.04	9.81	10.65	9.09	8.22	11.24
LEASING EXP	9	.94	.54	.23	1.85				
TOTAL PAYROLL	14	.82	.74	.65	1.06				
TOTAL CONTRACT	14	1.11	.78	.58	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14866	14
AVG SQFT/RETAIL TENANT	1832	10
AVG SQFT/OFFICE WORKER	167	11
AVG % OFFICE OCCUPANCY	93.1	14
AVG % RETAIL OCCUPANCY	84.4	10
AVG $ RATE YR-END RENT	21.99	11
AVG NET PRKNG INC/STALL	1214.51	10
RENTABLE/GROSS SQFT	.88	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**14**	**UTILITIES TOTAL**	**1.72**	**14**	SECURITY TOTAL	.40	13	**FIXED EXP TOTAL**	**3.89**	**14**	**TOTAL PAYROLL**	**.82**	**14**
PAYROLL	.43	3	ELECTRICAL	1.48	14	SEC PAYROLL	.38	5	REAL ESTATE TAX	3.68	14	CLEANING	.43	3
CONTRACT	.72	14	GAS	.19	9	SEC CONTRACTS	.32	7	BUILDING INS	.09	14	REPAIR/MAINT	.41	9
SUP/MAT/MISC	.09	13	FUEL OIL			SEC OTHER	.11	9	PERS PROP TAX			RDS/GROUNDS	.08	2
TRASH REMOVAL	.07	13	PURCH STEAM	.29	2	**ADMIN TOTAL**	**.90**	**14**	OTHER TAX	.38	4	SECURITY	.38	5
REPR/MAINT TOTAL	**1.49**	**13**	PURCH CH WTR			PAYROLL	.39	10				ADMINISTRATIVE	.39	10
PAYROLL	.41	9	COAL			MGMT FEES	.81	5	**LEASING EXPENSES**	**.94**	**9**			
ELEVATOR	.30	13	WATER/SEWER	.08	14	PROF FEES	.07	9	ADV/PROMOTION	.04	7	**TOTAL CONTRACTS**	**1.11**	**14**
HVAC	.28	13	**RDS/GNDS/SEC**	**.41**	**14**	GEN OFC EXP	.25	10	COMMISSIONS	.02	3	CLEANING	.72	14
ELECTRICAL	.06	10	**TOTAL**			OTHER ADM EXP	.25	9	PROF FEES	.20	3	REPAIR/MAINT	.79	4
STRUCT/ROOF	.07	7	RDS/GNDS TOTAL	.05	9				TENANT ALTS	.30	3	RDS/GROUNDS	.03	5
PLUMBING	.03	10	RDS/GNDS PAYRL	.08	2				BUY-OUTS			SECURITY	.32	7
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.03	5				OTHER LEASING	1.18	5	ADMINISTRATIVE	.38	10
OTHER MAINT/SUP	.48	13	RDS/GNDS OTHER	.02	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,576,085 SQ. FT.				4,346,514 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.02	21.79		
RETAIL AREA	2	13.73	19.89						
OTHER AREA									
TOTAL RENT	4	18.28	17.67	11.60	27.94				
NET PARKING INC	2	.38	.51						
MISCELLANEOUS									
TOTAL INCOME	4	18.53	17.67	11.62	28.59				
EXPENSE									
CLEANING	5	.95	.90	.83	1.16	.97	.90	.84	1.22
REPAIR-MAINT	5	1.33	1.38	.74	1.86	1.37	1.48	.75	1.90
UTILITIES	5	1.41	1.24	.98	2.02	1.41	1.24	.98	2.02
RDS/GRNDS/SEC	5	.25	.20	.15	.37	.26	.21	.15	.38
ADMINISTRATIVE	5	.55	.49	.41	.75	.58	.52	.44	.79
TOTAL OPER EXP	5	4.49	3.96	3.27	6.13	4.73	4.26	3.51	6.38
FIXED EXPENSES	5	2.83	2.10	1.62	5.44	2.97	2.10	1.68	5.98
TOTAL OPER + FIX	5	7.32	5.72	5.06	11.57	7.71	6.36	5.33	12.22
LEASING EXP									
TOTAL PAYROLL	4	.63	.76	.40	.94				
TOTAL CONTRACT	5	1.06	.94	.88	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	60620	5
AVG SQFT/RETAIL TENANT	2680	2
AVG SQFT/OFFICE WORKER	205	4
AVG % OFFICE OCCUPANCY	97.6	5
AVG % RETAIL OCCUPANCY	85.2	3
AVG $ RATE YR-END RENT	25.99	3
AVG NET PRKNG INC/STALL	875.40	2
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	5	**UTILITIES TOTAL**	1.39	5	SECURITY TOTAL	.31	3	**FIXED EXP TOTAL**	2.83	5	**TOTAL PAYROLL**	.63	4
PAYROLL	.45	2	ELECTRICAL	1.29	4	SEC PAYROLL			REAL ESTATE TAX	2.74	5	CLEANING	.45	2
CONTRACT	.73	5	GAS			SEC CONTRACTS	.26	3	BUILDING INS	.09	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	2
TRASH REMOVAL	.04	3	PURCH STEAM	.25	2	**ADMIN TOTAL**	.55	5	OTHER TAX	.10	2	SECURITY		
REPR/MAINT TOTAL	1.33	5	PURCH CH WTR			PAYROLL	.16	2				ADMINISTRATIVE	.16	2
PAYROLL	.41	3	COAL			MGMT FEES	.42	5	**LEASING EXPENSES**					
ELEVATOR	.29	5	WATER/SEWER	.11	4	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.06	5
HVAC	.38	3	**RDS/GNDS/SEC**	.27	4	GEN OFC EXP	.10	2	COMMISSIONS			CLEANING	.73	5
ELECTRICAL	.24	4	**TOTAL**			OTHER ADM EXP	.09	2	PROF FEES			REPAIR/MAINT	.52	2
STRUCT/ROOF	.27	3	RDS/GNDS TOTAL	.05	3				TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.26	3
FIRE/LIFE SFTY	.05	4	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.42	5
OTHER MAINT/SUP	.08	3	RDS/GNDS OTHER	.02	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	7,873,443 SQ. FT.				7,507,437 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					21.11	20.10	15.70	26.06
RETAIL AREA	14	14.94	12.28	9.23	23.80				
OTHER AREA	2	3.17	2.61						
TOTAL RENT	23	21.91	19.70	15.92	24.97				
NET PARKING INC	17	.81	.73	.42	.97				
MISCELLANEOUS	14	.83	.12	.02	.60				
TOTAL INCOME	23	23.09	20.90	16.88	26.20				
EXPENSE									
CLEANING	27	1.23	1.21	.95	1.32	1.26	1.21	1.02	1.34
REPAIR-MAINT	27	1.67	1.49	1.33	1.82	1.72	1.58	1.38	1.92
UTILITIES	28	2.53	1.93	1.62	2.50	2.54	1.93	1.53	2.50
RDS/GRNDS/SEC	26	.42	.39	.18	.55	.44	.41	.20	.58
ADMINISTRATIVE	26	1.01	.81	.52	1.21	1.06	.89	.53	1.21
TOTAL OPER EXP	26	6.68	5.54	5.23	6.97	7.02	6.29	5.28	7.56
FIXED EXPENSES	27	5.59	3.26	2.36	5.68	5.87	3.39	2.61	5.69
TOTAL OPER + FIX	26	12.38	9.61	7.29	12.46	13.00	10.74	8.42	12.83
LEASING EXP	14	1.36	.43	.10	2.54				
TOTAL PAYROLL	24	1.21	.78	.47	1.22				
TOTAL CONTRACT	26	1.66	1.39	.89	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13239	25
AVG SQFT/RETAIL TENANT	1515	15
AVG SQFT/OFFICE WORKER	174	21
AVG % OFFICE OCCUPANCY	94.5	28
AVG % RETAIL OCCUPANCY	83.1	16
AVG $ RATE YR-END RENT	26.02	16
AVG NET PRKNG INC/STALL	1067.26	11
RENTABLE/GROSS SQFT	.87	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	25	**UTILITIES TOTAL**	2.54	26	SECURITY TOTAL	.42	23	**FIXED EXP TOTAL**	5.66	25	**TOTAL PAYROLL**	1.21	24
PAYROLL	1.63	2	ELECTRICAL	2.03	25	SEC PAYROLL	.43	6	REAL ESTATE TAX	5.41	25	CLEANING	1.63	2
CONTRACT	1.00	24	GAS	.47	16	SEC CONTRACTS	.37	17	BUILDING INS	.16	24	REPAIR/MAINT	.73	20
SUP/MAT/MISC	.11	22	FUEL OIL	.28	6	SEC OTHER	.08	8	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	21	PURCH STEAM	.61	3	**ADMIN TOTAL**	1.01	24	OTHER TAX	.24	9	SECURITY	.43	6
REPR/MAINT TOTAL	1.67	25	PURCH CH WTR			PAYROLL	.72	14				ADMINISTRATIVE	.72	14
PAYROLL	.73	20	COAL			MGMT FEES	.70	14	**LEASING EXPENSES**	1.36	14			
ELEVATOR	.33	25	WATER/SEWER	.13	20	PROF FEES	.06	19	ADV/PROMOTION	.06	8	**TOTAL CONTRACTS**	1.66	26
HVAC	.37	23	**RDS/GNDS/SEC**	.44	23	GEN OFC EXP	.13	15	COMMISSIONS	.06	4	CLEANING	1.00	24
ELECTRICAL	.09	22	**TOTAL**			OTHER ADM EXP	.11	13	PROF FEES	.25	7	REPAIR/MAINT	.69	11
STRUCT/ROOF	.05	12	RDS/GNDS TOTAL	.05	14				TENANT ALTS	1.14	9	RDS/GROUNDS	.03	10
PLUMBING	.05	21	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.37	17
FIRE/LIFE SFTY	.04	15	RDS/GNDS CONTR	.03	10				OTHER LEASING	.15	3	ADMINISTRATIVE	.56	21
OTHER MAINT/SUP	.44	22	RDS/GNDS OTHER	.05	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	365,761 SQ. FT.				345,179 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					21.58	20.78	18.46	24.84	
RETAIL AREA	3	22.60	12.88							
OTHER AREA										
TOTAL RENT	5	21.52	22.31	17.94	24.84					
NET PARKING INC	4	.66	.66	.23	1.12					
MISCELLANEOUS	3	.01	.02							
TOTAL INCOME	5	22.14	22.60	19.06	25.14					
EXPENSE										
CLEANING	5	1.24	1.24	1.10	1.41	1.31	1.27	1.16	1.51	
REPAIR-MAINT	5	1.65	1.53	1.30	2.07	1.74	1.68	1.41	2.07	
UTILITIES	5	2.04	1.98	1.62	2.46	2.15	2.21	1.74	2.46	
RDS/GRNDS/SEC	5	.39	.44	.21	.55	.42	.44	.24	.56	
ADMINISTRATIVE	5	.83	.79	.66	1.02	.88	.88	.70	1.05	
TOTAL OPER EXP	5	6.16	5.94	5.27	7.16	6.53	6.28	5.95	7.16	
FIXED EXPENSES	5	3.57	3.96	2.09	4.90	3.78	3.96	2.26	5.19	
TOTAL OPER + FIX	5	9.72	9.50	7.68	11.94	10.30	10.83	8.32	11.94	
LEASING EXP	3	.23	.13							
TOTAL PAYROLL	3	.79	.80							
TOTAL CONTRACT	3	1.19	1.01							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3590	5
AVG SQFT/RETAIL TENANT	1763	3
AVG SQFT/OFFICE WORKER	209	3
AVG % OFFICE OCCUPANCY	93.6	5
AVG % RETAIL OCCUPANCY	76.8	3
AVG $ RATE YR-END RENT	23.11	4
AVG NET PRKNG INC/STALL	1141.75	3
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**3**
PAYROLL		
CONTRACT	.83	3
SUP/MAT/MISC	.18	3
TRASH REMOVAL	.23	3
REPR/MAINT TOTAL	**1.90**	**3**
PAYROLL	.50	3
ELEVATOR	.27	3
HVAC	.33	3
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.09	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.61	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.13**	**3**
ELECTRICAL	1.72	3
GAS	.32	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC	**.35**	**3**
TOTAL		
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL		
SEC CONTRACTS	.22	2
SEC OTHER		
ADMIN TOTAL	**.84**	**3**
PAYROLL		
MGMT FEES	.66	3
PROF FEES	.11	3
GEN OFC EXP	.07	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.60**	**3**
REAL ESTATE TAX	4.47	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	**.23**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.04	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.79**	**3**
CLEANING		
REPAIR/MAINT	.50	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.19**	**3**
CLEANING	.83	3
REPAIR/MAINT		
RDS/GROUNDS	.04	2
SECURITY	.22	2
ADMINISTRATIVE	.77	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	13 BLDS	2,333,950 SQ. FT.				2,134,674 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					18.04	16.77	12.02	23.17	
RETAIL AREA	7	11.69	11.53	9.61	13.54					
OTHER AREA										
TOTAL RENT	12	18.61	16.84	11.46	22.68					
NET PARKING INC	9	1.04	.78	.44	1.08					
MISCELLANEOUS	7	.18	.11	.02	.18					
TOTAL INCOME	12	19.53	17.72	12.13	23.49					
EXPENSE										
CLEANING	12	1.28	1.04	.83	1.45	1.29	1.06	.83	1.45	
REPAIR-MAINT	12	1.84	1.40	1.21	2.55	1.92	1.46	1.24	2.66	
UTILITIES	13	2.01	1.85	1.59	2.06	1.91	1.80	1.44	1.93	
RDS/GRNDS/SEC	11	.51	.50	.18	.65	.56	.54	.19	.76	
ADMINISTRATIVE	11	.85	.77	.58	1.09	.95	.89	.66	1.12	
TOTAL OPER EXP	11	5.78	5.37	4.37	6.10	6.40	5.62	4.87	7.34	
FIXED EXPENSES	12	3.67	2.54	2.20	4.83	4.02	2.91	2.31	4.94	
TOTAL OPER + FIX	11	9.61	7.94	6.72	11.73	10.65	9.32	7.48	11.94	
LEASING EXP	6	1.77	1.46	.12	3.00					
TOTAL PAYROLL	12	1.69	.76	.42	1.72					
TOTAL CONTRACT	13	1.16	.89	.69	1.67					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11097	11
AVG SQFT/RETAIL TENANT	2360	7
AVG SQFT/OFFICE WORKER	172	8
AVG % OFFICE OCCUPANCY	93.8	13
AVG % RETAIL OCCUPANCY	88.5	7
AVG $ RATE YR-END RENT	18.89	7
AVG NET PRKNG INC/STALL	1012.18	6
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**12**
PAYROLL		
CONTRACT	.99	11
SUP/MAT/MISC	.12	10
TRASH REMOVAL	.10	9
REPR/MAINT TOTAL	**1.84**	**12**
PAYROLL	.68	11
ELEVATOR	.22	12
HVAC	.47	11
ELECTRICAL	.13	11
STRUCT/ROOF	.14	6
PLUMBING	.05	9
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.32	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**13**
ELECTRICAL	1.56	13
GAS	.39	10
FUEL OIL	.25	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	8
RDS/GNDS/SEC	**.51**	**11**
TOTAL		
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	11
SEC PAYROLL	.60	4
SEC CONTRACTS	.31	6
SEC OTHER	.09	6
ADMIN TOTAL	**.85**	**11**
PAYROLL	.26	7
MGMT FEES	.59	6
PROF FEES	.08	10
GEN OFC EXP	.23	7
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.67**	**12**
REAL ESTATE TAX	3.59	12
BUILDING INS	.08	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.77**	**6**
ADV/PROMOTION	.13	3
COMMISSIONS		
PROF FEES	.12	3
TENANT ALTS	1.49	3
BUY-OUTS		
OTHER LEASING	.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.69**	**12**
CLEANING		
REPAIR/MAINT	.68	11
RDS/GROUNDS		
SECURITY	.60	4
ADMINISTRATIVE	.26	7
TOTAL CONTRACTS	**1.16**	**13**
CLEANING	.99	11
REPAIR/MAINT	1.09	2
RDS/GROUNDS	.05	3
SECURITY	.31	6
ADMINISTRATIVE	.44	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,848,250 SQ. FT.				1,808,852 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					25.51	23.78	18.87	32.43
RETAIL AREA	3	14.40	20.23						
OTHER AREA									
TOTAL RENT	4	25.27	23.70	18.80	32.32				
NET PARKING INC	2	.64	.65						
MISCELLANEOUS	2	2.02	2.02						
TOTAL INCOME	4	26.71	25.37	20.10	33.68				
EXPENSE									
CLEANING	5	1.08	1.13	.89	1.22	1.10	1.13	.89	1.26
REPAIR-MAINT	5	1.27	1.47	1.02	1.56	1.29	1.47	1.04	1.61
UTILITIES	5	1.75	1.52	1.29	2.51	1.78	1.52	1.33	2.51
RDS/GRNDS/SEC	5	.41	.32	.22	.74	.42	.34	.22	.75
ADMINISTRATIVE	5	.64	.49	.25	1.09	.65	.49	.26	1.12
TOTAL OPER EXP	5	5.16	5.29	4.47	6.13	5.27	5.46	4.49	6.34
FIXED EXPENSES	5	4.15	3.41	2.23	7.34	4.24	3.53	2.31	7.42
TOTAL OPER + FIX	5	9.31	8.70	6.76	13.40	9.51	8.99	7.01	13.56
LEASING EXP	3	1.50	.67						
TOTAL PAYROLL	4	.51	.52	.38	.66				
TOTAL CONTRACT	5	1.70	1.40	1.22	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9996	4
AVG SQFT/RETAIL TENANT	1916	3
AVG SQFT/OFFICE WORKER	234	5
AVG % OFFICE OCCUPANCY	93.7	5
AVG % RETAIL OCCUPANCY	66.6	3
AVG $ RATE YR-END RENT	31.42	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	1.08	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**5**	**UTILITIES TOTAL**	**1.75**	**5**	SECURITY TOTAL	.47	4	**FIXED EXP TOTAL**	**4.15**	**5**	**TOTAL PAYROLL**	**.51**	**4**
PAYROLL			ELECTRICAL	1.42	4	SEC PAYROLL			REAL ESTATE TAX	3.90	5	CLEANING		
CONTRACT	.98	5	GAS			SEC CONTRACTS	.45	4	BUILDING INS	.11	4	REPAIR/MAINT	.53	3
SUP/MAT/MISC	.06	4	FUEL OIL	.71	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	5	PURCH STEAM			**ADMIN TOTAL**	**.64**	**5**	OTHER TAX	.42	3	SECURITY		
REPR/MAINT TOTAL	**1.27**	**5**	PURCH CH WTR			PAYROLL	.16	3	**LEASING EXPENSES**	**1.50**	**3**	ADMINISTRATIVE	.16	3
PAYROLL	.53	3	COAL			MGMT FEES	.71	3	ADV/PROMOTION	.06	3	**TOTAL CONTRACTS**	**1.70**	**5**
ELEVATOR	.26	5	WATER/SEWER	.10	5	PROF FEES	.05	3	COMMISSIONS	.05	2	CLEANING	.98	5
HVAC	.48	4	**RDS/GNDS/SEC**	**.51**	**4**	GEN OFC EXP	.06	4	PROF FEES	.05	2	REPAIR/MAINT	.76	3
ELECTRICAL	.08	4	**TOTAL**			OTHER ADM EXP	.01	3	TENANT ALTS	1.96	2	RDS/GROUNDS	.01	3
STRUCT/ROOF	.03	2	RDS/GNDS TOTAL	.04	4				BUY-OUTS			SECURITY	.45	4
PLUMBING	.02	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.50	5
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.01	3									
OTHER MAINT/SUP	.22	3	RDS/GNDS OTHER	.04	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,254,191 SQ. FT.				3,151,230 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.27	1.21			1.31	1.21		
REPAIR-MAINT	3	1.77	1.68			1.82	1.75		
UTILITIES	3	3.40	2.65			3.51	2.65		
RDS/GRNDS/SEC	3	.37	.38			.38	.38		
ADMINISTRATIVE	3	1.33	1.45			1.37	1.45		
TOTAL OPER EXP	3	8.13	7.06			8.40	7.08		
FIXED EXPENSES	3	7.97	9.09			8.23	9.09		
TOTAL OPER + FIX	3	16.10	16.15			16.63	16.15		
LEASING EXP									
TOTAL PAYROLL	3	1.22	1.27						
TOTAL CONTRACT	3	2.01	2.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27101	3
AVG SQFT/RETAIL TENANT	1108	2
AVG SQFT/OFFICE WORKER	150	3
AVG % OFFICE OCCUPANCY	95.5	3
AVG % RETAIL OCCUPANCY	85.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	76	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**3**	**UTILITIES TOTAL**	**3.40**	**3**	SECURITY TOTAL	.37	3	**FIXED EXP TOTAL**	**7.97**	**3**	**TOTAL PAYROLL**	**1.22**	**3**
PAYROLL			ELECTRICAL	2.63	3	SEC PAYROLL			REAL ESTATE TAX	7.62	3	CLEANING		
CONTRACT	1.02	3	GAS			SEC CONTRACTS	.37	3	BUILDING INS	.19	3	REPAIR/MAINT		
SUP/MAT/MISC	.12	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	3	PURCH STEAM	.66	2	**ADMIN TOTAL**	**1.33**	**3**	OTHER TAX	.21	2	SECURITY		
REPR/MAINT TOTAL	**1.77**	**3**	PURCH CH WTR			PAYROLL	1.27	2	**LEASING EXPENSES**			ADMINISTRATIVE	1.27	2
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**2.01**	**3**
ELEVATOR	.45	3	WATER/SEWER	.15	2	PROF FEES			COMMISSIONS			CLEANING	1.02	3
HVAC	.25	3	**RDS/GNDS/SEC**	**.37**	**3**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.62	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP	.19	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.01	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.37	3
PLUMBING	.05	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR											
OTHER MAINT/SUP	.59	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,270,156 SQ. FT.				1,205,527 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.61	9.17	6.84	12.25
RETAIL AREA	4	21.90	16.77	9.87	32.89				
OTHER AREA									
TOTAL RENT	4	11.68	9.12	7.22	12.25				
NET PARKING INC	2	.27	.23						
MISCELLANEOUS	2	.15	.12						
TOTAL INCOME	4	12.00	9.21	7.22	12.60				
EXPENSE									
CLEANING	6	1.45	.93	.62	1.54	1.47	.94	.66	1.56
REPAIR-MAINT	6	1.61	1.24	.95	1.41	1.63	1.25	1.01	1.43
UTILITIES	6	1.72	1.71	1.16	1.83	1.73	1.72	1.16	1.83
RDS/GRNDS/SEC	6	.63	.41	.10	.59	.66	.41	.10	.74
ADMINISTRATIVE	5	.97	.58	.40	1.44	1.03	.59	.44	1.46
TOTAL OPER EXP	6	6.87	5.46	3.40	9.09	7.24	6.24	3.62	9.09
FIXED EXPENSES	6	4.78	1.77	.86	5.95	5.04	1.84	.86	7.46
TOTAL OPER + FIX	6	11.65	8.40	5.18	11.76	12.28	8.45	5.51	14.76
LEASING EXP	3	.51	.29						
TOTAL PAYROLL	6	1.51	.97	.70	2.28				
TOTAL CONTRACT	5	1.90	1.83	.59	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19136	6
AVG SQFT/RETAIL TENANT	2470	4
AVG SQFT/OFFICE WORKER	301	5
AVG % OFFICE OCCUPANCY	92.1	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.61	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.56**	**5**
PAYROLL	.88	2
CONTRACT	1.04	5
SUP/MAT/MISC	.17	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	**1.25**	**5**
PAYROLL	.64	4
ELEVATOR	.12	5
HVAC	.27	5
ELECTRICAL	.05	5
STRUCT/ROOF	.18	3
PLUMBING	.05	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.66**	**4**
ELECTRICAL	1.27	4
GAS	.27	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	**.63**	**6**
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.08	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	6
SEC PAYROLL		
SEC CONTRACTS	.49	5
SEC OTHER	.12	3
ADMIN TOTAL	**.97**	**5**
PAYROLL	.65	4
MGMT FEES	.36	2
PROF FEES	.02	3
GEN OFC EXP	.35	4
OTHER ADM EXP	.17	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**5.34**	**5**
REAL ESTATE TAX	4.31	5
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX	1.73	2
LEASING EXPENSES	**.51**	**3**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.18	2
TENANT ALTS	.37	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.51**	**6**
CLEANING	.88	2
REPAIR/MAINT	.64	4
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.65	4
TOTAL CONTRACTS	**1.90**	**5**
CLEANING	1.04	5
REPAIR/MAINT	.52	2
RDS/GROUNDS	.10	4
SECURITY	.49	5
ADMINISTRATIVE	.24	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,810,997 SQ. FT.				2,528,133 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					25.31	21.68	14.58	26.99
RETAIL AREA	4	17.92	20.34	9.75	23.71				
OTHER AREA									
TOTAL RENT	9	22.78	17.02	13.75	26.50				
NET PARKING INC	3	.32	.76						
MISCELLANEOUS	3	.14	.22						
TOTAL INCOME	9	22.97	17.02	14.24	26.60				
EXPENSE									
CLEANING	10	1.36	1.20	1.09	1.51	1.40	1.28	1.15	1.53
REPAIR-MAINT	11	1.81	1.62	.76	2.28	1.89	1.62	.87	2.49
UTILITIES	11	1.63	1.95	1.19	2.43	1.67	2.31	1.21	2.46
RDS/GRNDS/SEC	11	.86	.50	.36	.96	.95	.58	.38	1.05
ADMINISTRATIVE	10	1.03	1.01	.82	1.31	1.15	1.10	.91	1.60
TOTAL OPER EXP	10	6.60	6.43	4.72	7.38	7.58	7.03	5.22	8.58
FIXED EXPENSES	10	3.89	3.42	2.15	5.95	4.34	3.70	2.41	7.07
TOTAL OPER + FIX	9	9.48	9.25	7.48	12.35	10.96	10.83	8.20	13.75
LEASING EXP	6	.91	.34	.21	1.13				
TOTAL PAYROLL	9	1.00	.70	.38	.97				
TOTAL CONTRACT	11	2.03	1.81	1.39	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8430	9
AVG SQFT/RETAIL TENANT	1746	7
AVG SQFT/OFFICE WORKER	218	7
AVG % OFFICE OCCUPANCY	90.2	11
AVG % RETAIL OCCUPANCY	71	7
AVG $ RATE YR-END RENT	24.73	9
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**9**
PAYROLL		
CONTRACT	1.29	9
SUP/MAT/MISC	.16	8
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	**2.00**	**10**
PAYROLL	.51	7
ELEVATOR	.23	10
HVAC	.49	10
ELECTRICAL	.25	8
STRUCT/ROOF	.33	4
PLUMBING	.10	8
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.29	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**11**
ELECTRICAL	1.22	11
GAS	.34	5
FUEL OIL	.15	2
PURCH STEAM	.47	3
PURCH CH WTR		
COAL		
WATER/SEWER	.14	8
RDS/GNDS/SEC TOTAL	**.86**	**11**
RDS/GNDS TOTAL	.18	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.15	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.74	10
SEC PAYROLL		
SEC CONTRACTS	.50	9
SEC OTHER	.10	4
ADMIN TOTAL	**1.05**	**9**
PAYROLL	.29	7
MGMT FEES	.86	7
PROF FEES	.01	7
GEN OFC EXP	.13	5
OTHER ADM EXP	.12	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.89**	**10**
REAL ESTATE TAX	3.55	10
BUILDING INS	.10	10
PERS PROP TAX		
OTHER TAX	.68	5
LEASING EXPENSES	**.91**	**6**
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES	.19	4
TENANT ALTS	.75	4
BUY-OUTS		
OTHER LEASING	.44	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.00**	**9**
CLEANING		
REPAIR/MAINT	.51	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	7
TOTAL CONTRACTS	**2.03**	**11**
CLEANING	1.29	9
REPAIR/MAINT	.87	6
RDS/GROUNDS	.07	7
SECURITY	.50	9
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	206,972 SQ. FT.				196,343 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					15.31	15.66			
RETAIL AREA										
OTHER AREA										
TOTAL RENT	2	15.31	15.47							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	2	15.85	15.96							
EXPENSE										
CLEANING	3	1.44	1.21			1.50	1.43			
REPAIR-MAINT	3	1.74	1.62			1.82	1.62			
UTILITIES	3	1.99	1.95			2.08	2.31			
RDS/GRNDS/SEC	3	.78	.39			.83	.46			
ADMINISTRATIVE	2	2.01	1.94			2.18	2.09			
TOTAL OPER EXP	3	7.23	7.00			7.62	7.06			
FIXED EXPENSES	3	3.49	2.61			3.68	2.61			
TOTAL OPER + FIX	3	10.72	11.20			11.30	11.20			
LEASING EXP										
TOTAL PAYROLL	2	.39	.38							
TOTAL CONTRACT	3	1.80	1.87							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3474	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**3**	**UTILITIES TOTAL**	**1.99**	**3**	SECURITY TOTAL	.70	3	**FIXED EXP TOTAL**	**3.49**	**3**	**TOTAL PAYROLL**	**.39**	**2**
PAYROLL			ELECTRICAL	1.78	3	SEC PAYROLL			REAL ESTATE TAX	3.35	3	CLEANING		
CONTRACT	1.15	3	GAS	.17	2	SEC CONTRACTS	.30	2	BUILDING INS	.13	3	REPAIR/MAINT	.28	2
SUP/MAT/MISC	.18	3	FUEL OIL			SEC OTHER	.78	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	**2.01**	**2**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.74**	**3**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.28	2	COAL			MGMT FEES	.86	2	**LEASING EXPENSES**					
ELEVATOR	.11	3	WATER/SEWER	.13	2	PROF FEES	.05	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.80**	**3**
HVAC	.38	3	**RDS/GNDS/SEC**	**.78**	**3**	GEN OFC EXP	.09	2	COMMISSIONS			CLEANING	1.15	3
ELECTRICAL	.48	3	**TOTAL**			OTHER ADM EXP	.90	2	PROF FEES			REPAIR/MAINT	.59	2
STRUCT/ROOF			RDS/GNDS TOTAL	.08	3				TENANT ALTS			RDS/GROUNDS	.08	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.30	2
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.08	3				OTHER LEASING			ADMINISTRATIVE	.91	2
OTHER MAINT/SUP	.55	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	534,538 SQ. FT.				478,268 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					27.66	26.80			
RETAIL AREA	2	17.52	13.12							
OTHER AREA										
TOTAL RENT	3	26.66	25.74							
NET PARKING INC										
MISCELLANEOUS	2	.13	.15							
TOTAL INCOME	3	26.76	25.75							
EXPENSE										
CLEANING	3	1.31	1.24			1.47	1.24			
REPAIR-MAINT	3	1.52	1.21			1.70	1.34			
UTILITIES	3	2.04	2.32			2.23	2.73			
RDS/GRNDS/SEC	3	.76	.37			.85	.41			
ADMINISTRATIVE	3	1.06	1.07			1.18	1.07			
TOTAL OPER EXP	3	6.69	5.86			7.48	5.86			
FIXED EXPENSES	2	5.22	5.09			6.02	5.87			
TOTAL OPER + FIX	2	12.14	11.70			13.99	13.54			
LEASING EXP										
TOTAL PAYROLL	3	.80	.77							
TOTAL CONTRACT	3	2.11	1.29							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4035	2
AVG SQFT/RETAIL TENANT	1574	2
AVG SQFT/OFFICE WORKER	159	2
AVG % OFFICE OCCUPANCY	94.8	3
AVG % RETAIL OCCUPANCY	92.3	2
AVG $ RATE YR-END RENT	21.11	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.31**	**3**	**UTILITIES TOTAL**	**2.04**	**3**	SECURITY TOTAL	.82	2	**FIXED EXP TOTAL**	**5.22**	**2**	**TOTAL PAYROLL**	**.80**	**3**
PAYROLL			ELECTRICAL	1.58	3	SEC PAYROLL			REAL ESTATE TAX	5.15	2	CLEANING		
CONTRACT	1.00	3	GAS			SEC CONTRACTS	.82	2	BUILDING INS	.07	2	REPAIR/MAINT	.52	2
SUP/MAT/MISC	.17	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.09	2	PURCH STEAM	.32	2	**ADMIN TOTAL**	**1.06**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.52**	**3**	PURCH CH WTR			PAYROLL	.33	3				ADMINISTRATIVE	.33	3
PAYROLL	.52	2	COAL			MGMT FEES	.77	2	**LEASING EXPENSES**					
ELEVATOR	.22	3	WATER/SEWER	.19	3	PROF FEES	.01	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**2.11**	**3**
HVAC	.24	3	**RDS/GNDS/SEC**	**.76**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	1.00	3
ELECTRICAL	.09	2	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.21	2				TENANT ALTS			RDS/GROUNDS	.13	2
PLUMBING	.11	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.82	2
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.13	2				OTHER LEASING			ADMINISTRATIVE	.78	2
OTHER MAINT/SUP	.58	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	159 BLDS	50,316,054 SQ. FT.				46,088,489 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	128					21.09	17.39	13.71	24.23
RETAIL AREA	86	22.14	19.32	12.19	28.70				
OTHER AREA	19	5.16	6.42	5.04	11.58				
TOTAL RENT	134	21.58	17.38	13.76	24.54				
NET PARKING INC	93	.72	.71	.32	1.01				
MISCELLANEOUS	94	.25	.06	.02	.19				
TOTAL INCOME	134	22.32	18.00	14.51	24.98				
EXPENSE									
CLEANING	158	1.05	1.00	.79	1.20	1.09	1.07	.81	1.24
REPAIR-MAINT	158	1.42	1.31	1.05	1.55	1.50	1.36	1.13	1.63
UTILITIES	159	1.65	1.51	1.15	1.98	1.68	1.57	1.20	2.06
RDS/GRNDS/SEC	147	.42	.36	.19	.55	.46	.37	.20	.59
ADMINISTRATIVE	156	.90	.80	.55	1.21	.98	.88	.62	1.32
TOTAL OPER EXP	157	5.39	5.12	4.17	6.09	5.89	5.49	4.43	6.80
FIXED EXPENSES	158	4.23	2.88	2.20	4.83	4.62	3.25	2.24	5.31
TOTAL OPER + FIX	156	9.58	8.17	6.77	11.01	10.48	9.05	7.14	11.77
LEASING EXP	97	1.59	.65	.21	2.06				
TOTAL PAYROLL	149	.92	.71	.43	1.00				
TOTAL CONTRACT	154	1.27	1.12	.79	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13960	153
AVG SQFT/RETAIL TENANT	2035	105
AVG SQFT/OFFICE WORKER	215	109
AVG % OFFICE OCCUPANCY	92.3	158
AVG % RETAIL OCCUPANCY	86.0	107
AVG $ RATE YR-END RENT	23.83	119
AVG NET PRKNG INC/STALL	1207.32	66
RENTABLE/GROSS SQFT	.88	118

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**152**
PAYROLL	.37	49
CONTRACT	.85	147
SUP/MAT/MISC	.09	133
TRASH REMOVAL	.06	134
REPR/MAINT TOTAL	**1.44**	**150**
PAYROLL	.49	126
ELEVATOR	.27	149
HVAC	.30	144
ELECTRICAL	.09	132
STRUCT/ROOF	.09	76
PLUMBING	.04	120
FIRE/LIFE SFTY	.04	89
OTHER MAINT/SUP	.33	134

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.67**	**154**
ELECTRICAL	1.39	151
GAS	.17	113
FUEL OIL	.10	19
PURCH STEAM	.37	20
PURCH CH WTR	.01	2
COAL		
WATER/SEWER	.09	136
RDS/GNDS/SEC	**.43**	**140**
TOTAL		
RDS/GNDS TOTAL	.08	97
RDS/GNDS PAYRL	.15	20
RDS/GNDS CONTR	.04	71
RDS/GNDS OTHER	.05	48

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	133
SEC PAYROLL	.26	51
SEC CONTRACTS	.32	109
SEC OTHER	.07	54
ADMIN TOTAL	**.89**	**148**
PAYROLL	.33	111
MGMT FEES	.61	98
PROF FEES	.06	105
GEN OFC EXP	.24	111
OTHER ADM EXP	.13	76

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.28**	**154**
REAL ESTATE TAX	4.05	154
BUILDING INS	.10	146
PERS PROP TAX	.04	7
OTHER TAX	.50	41
LEASING EXPENSES	**1.59**	**97**
ADV/PROMOTION	.04	61
COMMISSIONS	.04	24
PROF FEES	.31	60
TENANT ALTS	1.31	65
BUY-OUTS	.40	7
OTHER LEASING	.59	43

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**149**
CLEANING	.37	49
REPAIR/MAINT	.49	126
RDS/GROUNDS	.15	20
SECURITY	.26	51
ADMINISTRATIVE	.33	111
TOTAL CONTRACTS	**1.27**	**154**
CLEANING	.85	147
REPAIR/MAINT	.60	60
RDS/GROUNDS	.04	71
SECURITY	.32	109
ADMINISTRATIVE	.49	123

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	262,054 SQ. FT.				246,984 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.17	11.79	8.29	16.96
RETAIL AREA	2	35.50	37.17						
OTHER AREA									
TOTAL RENT	7	16.71	15.16	8.87	20.16				
NET PARKING INC	3	1.02	.78						
MISCELLANEOUS	3	.40	.16						
TOTAL INCOME	7	17.47	16.81	8.88	20.61				
EXPENSE									
CLEANING	8	1.28	1.17	.86	1.53	1.31	1.24	.86	1.53
REPAIR-MAINT	8	1.46	1.16	.73	2.18	1.53	1.21	.76	2.29
UTILITIES	8	1.88	1.49	.87	2.46	1.88	1.50	.87	2.48
RDS/GRNDS/SEC	7	.32	.18	.07	.34	.34	.18	.07	.39
ADMINISTRATIVE	8	1.29	.88	.55	1.90	1.36	.88	.60	1.96
TOTAL OPER EXP	8	6.19	5.86	3.82	7.75	6.57	6.04	4.15	8.25
FIXED EXPENSES	8	3.85	3.82	1.93	5.48	4.09	3.97	2.10	5.75
TOTAL OPER + FIX	8	10.05	9.68	5.34	13.22	10.66	10.18	5.84	13.91
LEASING EXP	6	.32	.15	.03	.26				
TOTAL PAYROLL	8	.71	.73	.24	.93				
TOTAL CONTRACT	8	1.70	1.31	.84	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2464	7
AVG SQFT/RETAIL TENANT	1446	3
AVG SQFT/OFFICE WORKER	220	6
AVG % OFFICE OCCUPANCY	88.5	8
AVG % RETAIL OCCUPANCY	84.6	4
AVG $ RATE YR-END RENT	19.63	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**7**
PAYROLL		
CONTRACT	1.04	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**1.54**	**7**
PAYROLL	.47	4
ELEVATOR	.21	6
HVAC	.68	7
ELECTRICAL	.08	6
STRUCT/ROOF	.23	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.09	5
OTHER MAINT/SUP	.12	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.88**	**8**
ELECTRICAL	1.47	8
GAS	.44	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC	**.32**	**7**
TOTAL		
RDS/GNDS TOTAL	.17	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	5
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	7
SEC PAYROLL		
SEC CONTRACTS	.15	7
SEC OTHER	.04	2
ADMIN TOTAL	**1.29**	**8**
PAYROLL	.66	6
MGMT FEES	.60	6
PROF FEES	.19	6
GEN OFC EXP	.22	6
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.65**	**8**
REAL ESTATE TAX	3.09	8
BUILDING INS	.64	8
PERS PROP TAX		
OTHER TAX	.25	3
LEASING EXPENSES	**.32**	**6**
ADV/PROMOTION		
COMMISSIONS	.17	2
PROF FEES	.14	2
TENANT ALTS	.13	3
BUY-OUTS		
OTHER LEASING	.53	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**8**
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.66	6
TOTAL CONTRACTS	**1.70**	**8**
CLEANING	1.04	7
REPAIR/MAINT	1.00	5
RDS/GROUNDS	.20	5
SECURITY	.15	7
ADMINISTRATIVE	.68	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,413,171 SQ. FT.				1,330,322 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					17.32	16.50	14.15	20.78
RETAIL AREA	9	19.20	16.70	10.02	21.88				
OTHER AREA									
TOTAL RENT	18	17.39	16.34	14.15	22.31				
NET PARKING INC	13	.88	.82	.51	1.21				
MISCELLANEOUS	11	.08	.05	.02	.09				
TOTAL INCOME	18	18.08	17.01	15.65	22.42				
EXPENSE									
CLEANING	19	1.15	1.20	.93	1.24	1.21	1.20	.99	1.31
REPAIR-MAINT	19	1.41	1.32	.99	1.72	1.50	1.58	1.06	1.79
UTILITIES	19	1.81	1.84	1.46	2.13	1.89	1.95	1.53	2.26
RDS/GRNDS/SEC	17	.41	.35	.19	.54	.43	.36	.22	.55
ADMINISTRATIVE	18	1.03	.88	.74	1.21	1.10	.95	.74	1.21
TOTAL OPER EXP	19	5.71	5.48	4.83	6.70	6.06	6.28	5.08	7.03
FIXED EXPENSES	19	3.28	3.33	2.21	4.20	3.48	3.33	2.21	4.71
TOTAL OPER + FIX	19	8.99	9.15	7.56	11.10	9.55	9.32	7.66	11.44
LEASING EXP	14	1.24	.31	.12	2.38				
TOTAL PAYROLL	15	.64	.53	.45	.85				
TOTAL CONTRACT	17	1.31	1.35	1.10	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2714	19
AVG SQFT/RETAIL TENANT	2401	9
AVG SQFT/OFFICE WORKER	239	9
AVG % OFFICE OCCUPANCY	91.8	19
AVG % RETAIL OCCUPANCY	94.0	9
AVG $ RATE YR-END RENT	18.06	14
AVG NET PRKNG INC/STALL	690.29	7
RENTABLE/GROSS SQFT	86	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**17**	**UTILITIES TOTAL**	**1.79**	**17**	SECURITY TOTAL	.35	13	**FIXED EXP TOTAL**	**3.42**	**17**	**TOTAL PAYROLL**	**.64**	**15**
PAYROLL	.19	5	ELECTRICAL	1.44	17	SEC PAYROLL	.28	2	REAL ESTATE TAX	3.31	17	CLEANING	.19	5
CONTRACT	.84	17	GAS	.26	15	SEC CONTRACTS	.25	13	BUILDING INS	.08	17	REPAIR/MAINT	.38	14
SUP/MAT/MISC	.15	16	FUEL OIL			SEC OTHER	.38	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	16	PURCH STEAM			**ADMIN TOTAL**	**1.06**	**16**	OTHER TAX	.08	6	SECURITY	.28	2
REPR/MAINT TOTAL	**1.43**	**17**	PURCH CH WTR			PAYROLL	.26	10				ADMINISTRATIVE	.26	10
PAYROLL	.38	14	COAL			MGMT FEES	.67	14	**LEASING EXPENSES**	**1.24**	**14**			
ELEVATOR	.16	17	WATER/SEWER	.10	15	PROF FEES	.11	13	ADV/PROMOTION	.05	6	**TOTAL CONTRACTS**	**1.31**	**17**
HVAC	.23	16	**RDS/GNDS/SEC**	**.40**	**15**	GEN OFC EXP	.09	13	COMMISSIONS	.10	4	CLEANING	.84	17
ELECTRICAL	.15	14	**TOTAL**			OTHER ADM EXP	.18	11	PROF FEES	.40	7	REPAIR/MAINT	.45	9
STRUCT/ROOF	.07	6	RDS/GNDS TOTAL	.06	12				TENANT ALTS	1.50	9	RDS/GROUNDS	.05	11
PLUMBING	.04	15	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	13
FIRE/LIFE SFTY	.08	11	RDS/GNDS CONTR	.05	11				OTHER LEASING	.13	4	ADMINISTRATIVE	.73	15
OTHER MAINT/SUP	.62	14	RDS/GNDS OTHER	.03	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING REN[illegible] AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS	9,452,125 SQ[illegible]				8,790,785 SQ. FT.			
	#	DOLLARS/SQ. FT.		MI[illegible]ANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					18.10	17.04	13.51	24.14
RETAIL AREA	27	17.88	15.87	11.28	24.15				
OTHER AREA	5	8.78	6.20	5.83	16.66				
TOTAL RENT	47	18.25	17.03	13.47	22.37				
NET PARKING INC	28	.75	.60	.29	.97				
MISCELLANEOUS	35	.11	.10	.02	.14				
TOTAL INCOME	47	18.75	17.16	13.84	22.75				
EXPENSE									
CLEANING	52	1.02	.93	.76	1.16	1.06	.98	.77	1.21
REPAIR-MAINT	51	1.45	1.31	1.12	1.54	1.52	1.41	1.16	1.60
UTILITIES	52	1.60	1.55	1.14	1.93	1.62	1.60	1.19	1.97
RDS/GRNDS/SEC	48	.39	.31	.13	.57	.42	.35	.14	.58
ADMINISTRATIVE	50	.80	.77	.54	1.07	.86	.82	.54	1.07
TOTAL OPER EXP	51	5.09	4.86	4.24	5.83	5.48	5.25	4.42	6.23
FIXED EXPENSES	51	3.34	2.57	2.01	4.27	3.59	2.81	2.10	4.54
TOTAL OPER + FIX	50	8.45	7.76	6.58	9.93	9.11	8.15	6.93	10.55
LEASING EXP	36	1.65	1.02	.27	2.26				
TOTAL PAYROLL	51	.87	.70	.41	.91				
TOTAL CONTRACT	51	1.14	1.00	.76	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7480	48
AVG SQFT/RETAIL TENANT	2255	34
AVG SQFT/OFFICE WORKER	226	35
AVG % OFFICE OCCUPANCY	93.9	51
AVG % RETAIL OCCUPANCY	93.8	34
AVG $ RATE YR-END RENT	19.38	40
AVG NET PRKNG INC/STALL	1396.22	18
RENTABLE/GROSS SQFT	91	39

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**51**	**UTILITIES TOTAL**	**1.60**	**51**	SECURITY TOTAL	.38	45	**FIXED EXP TOTAL**	**3.35**	**50**	**TOTAL PAYROLL**	**.87**	**51**
PAYROLL	.28	15	ELECTRICAL	1.33	51	SEC PAYROLL	.21	20	REAL ESTATE TAX	3.24	50	CLEANING	.28	15
CONTRACT	.82	49	GAS	.20	35	SEC CONTRACTS	.30	37	BUILDING INS	.07	48	REPAIR/MAINT	.43	49
SUP/MAT/MISC	.10	44	FUEL OIL	.14	8	SEC OTHER	.05	17	PERS PROP TAX			RDS/GROUNDS	.02	7
TRASH REMOVAL	.07	42	PURCH STEAM	.34	5	**ADMIN TOTAL**	**.79**	**46**	OTHER TAX	.14	11	SECURITY	.21	20
REPR/MAINT TOTAL	**1.44**	**50**	PURCH CH WTR			PAYROLL	.24	33				ADMINISTRATIVE	.24	33
PAYROLL	.43	49	COAL			MGMT FEES	.66	30	**LEASING EXPENSES**	**1.65**	**35**			
ELEVATOR	.21	50	WATER/SEWER	.10	44	PROF FEES	.07	32	ADV/PROMOTION	.04	22	**TOTAL CONTRACTS**	**1.14**	**51**
HVAC	.35	49	**RDS/GNDS/SEC**	**.38**	**47**	GEN OFC EXP	.17	31	COMMISSIONS	.04	13	CLEANING	.82	49
ELECTRICAL	.08	48	**TOTAL**			OTHER ADM EXP	.08	22	PROF FEES	.36	25	REPAIR/MAINT	.53	13
STRUCT/ROOF	.09	27	RDS/GNDS TOTAL	.05	34				TENANT ALTS	1.42	24	RDS/GROUNDS	.04	27
PLUMBING	.05	42	RDS/GNDS PAYRL	.02	7				BUY-OUTS	.87	4	SECURITY	.30	37
FIRE/LIFE SFTY	.04	32	RDS/GNDS CONTR	.04	27				OTHER LEASING	.40	16	ADMINISTRATIVE	.58	37
OTHER MAINT/SUP	.27	48	RDS/GNDS OTHER	.05	14									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	13,014,530 SQ. FT.				11,956,978 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					19.96	18.88	13.31	26.80
RETAIL AREA	21	22.15	19.57	13.27	29.80				
OTHER AREA	5	8.87	8.85	6.03	14.31				
TOTAL RENT	28	19.97	17.82	13.45	25.85				
NET PARKING INC	21	.70	.71	.23	.94				
MISCELLANEOUS	22	.46	.10	.04	.20				
TOTAL INCOME	28	20.87	18.02	14.76	27.42				
EXPENSE									
CLEANING	32	1.00	.98	.77	1.18	1.03	1.05	.77	1.19
REPAIR-MAINT	32	1.33	1.33	.98	1.45	1.42	1.36	1.15	1.54
UTILITIES	32	1.65	1.59	1.35	1.91	1.68	1.60	1.34	1.99
RDS/GRNDS/SEC	31	.44	.36	.25	.60	.48	.37	.27	.64
ADMINISTRATIVE	32	.94	.78	.59	1.38	1.02	.87	.66	1.45
TOTAL OPER EXP	32	5.44	5.13	4.13	6.05	5.82	5.51	4.52	6.67
FIXED EXPENSES	32	4.40	3.14	2.44	6.21	4.79	3.77	2.81	6.42
TOTAL OPER + FIX	32	9.74	8.20	6.94	11.48	10.62	9.09	7.27	11.89
LEASING EXP	22	1.36	.65	.29	2.15				
TOTAL PAYROLL	30	.80	.74	.51	.98				
TOTAL CONTRACT	31	1.23	1.05	.74	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13682	31
AVG SQFT/RETAIL TENANT	1877	24
AVG SQFT/OFFICE WORKER	208	24
AVG % OFFICE OCCUPANCY	90.4	32
AVG % RETAIL OCCUPANCY	86.3	24
AVG $ RATE YR-END RENT	24.24	25
AVG NET PRKNG INC/STALL	1263.57	15
RENTABLE/GROSS SQFT	.90	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**31**
PAYROLL	.45	9
CONTRACT	.76	30
SUP/MAT/MISC	.09	26
TRASH REMOVAL	.06	28
REPR/MAINT TOTAL	**1.34**	**29**
PAYROLL	.43	22
ELEVATOR	.27	29
HVAC	.29	28
ELECTRICAL	.05	23
STRUCT/ROOF	.05	13
PLUMBING	.03	22
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.36	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.64**	**31**
ELECTRICAL	1.39	30
GAS	.17	20
FUEL OIL	.23	5
PURCH STEAM	.24	4
PURCH CH WTR		
COAL		
WATER/SEWER	.09	28
RDS/GNDS/SEC TOTAL	**.45**	**30**
RDS/GNDS TOTAL	.05	22
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.04	15
RDS/GNDS OTHER	.03	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	29
SEC PAYROLL	.26	11
SEC CONTRACTS	.39	21
SEC OTHER	.09	15
ADMIN TOTAL	**.94**	**31**
PAYROLL	.31	21
MGMT FEES	.74	17
PROF FEES	.08	23
GEN OFC EXP	.20	23
OTHER ADM EXP	.15	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.40**	**32**
REAL ESTATE TAX	4.04	32
BUILDING INS	.09	30
PERS PROP TAX		
OTHER TAX	.73	13
LEASING EXPENSES	**1.36**	**22**
ADV/PROMOTION	.04	18
COMMISSIONS	.03	5
PROF FEES	.26	14
TENANT ALTS	.97	15
BUY-OUTS	.31	2
OTHER LEASING	1.00	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.80**	**30**
CLEANING	.45	9
REPAIR/MAINT	.43	22
RDS/GROUNDS	.06	4
SECURITY	.26	11
ADMINISTRATIVE	.31	21
TOTAL CONTRACTS	**1.23**	**31**
CLEANING	.76	30
REPAIR/MAINT	.66	11
RDS/GROUNDS	.04	15
SECURITY	.39	21
ADMINISTRATIVE	.54	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	17,553,081 SQ. FT.				16,147,834 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					24.28	26.48	18.29	30.13
RETAIL AREA	8	24.72	29.52	21.58	36.15				
OTHER AREA	6	3.57	3.21	.39	11.58				
TOTAL REN*	12	23.65	24.93	18.86	29.63				
NET PARKING INC	11	.65	.41	.20	1.07				
MISCELLANEOUS	7	.29	.21	.05	.29				
TOTAL INCOME	12	24.39	26.02	19.59	30.78				
EXPENSE									
CLEANING	18	1.06	1.00	.86	1.30	1.11	1.11	.88	1.39
REPAIR-MAINT	19	1.42	1.35	1.10	1.57	1.48	1.37	1.15	1.64
UTILITIES	19	1.76	1.28	1.08	2.12	1.78	1.28	1.08	2.18
RDS/GRNDS/SEC	19	.42	.38	.24	.50	.46	.40	.25	.54
ADMINISTRATIVE	19	.92	.94	.50	1.34	1.00	1.05	.54	1.49
TOTAL OPER EXP	18	5.55	5.15	4.17	6.70	6.05	5.88	4.84	7.06
FIXED EXPENSES	19	4.71	3.35	2.08	7.89	5.11	3.64	2.20	9.08
TOTAL OPER + FIX	18	10.15	9.00	6.56	13.49	11.07	10.31	7.04	14.72
LEASING EXP	5	1.41	1.61	.54	2.07				
TOTAL PAYROLL	16	.92	.98	.72	1.18				
TOTAL CONTRACT	18	1.41	1.33	.89	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37720	19
AVG SQFT/RETAIL TENANT	1937	11
AVG SQFT/OFFICE WORKER	200	14
AVG % OFFICE OCCUPANCY	93.9	19
AVG % RETAIL OCCUPANCY	78.3	12
AVG $ RATE YR-END RENT	27.54	13
AVG NET PRKNG INC/STALL	1177.57	10
RENTABLE/GROSS SQFT	.84	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**17**
PAYROLL	.36	2
CONTRACT	.91	17
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.07	15
REPR/MAINT TOTAL	**1.45**	**18**
PAYROLL	.46	12
ELEVATOR	.29	16
HVAC	.34	15
ELECTRICAL	.13	14
STRUCT/ROOF	.14	10
PLUMBING	.05	12
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.31	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.80**	**18**
ELECTRICAL	1.54	16
GAS	.18	9
FUEL OIL	.05	3
PURCH STEAM	.45	6
PURCH CH WTR		
COAL		
WATER/SEWER	.11	15
RDS/GNDS/SEC TOTAL	**.45**	**16**
RDS/GNDS TOTAL	.13	6
RDS/GNDS PAYRL	.20	2
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	16
SEC PAYROLL	.35	5
SEC CONTRACTS	.35	12
SEC OTHER	.08	5
ADMIN TOTAL	**.90**	**18**
PAYROLL	.48	13
MGMT FEES	.53	9
PROF FEES	.03	10
GEN OFC EXP	.42	10
OTHER ADM EXP	.14	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.83**	**18**
REAL ESTATE TAX	4.56	18
BUILDING INS	.11	14
PERS PROP TAX		
OTHER TAX	.48	8
LEASING EXPENSES	**1.41**	**5**
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES	.27	3
TENANT ALTS	.88	3
BUY-OUTS		
OTHER LEASING	.49	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**16**
CLEANING	.36	2
REPAIR/MAINT	.46	12
RDS/GROUNDS	.20	2
SECURITY	.35	5
ADMINISTRATIVE	.48	13
TOTAL CONTRACTS	**1.41**	**18**
CLEANING	.91	17
REPAIR/MAINT	.68	8
RDS/GROUNDS	.03	2
SECURITY	.35	12
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	40 BLDS	6,311,009 SQ. FT.				5,952,849 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	33					16.61	12.35	10.37	16.96	
RETAIL AREA	18	16.98	15.43	9.05	20.58					
OTHER AREA	2	3.80	4.01							
TOTAL RENT	38	16.43	13.45	11.03	16.69					
NET PARKING INC	27	.85	.59	.28	.97					
MISCELLANEOUS	26	.30	.10	.02	.44					
TOTAL INCOME	38	17.12	13.99	11.36	16.98					
EXPENSE										
CLEANING	38	.94	.88	.80	1.12	.97	.93	.84	1.13	
REPAIR-MAINT	40	1.35	1.17	.80	1.56	1.40	1.17	.92	1.61	
UTILITIES	39	1.82	1.85	1.53	2.14	1.80	1.85	1.53	2.15	
RDS/GRNDS/SEC	38	.38	.29	.14	.50	.41	.32	.14	.50	
ADMINISTRATIVE	39	1.02	.73	.57	1.26	1.08	.78	.61	1.33	
TOTAL OPER EXP	37	5.97	4.99	4.13	6.87	6.33	5.31	4.47	7.91	
FIXED EXPENSES	39	3.07	2.31	1.71	3.60	3.25	2.45	1.81	3.63	
TOTAL OPER + FIX	37	9.09	8.55	6.25	9.96	9.65	8.92	6.91	10.48	
LEASING EXP	30	4.00	.91	.20	2.15					
TOTAL PAYROLL	34	.97	.52	.35	.99					
TOTAL CONTRACT	39	1.43	1.08	.85	1.60					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10011	40
AVG SQFT/RETAIL TENANT	2930	22
AVG SQFT/OFFICE WORKER	240	22
AVG % OFFICE OCCUPANCY	91.8	40
AVG % RETAIL OCCUPANCY	88.0	23
AVG $ RATE YR-END RENT	21.27	31
AVG NET PRKNG INC/STALL	508.78	15
RENTABLE/GROSS SQFT	.89	25

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.95**	**36**	**UTILITIES TOTAL**	**1.82**	**38**	SECURITY TOTAL	.28	35	**FIXED EXP TOTAL**	**3.13**	**38**	**TOTAL PAYROLL**	**.97**	**34**
PAYROLL	.10	9	ELECTRICAL	1.61	38	SEC PAYROLL	.02	5	REAL ESTATE TAX	2.91	38	CLEANING	.10	9
CONTRACT	.80	34	GAS	.20	23	SEC CONTRACTS	.29	32	BUILDING INS	.07	39	REPAIR/MAINT	.47	28
SUP/MAT/MISC	.09	31	FUEL OIL	.14	6	SEC OTHER	.04	7	PERS PROP TAX	.02	2	RDS/GROUNDS	.08	6
TRASH REMOVAL	.07	26	PURCH STEAM			**ADMIN TOTAL**	**1.03**	**38**	OTHER TAX	.30	17	SECURITY	.02	5
REPR/MAINT TOTAL	**1.35**	**40**	PURCH CH WTR			PAYROLL	.35	22				ADMINISTRATIVE	.35	22
PAYROLL	.47	28	COAL			MGMT FEES	.58	35	**LEASING EXPENSES**	**4.00**	**30**			
ELEVATOR	.16	36	WATER/SEWER	.10	30	PROF FEES	.10	27	ADV/PROMOTION	.17	20	**TOTAL CONTRACTS**	**1.43**	**39**
HVAC	.33	39	**RDS/GNDS/SEC**	**.38**	**38**	GEN OFC EXP	.11	32	COMMISSIONS	.19	10	CLEANING	.80	34
ELECTRICAL	.13	40	**TOTAL**			OTHER ADM EXP	.06	24	PROF FEES	.66	21	REPAIR/MAINT	.35	25
STRUCT/ROOF	.18	12	RDS/GNDS TOTAL	.16	36				TENANT ALTS	4.70	23	RDS/GROUNDS	.07	26
PLUMBING	.05	33	RDS/GNDS PAYRL	.08	6				BUY-OUTS			SECURITY	.29	32
FIRE/LIFE SFTY	.04	23	RDS/GNDS CONTR	.07	26				OTHER LEASING	.16	12	ADMINISTRATIVE	.66	35
OTHER MAINT/SUP	.41	34	RDS/GNDS OTHER	.13	22									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	153,673 SQ. FT.				139,818 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					14.35	13.64	11.75	15.70	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	5	14.05	13.64	12.64	14.61					
NET PARKING INC	2	.55	.54							
MISCELLANEOUS	5	.52	.02	.01	.83					
TOTAL INCOME	5	14.75	14.14	12.95	15.44					
EXPENSE										
CLEANING	4	1.07	.92	.85	1.22	1.13	1.05	.92	1.28	
REPAIR-MAINT	5	1.08	.77	.45	1.58	1.14	1.00	.45	1.58	
UTILITIES	5	1.99	2.07	1.86	2.13	2.09	2.13	1.96	2.28	
RDS/GRNDS/SEC	5	.17	.18	.10	.28	.18	.18	.12	.28	
ADMINISTRATIVE	5	.76	.61	.55	.89	.84	.65	.57	1.02	
TOTAL OPER EXP	4	5.12	4.73	4.07	6.07	5.66	5.34	4.65	6.60	
FIXED EXPENSES	5	2.04	1.84	1.75	2.29	2.24	1.98	1.81	2.60	
TOTAL OPER + FIX	4	7.17	6.76	6.36	7.82	7.93	7.60	6.76	8.96	
LEASING EXP	5	.75	1.11	.16	1.67					
TOTAL PAYROLL	3	1.15	.56							
TOTAL CONTRACT	5	.84	1.08	.37	1.38					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3663	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.65	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**4**	**UTILITIES TOTAL**	**1.99**	**5**	SECURITY TOTAL	.05	3	**FIXED EXP TOTAL**	**2.04**	**5**	**TOTAL PAYROLL**	**1.15**	**3**
PAYROLL	.65	3	ELECTRICAL	1.69	5	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.86	5	CLEANING	.65	3
CONTRACT	.68	3	GAS	.32	4	SEC CONTRACTS	.03	3	BUILDING INS	.08	5	REPAIR/MAINT	.44	3
SUP/MAT/MISC	.08	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	4	PURCH STEAM			**ADMIN TOTAL**	**.76**	**5**	OTHER TAX			SECURITY	.04	2
REPR/MAINT TOTAL	**1.08**	**5**	PURCH CH WTR			PAYROLL	.08	2				ADMINISTRATIVE	.08	2
PAYROLL	.44	3	COAL			MGMT FEES	.63	5	**LEASING EXPENSES**	**.75**	**5**			
ELEVATOR	.12	3	WATER/SEWER	.11	4	PROF FEES	.09	4	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	**.84**	**5**
HVAC	.26	5	**RDS/GNDS/SEC**	**.17**	**5**	GEN OFC EXP	.04	4	COMMISSIONS			CLEANING	.68	3
ELECTRICAL	.10	5	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES	.20	3	REPAIR/MAINT	.27	5
STRUCT/ROOF			RDS/GNDS TOTAL	.13	5				TENANT ALTS	1.28	3	RDS/GROUNDS	.12	5
PLUMBING	.08	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.03	3
FIRE/LIFE SFTY	.11	2	RDS/GNDS CONTR	.12	5				OTHER LEASING			ADMINISTRATIVE	.69	5
OTHER MAINT/SUP	.17	4	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	436,166 SQ. FT.				415,876 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.68	11.12	10.17	14.80
RETAIL AREA	2	16.35	17.02						
OTHER AREA									
TOTAL RENT	6	12.96	12.43	10.85	13.59				
NET PARKING INC	4	.26	.22	.15	.38				
MISCELLANEOUS	4	.65	.53	.06	1.19				
TOTAL INCOME	6	13.62	12.65	11.36	14.40				
EXPENSE									
CLEANING	6	.91	.86	.82	1.12	.96	.99	.84	1.13
REPAIR-MAINT	6	1.11	1.27	.83	1.29	1.17	1.28	1.10	1.31
UTILITIES	6	1.73	1.52	1.21	2.16	1.81	1.76	1.21	2.16
RDS/GRNDS/SEC	6	.46	.27	.24	.36	.45	.31	.24	.36
ADMINISTRATIVE	6	.99	.63	.59	.82	1.03	.72	.61	.84
TOTAL OPER EXP	6	5.21	4.31	3.84	6.09	5.46	4.96	3.85	6.24
FIXED EXPENSES	6	1.99	1.53	1.33	2.31	2.09	1.81	1.35	2.35
TOTAL OPER+FIX	6	7.20	6.31	4.82	9.48	7.55	7.26	4.82	9.60
LEASING EXP	5	2.07	2.05	.20	3.76				
TOTAL PAYROLL	5	.44	.35	.33	.66				
TOTAL CONTRACT	6	1.03	.95	.69	1.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4878	6
AVG SQFT/RETAIL TENANT	3417	4
AVG SQFT/OFFICE WORKER	443	3
AVG % OFFICE OCCUPANCY	83.3	6
AVG % RETAIL OCCUPANCY	84.2	4
AVG $ RATE YR-END RENT	17.51	5
AVG NET PRKNG INC/STALL	154.62	3
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**6**	**UTILITIES TOTAL**	**1.73**	**6**	SECURITY TOTAL	.27	6	**FIXED EXP TOTAL**	**1.99**	**6**	**TOTAL PAYROLL**	**.44**	**5**
PAYROLL	.07	2	ELECTRICAL	1.58	6	SEC PAYROLL			REAL ESTATE TAX	1.94	6	CLEANING	.07	2
CONTRACT	.72	5	GAS	.23	3	SEC CONTRACTS	.31	5	BUILDING INS	.05	6	REPAIR/MAINT	.34	5
SUP/MAT/MISC	.33	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.10	2
TRASH REMOVAL	.07	4	PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.99**	**6**				ADMINISTRATIVE	.07	2
REPR/MAINT TOTAL	**1.11**	**6**	COAL			PAYROLL	.07	2	**LEASING EXPENSES**	**2.07**	**5**			
PAYROLL	.34	5	WATER/SEWER	.07	4	MGMT FEES	.98	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.03**	**6**
ELEVATOR	.09	5				PROF FEES	.01	2	COMMISSIONS	.02	2	CLEANING	.72	5
HVAC	.26	6	**RDS/GNDS/SEC**	**.46**	**6**	GEN OFC EXP	.08	4	PROF FEES	.48	3	REPAIR/MAINT		
ELECTRICAL	.12	6	**TOTAL**			OTHER ADM EXP	.11	2	TENANT ALTS	1.96	4	RDS/GROUNDS	.13	4
STRUCT/ROOF	.22	4	RDS/GNDS TOTAL	.20	6				BUY-OUTS			SECURITY	.31	5
PLUMBING	.02	4	RDS/GNDS PAYRL	.10	2				OTHER LEASING			ADMINISTRATIVE	.98	5
FIRE/LIFE SFTY	.02	3	RDS/GNDS CONTR	.13	4									
OTHER MAINT/SUP	.23	6	RDS/GNDS OTHER	.16	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,596,725 SQ. FT.				2,486,782 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					12.80	10.52	9.77	14.51
RETAIL AREA	5	11.30	13.64	9.05	23.27				
OTHER AREA	2	3.80	4.01						
TOTAL RENT	13	14.55	11.71	9.79	17.76				
NET PARKING INC	8	.54	.53	.21	.85				
MISCELLANEOUS	9	.35	.19	.06	.44				
TOTAL INCOME	13	15.08	12.49	10.14	17.95				
EXPENSE									
CLEANING	13	.95	.87	.69	1.16	.97	.87	.73	1.17
REPAIR-MAINT	14	1.57	1.19	.83	1.85	1.62	1.22	.92	1.92
UTILITIES	13	1.98	1.83	1.47	2.31	1.90	1.83	1.44	2.30
RDS/GRNDS/SEC	13	.42	.30	.09	.64	.44	.33	.09	.64
ADMINISTRATIVE	13	1.02	1.05	.56	1.43	1.06	1.12	.58	1.48
TOTAL OPER EXP	12	6.42	5.21	4.53	9.24	6.70	5.42	4.77	9.36
FIXED EXPENSES	13	2.77	2.78	1.69	3.60	2.89	3.01	1.92	3.63
TOTAL OPER+FIX	12	9.30	9.10	7.20	11.08	9.71	9.15	7.81	11.79
LEASING EXP	9	6.78	.51	.27	2.42				
TOTAL PAYROLL	11	.99	.52	.25	1.08				
TOTAL CONTRACT	13	1.40	1.08	.84	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10283	14
AVG SQFT/RETAIL TENANT	3730	7
AVG SQFT/OFFICE WORKER	219	9
AVG % OFFICE OCCUPANCY	88.9	14
AVG % RETAIL OCCUPANCY	89.9	7
AVG $ RATE YR-END RENT	18.49	11
AVG NET PRKNG INC/STALL	425.73	4
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**11**	**UTILITIES TOTAL**	**1.99**	**12**	SECURITY TOTAL	.27	13	**FIXED EXP TOTAL**	**2.90**	**12**	**TOTAL PAYROLL**	**.99**	**11**
PAYROLL	.08	2	ELECTRICAL	1.66	12	SEC PAYROLL	.02	2	REAL ESTATE TAX	2.67	12	CLEANING	.08	2
CONTRACT	.81	11	GAS	.31	9	SEC CONTRACTS	.29	11	BUILDING INS	.08	13	REPAIR/MAINT	.55	8
SUP/MAT/MISC	.11	9	FUEL OIL	.11	2	SEC OTHER	.05	4	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.07	8	PURCH STEAM						OTHER TAX	.46	4	SECURITY	.02	2
			PURCH CH WTR			**ADMIN TOTAL**	**1.06**	**12**				ADMINISTRATIVE	.50	6
REPR/MAINT TOTAL	**1.57**	**14**	COAL			PAYROLL	.50	6	**LEASING EXPENSES**	**6.78**	**9**			
PAYROLL	.55	8	WATER/SEWER	.10	9	MGMT FEES	.62	10	ADV/PROMOTION	.35	6	**TOTAL CONTRACTS**	**1.40**	**13**
ELEVATOR	.19	13				PROF FEES	.11	6	COMMISSIONS	.46	3	CLEANING	.81	11
HVAC	.54	13	**RDS/GNDS/SEC**	**.42**	**13**	GEN OFC EXP	.11	9	PROF FEES	1.24	7	REPAIR/MAINT	.41	5
ELECTRICAL	.09	14	**TOTAL**			OTHER ADM EXP	.08	7	TENANT ALTS	8.33	6	RDS/GROUNDS	.10	8
STRUCT/ROOF	.34	5	RDS/GNDS TOTAL	.17	11				BUY-OUTS			SECURITY	.29	11
PLUMBING	.03	10	RDS/GNDS PAYRL	.06	3				OTHER LEASING	.09	3	ADMINISTRATIVE	.68	10
FIRE/LIFE SFTY	.03	7	RDS/GNDS CONTR	.10	8									
OTHER MAINT/SUP	.43	11	RDS/GNDS OTHER	.16	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Private Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS	15,247,454 SQ. FT.				14,143,463 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					18.48	15.80	12.35	17.26
RETAIL AREA	20	19.63	19.57	15.02	23.05				
OTHER AREA	2	4.90	7.14						
TOTAL RENT	30	18.20	15.63	11.09	17.29				
NET PARKING INC	25	.53	.49	.22	.79				
MISCELLANEOUS	25	.09	.05	.03	.14				
TOTAL INCOME	30	18.74	16.01	11.45	17.99				
EXPENSE									
CLEANING	35	.84	.79	.67	.90	.88	.80	.72	.94
REPAIR-MAINT	35	1.24	1.20	.95	1.35	1.32	1.29	1.01	1.38
UTILITIES	35	1.14	1.17	.96	1.34	1.14	1.18	.96	1.36
RDS/GRNDS/SEC	34	.35	.27	.20	.50	.38	.28	.21	.53
ADMINISTRATIVE	35	.81	.73	.57	.98	.88	.77	.63	1.03
TOTAL OPER EXP	35	4.38	4.28	3.88	4.79	4.73	4.41	4.05	5.00
FIXED EXPENSES	35	2.28	2.23	1.90	2.51	2.46	2.36	2.01	2.82
TOTAL OPER + FIX	35	6.67	6.58	6.09	7.22	7.19	6.93	6.25	7.69
LEASING EXP	18	2.86	2.03	1.44	2.89				
TOTAL PAYROLL	33	.71	.58	.38	.81				
TOTAL CONTRACT	34	.86	.82	.69	1.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21448	34
AVG SQFT/RETAIL TENANT	2365	25
AVG SQFT/OFFICE WORKER	350	20
AVG % OFFICE OCCUPANCY	88.7	34
AVG % RETAIL OCCUPANCY	81.2	25
AVG $ RATE YR-END RENT	19.65	27
AVG NET PRKNG INC/STALL	1232.57	23
RENTABLE/GROSS SQFT	.85	26

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**34**	**UTILITIES TOTAL**	**1.15**	**34**	SECURITY TOTAL	.36	30	**FIXED EXP TOTAL**	**2.29**	**34**	**TOTAL PAYROLL**	**.71**	**33**
PAYROLL	.18	10	ELECTRICAL	.95	33	SEC PAYROLL	.31	14	REAL ESTATE TAX	2.14	34	CLEANING	.18	10
CONTRACT	.74	34	GAS	.14	33	SEC CONTRACTS	.20	19	BUILDING INS	.08	33	REPAIR/MAINT	.40	30
SUP/MAT/MISC	.05	29	FUEL OIL			SEC OTHER	.10	17	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	31	PURCH STEAM			**ADMIN TOTAL**	**.78**	**34**	OTHER TAX	1.12	3	SECURITY	.31	14
REPR/MAINT TOTAL	**1.28**	**33**	PURCH CH WTR			PAYROLL	.17	24	**LEASING EXPENSES**	**2.86**	**18**	ADMINISTRATIVE	.17	24
PAYROLL	.40	30	COAL			MGMT FEES	.48	22	ADV/PROMOTION	.06	16	**TOTAL CONTRACTS**	**.86**	**34**
ELEVATOR	.25	33	WATER/SEWER	.08	30	PROF FEES	.06	22	COMMISSIONS	.01	2	CLEANING	.74	34
HVAC	.24	31	**RDS/GNDS/SEC TOTAL**	**.36**	**32**	GEN OFC EXP	.34	26	PROF FEES	.35	11	REPAIR/MAINT	.63	2
ELECTRICAL	.07	29	RDS/GNDS TOTAL	.03	15	OTHER ADM EXP	.21	14	TENANT ALTS	2.19	15	RDS/GROUNDS	.01	6
STRUCT/ROOF	.09	15	RDS/GNDS PAYRL						BUY-OUTS	1.12	2	SECURITY	.20	19
PLUMBING	.03	25	RDS/GNDS CONTR	.01	6				OTHER LEASING	.97	12	ADMINISTRATIVE	.35	30
FIRE/LIFE SFTY	.02	14	RDS/GNDS OTHER	.03	11									
OTHER MAINT/SUP	.32	30												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,673,647 SQ. FT.				1,593,296 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.37	13.52	10.78	16.34
RETAIL AREA	2	14.03	13.77						
OTHER AREA									
TOTAL REN*	8	12.81	12.27	9.00	16.24				
NET PARKING INC	6	.37	.34	.20	.57				
MISCELLANEOUS	7	.12	.04	.02	.14				
TOTAL INCOME	8	13.14	12.41	9.36	17.06				
EXPENSE									
CLEANING	9	.81	.76	.66	.93	.82	.76	.72	.93
REPAIR-MAINT	9	1.11	1.03	.88	1.31	1.16	1.16	.90	1.35
UTILITIES	9	1.18	1.10	.95	1.39	1.19	1.11	1.00	1.41
RDS/GRNDS/SEC	9	.31	.26	.13	.50	.33	.27	.13	.53
ADMINISTRATIVE	9	.74	.73	.57	.92	.78	.77	.61	.99
TOTAL OPER EXP	9	4.15	4.25	3.51	4.53	4.36	4.41	3.83	4.86
FIXED EXPENSES	9	2.01	1.94	1.76	2.36	2.11	2.04	1.88	2.44
TOTAL OPER + FIX	9	6.16	6.10	5.44	6.71	6.47	6.35	5.89	7.03
LEASING EXP	6	2.57	1.28	.91	2.45				
TOTAL PAYROLL	9	.49	.41	.26	.61				
TOTAL CONTRACT	9	.98	.93	.71	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13335	8
AVG SQFT/RETAIL TENANT	1376	5
AVG SQFT/OFFICE WORKER	344	4
AVG % OFFICE OCCUPANCY	91.4	8
AVG % RETAIL OCCUPANCY	93.6	5
AVG $ RATE YR-END RENT	12.15	6
AVG NET PRKNG INC/STALL	747.14	4
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**9**	**UTILITIES TOTAL**	**1.18**	**9**	SECURITY TOTAL	.30	9	**FIXED EXP TOTAL**	**2.01**	**9**	**TOTAL PAYROLL**	**.49**	**9**
PAYROLL	.04	2	ELECTRICAL	.93	9	SEC PAYROLL	.17	3	REAL ESTATE TAX	1.94	9	CLEANING	.04	2
CONTRACT	.62	9	GAS	.18	9	SEC CONTRACTS	.25	7	BUILDING INS	.06	9	REPAIR/MAINT	.29	9
SUP/MAT/MISC	.14	9	FUEL OIL			SEC OTHER	.08	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	8	PURCH STEAM			**ADMIN TOTAL**	**.74**	**9**	OTHER TAX			SECURITY	.17	3
REPR/MAINT TOTAL	**1.11**	**9**	PURCH CH WTR			PAYROLL	.16	5	**LEASING EXPENSES**	**2.57**	**6**	ADMINISTRATIVE	.16	5
PAYROLL	.29	9	COAL			MGMT FEES	.46	7	ADV/PROMOTION	.02	6	**TOTAL CONTRACTS**	**.98**	**9**
ELEVATOR	.20	9	WATER/SEWER	.08	6	PROF FEES	.12	7	COMMISSIONS			CLEANING	.62	9
HVAC	.26	8	**RDS/GNDS/SEC TOTAL**	**.31**	**9**	GEN OFC EXP	.22	6	PROF FEES	.25	5	REPAIR/MAINT	.53	2
ELECTRICAL	.12	9	RDS/GNDS TOTAL	.02	5	OTHER ADM EXP	.04	3	TENANT ALTS	1.56	6	RDS/GROUNDS	.02	3
STRUCT/ROOF	.05	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.25	7
PLUMBING	.04	7	RDS/GNDS CONTR	.02	3				OTHER LEASING	.60	2	ADMINISTRATIVE	.48	9
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER	.03	2									
OTHER MAINT/SUP	.20	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Calgary, AB

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,943,790 SQ. FT.				3,572,717 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.92	14.82	12.35	17.06
RETAIL AREA	6	20.24	18.58	14.16	21.31				
OTHER AREA									
TOTAL RENT	8	15.08	14.47	12.49	17.18				
NET PARKING INC	6	.53	.45	.23	.71				
MISCELLANEOUS	7	.08	.05	.04	.10				
TOTAL INCOME	8	15.56	15.17	13.24	17.21				
EXPENSE									
CLEANING	9	.77	.79	.63	.87	.79	.79	.65	.87
REPAIR-MAINT	9	1.24	1.15	.93	1.39	1.34	1.17	1.07	1.48
UTILITIES	9	1.25	1.23	1.01	1.42	1.25	1.23	1.02	1.42
RDS/GRNDS/SEC	9	.44	.36	.24	.62	.48	.37	.24	.76
ADMINISTRATIVE	9	.83	.73	.63	.78	.91	.78	.66	.91
TOTAL OPER EXP	9	4.53	4.32	4.13	4.89	5.00	4.50	4.30	5.81
FIXED EXPENSES	9	2.64	2.54	2.17	2.92	2.91	2.92	2.28	3.28
TOTAL OPER + FIX	9	7.17	7.20	6.50	7.61	7.91	7.29	6.88	8.85
LEASING EXP	5	2.64	2.15	1.80	3.68				
TOTAL PAYROLL	9	.73	.70	.37	.99				
TOTAL CONTRACT	9	.63	.77	.31	.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19796	9
AVG SQFT/RETAIL TENANT	2752	6
AVG SQFT/OFFICE WORKER	264	4
AVG % OFFICE OCCUPANCY	85.9	9
AVG % RETAIL OCCUPANCY	93.7	6
AVG $ RATE YR-END RENT	16.40	8
AVG NET PRKNG INC/STALL	1173.86	6
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**9**	**UTILITIES TOTAL**	**1.25**	**9**	SECURITY TOTAL	.42	9	**FIXED EXP TOTAL**	**2.64**	**9**	**TOTAL PAYROLL**	**.73**	**9**
PAYROLL	.68	2	ELECTRICAL	1.01	9	SEC PAYROLL	.50	4	REAL ESTATE TAX	2.30	9	CLEANING	.68	2
CONTRACT	.57	9	GAS	.16	9	SEC CONTRACTS	.28	2	BUILDING INS	.09	9	REPAIR/MAINT	.31	6
SUP/MAT/MISC	.05	7	FUEL OIL			SEC OTHER	.15	7	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	8	PURCH STEAM						OTHER TAX	1.20	2	SECURITY	.50	4
REPR/MAINT TOTAL	**1.29**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.83**	**9**				ADMINISTRATIVE	.17	6
PAYROLL	.31	6	COAL			PAYROLL	.17	6	**LEASING EXPENSES**	**2.64**	**5**			
ELEVATOR	.25	6	WATER/SEWER	.08	9	MGMT FEES	.86	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	**.63**	**9**
HVAC	.30	8	**RDS/GNDS/SEC**	**.44**	**9**	PROF FEES	.07	6	COMMISSIONS			CLEANING	.57	9
ELECTRICAL	.04	6	**TOTAL**			GEN OFC EXP	.35	6	PROF FEES	.31	3	REPAIR/MAINT		
STRUCT/ROOF	.04	4	RDS/GNDS TOTAL	.04	4	OTHER ADM EXP	.30	5	TENANT ALTS	1.85	2	RDS/GROUNDS		
PLUMBING	.04	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.28	2
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR						OTHER LEASING	1.94	4	ADMINISTRATIVE	.38	7
OTHER MAINT/SUP	.40	8	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	5,069,053 SQ. FT.				4,583,438 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.53	17.01	13.47	27.03
RETAIL AREA	3	17.20	21.52						
OTHER AREA	2	4.90	7.14						
TOTAL RENT	4	19.61	17.13	13.36	25.74				
NET PARKING INC	4	.34	.18	.10	.69				
MISCELLANEOUS	2	.10	.11						
TOTAL INCOME	4	20.00	17.92	13.49	26.51				
EXPENSE									
CLEANING	5	.81	.85	.65	.91	.87	.88	.66	1.05
REPAIR-MAINT	5	1.15	1.20	.93	1.31	1.24	1.29	1.01	1.42
UTILITIES	5	1.03	.98	.84	1.21	1.04	.98	.84	1.24
RDS/GRNDS/SEC	5	.36	.26	.19	.58	.40	.27	.20	.72
ADMINISTRATIVE	5	.87	.99	.45	1.24	.96	1.06	.47	1.48
TOTAL OPER EXP	5	4.23	4.17	3.55	4.82	4.68	4.37	3.70	5.90
FIXED EXPENSES	5	2.02	2.05	1.58	2.41	2.24	2.20	1.65	2.93
TOTAL OPER + FIX	5	6.25	6.40	5.13	7.14	6.92	6.71	5.35	8.77
LEASING EXP									
TOTAL PAYROLL	3	.76	.64						
TOTAL CONTRACT	4	.80	.84	.66	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49377	5
AVG SQFT/RETAIL TENANT	3276	3
AVG SQFT/OFFICE WORKER	562	2
AVG % OFFICE OCCUPANCY	91.6	5
AVG % RETAIL OCCUPANCY	70.9	3
AVG $ RATE YR-END RENT	23.19	3
AVG NET PRKNG INC/STALL	1223.06	4
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.81**	**4**	**UTILITIES TOTAL**	**1.07**	**4**	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	**1.98**	**4**	**TOTAL PAYROLL**	**.76**	**3**
PAYROLL			ELECTRICAL	.95	3	SEC PAYROLL	.29	3	REAL ESTATE TAX	1.92	4	CLEANING		
CONTRACT	.78	4	GAS	.10	3	SEC CONTRACTS			BUILDING INS	.08	3	REPAIR/MAINT	.40	3
SUP/MAT/MISC	.02	3	FUEL OIL			SEC OTHER	.12	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM						OTHER TAX			SECURITY	.29	3
REPR/MAINT TOTAL	**1.22**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.79**	**4**				ADMINISTRATIVE	.12	2
PAYROLL	.40	3	COAL			PAYROLL	.12	2	**LEASING EXPENSES**					
ELEVATOR	.17	4	WATER/SEWER	.07	4	MGMT FEES	.36	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**.80**	**4**
HVAC	.24	3	**RDS/GNDS/SEC**	**.39**	**3**	PROF FEES	.03	2	COMMISSIONS			CLEANING	.78	4
ELECTRICAL	.08	3	**TOTAL**			GEN OFC EXP	.68	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.18	2	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.19	4
OTHER MAINT/SUP	.22	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Calgary, AB

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 5 BLDS, 350,293 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 326,426 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	4					10.40	10.84	9.94	12.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.57	13.23	10.34	13.62				
NET PARKING INC	5	.20	.27	.11	.54				
MISCELLANEOUS	4	.03	.02	.01	.06				
TOTAL INCOME	5	11.79	13.75	10.56	13.99				
EXPENSE									
CLEANING	5	.76	.82	.72	.92	.81	.99	.72	1.09
REPAIR-MAINT	5	.69	.77	.57	1.00	.74	1.00	.57	1.14
UTILITIES	5	1.37	1.35	1.23	2.01	1.47	1.79	1.23	2.28
RDS/GRNDS/SEC	5	.50	.35	.17	.56	.54	.35	.22	.56
ADMINISTRATIVE	5	.67	.65	.57	.69	.71	.73	.65	.75
TOTAL OPER EXP	5	3.98	4.10	3.64	4.73	4.27	5.08	3.78	5.34
FIXED EXPENSES	5	1.57	1.70	1.42	1.95	1.69	1.78	1.42	2.50
TOTAL OPER + FIX	5	5.55	5.57	5.18	6.68	5.96	7.09	5.20	7.72
LEASING EXP	5	1.29	.51	.23	3.40				
TOTAL PAYROLL	5	.28	.35	.24	.46				
TOTAL CONTRACT	5	1.12	1.08	.85	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4881	5
AVG SQFT/RETAIL TENANT	5165	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	82.2	5
AVG % RETAIL OCCUPANCY	86.6	2
AVG $ RATE YR-END RENT	12.07	4
AVG NET PRKNG INC/STALL	87.11	2
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**5**	**UTILITIES TOTAL**	**1.37**	**5**	SECURITY TOTAL	.28	5	**FIXED EXP TOTAL**	**1.57**	**5**	**TOTAL PAYROLL**	**.28**	**5**
PAYROLL	.04	2	ELECTRICAL	1.06	5	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.48	5	CLEANING	.04	2
CONTRACT	.64	5	GAS	.25	5	SEC CONTRACTS	.33	4	BUILDING INS	.09	5	REPAIR/MAINT	.28	4
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	5	PURCH STEAM						OTHER TAX			SECURITY	.04	2
REPR/MAINT TOTAL	**.69**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**.67**	**5**				ADMINISTRATIVE	.16	3
PAYROLL	.28	4	COAL			PAYROLL	.16	3	**LEASING EXPENSES**	**1.29**	**5**			
ELEVATOR	.11	4	WATER/SEWER	.08	4	MGMT FEES	.50	5	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	**1.12**	**5**
HVAC	.16	5				PROF FEES	.02	4	COMMISSIONS			CLEANING	.64	5
ELECTRICAL	.04	5	**RDS/GNDS/SEC**	**.50**	**5**	GEN OFC EXP	.06	4	PROF FEES	.44	3	REPAIR/MAINT	.45	2
STRUCT/ROOF	.01	2	**TOTAL**			OTHER ADM EXP	.02	3	TENANT ALTS	1.03	4	RDS/GROUNDS	.15	5
PLUMBING	.04	5	RDS/GNDS TOTAL	.22	5				BUY-OUTS			SECURITY	.33	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.51	5
OTHER MAINT/SUP	.18	5	RDS/GNDS CONTR	.15	5									
			RDS/GNDS OTHER	.08	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Edmonton, AB

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 8 BLDS, 3,616,169 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 3,378,444 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	5					17.44	11.15	8.13	20.06
RETAIL AREA	3	10.34	11.53						
OTHER AREA	2	1.31	3.56						
TOTAL RENT	5	16.16	10.57	8.17	18.23				
NET PARKING INC	3	.49	.55						
MISCELLANEOUS	5	.15	.11	.02	.20				
TOTAL INCOME	5	16.70	11.55	8.55	18.87				
EXPENSE									
CLEANING	8	.91	.89	.79	1.00	.93	.89	.80	1.05
REPAIR-MAINT	8	.92	.99	.66	1.38	.95	1.01	.75	1.47
UTILITIES	8	1.34	1.45	1.30	1.75	1.34	1.45	1.30	1.75
RDS/GRNDS/SEC	8	.29	.29	.16	.45	.31	.32	.16	.51
ADMINISTRATIVE	8	.64	.71	.48	.76	.69	.78	.57	.84
TOTAL OPER EXP	8	4.10	4.39	3.82	5.11	4.39	5.11	3.88	6.00
FIXED EXPENSES	8	2.34	2.46	1.64	2.63	2.50	2.72	1.78	3.12
TOTAL OPER + FIX	8	6.44	6.93	5.93	7.68	6.89	8.04	6.05	9.11
LEASING EXP	3	1.42	1.42						
TOTAL PAYROLL	6	.85	1.08	.30	1.18				
TOTAL CONTRACT	8	.86	.87	.69	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17437	7
AVG SQFT/RETAIL TENANT	3042	5
AVG SQFT/OFFICE WORKER	481	4
AVG % OFFICE OCCUPANCY	93.4	8
AVG % RETAIL OCCUPANCY	89.1	5
AVG $ RATE YR-END RENT	15.87	5
AVG NET PRKNG INC/STALL	769.97	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**8**	**UTILITIES TOTAL**	**1.34**	**8**	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	**2.34**	**8**	**TOTAL PAYROLL**	**.85**	**6**
PAYROLL	.48	2	ELECTRICAL	1.22	6	SEC PAYROLL	.36	4	REAL ESTATE TAX	2.29	8	CLEANING	.48	2
CONTRACT	.89	7	GAS	.18	6	SEC CONTRACTS	.22	2	BUILDING INS	.07	6	REPAIR/MAINT	.37	5
SUP/MAT/MISC	.01	3	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	7	PURCH STEAM						OTHER TAX			SECURITY	.36	4
REPR/MAINT TOTAL	**.92**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.64**	**8**				ADMINISTRATIVE	.21	4
PAYROLL	.37	5	COAL			PAYROLL	.21	4	**LEASING EXPENSES**	**1.42**	**3**			
ELEVATOR	.21	8	WATER/SEWER	.12	8	MGMT FEES	.44	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**.86**	**8**
HVAC	.23	6				PROF FEES	.05	4	COMMISSIONS			CLEANING	.89	7
ELECTRICAL	.05	6	**RDS/GNDS/SEC**	**.37**	**6**	GEN OFC EXP	.48	4	PROF FEES	.14	3	REPAIR/MAINT		
STRUCT/ROOF	.03	3	**TOTAL**			OTHER ADM EXP	.03	2	TENANT ALTS	.78	2	RDS/GROUNDS		
PLUMBING	.02	4	RDS/GNDS TOTAL	.09	2				BUY-OUTS	.19	3	SECURITY	.22	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS PAYRL						OTHER LEASING	.70	2	ADMINISTRATIVE	.29	7
OTHER MAINT/SUP	.26	6	RDS/GNDS CONTR											
			RDS/GNDS OTHER	.08	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Edmonton, AB

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	960,262 SQ. FT.				827,620 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.03	11.15		
RETAIL AREA	3	10.34	11.53						
OTHER AREA									
TOTAL RENT	3	10.76	10.57						
NET PARKING INC	2	.83	.91						
MISCELLANEOUS	3	.09	.11						
TOTAL INCOME	3	11.49	11.55						
EXPENSE									
CLEANING	4	.87	.84	.79	.94	.92	.84	.80	1.10
REPAIR-MAINT	4	1.27	1.38	1.00	1.51	1.44	1.47	1.12	1.69
UTILITIES	4	1.75	1.75	1.64	1.88	1.75	1.75	1.63	1.90
RDS/GRNDS/SEC	4	.43	.45	.25	.65	.50	.50	.27	.75
ADMINISTRATIVE	4	.68	.71	.57	.76	.78	.78	.71	.84
TOTAL OPER EXP	4	4.99	5.11	4.52	5.46	5.79	6.00	5.35	6.35
FIXED EXPENSES	4	2.28	2.46	2.06	2.57	2.65	2.83	2.23	3.12
TOTAL OPER + FIX	4	7.28	7.36	6.92	7.68	8.44	8.66	8.04	9.11
LEASING EXP	2	1.41	1.36						
TOTAL PAYROLL	4	1.00	1.17	.73	1.26				
TOTAL CONTRACT	4	.71	.81	.54	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7289	4
AVG SQFT/RETAIL TENANT	4142	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.0	4
AVG % RETAIL OCCUPANCY	92.9	4
AVG $ RATE YR-END RENT	13.13	3
AVG NET PRKNG INC/STALL	1101.81	2
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	4	**UTILITIES TOTAL**	1.75	4	SECURITY TOTAL	.41	4	**FIXED EXP TOTAL**	2.28	4	**TOTAL PAYROLL**	1.00	4
PAYROLL	.48	2	ELECTRICAL	1.42	4	SEC PAYROLL	.59	2	REAL ESTATE TAX	2.21	4	CLEANING	.48	2
CONTRACT	.83	3	GAS	.20	4	SEC CONTRACTS	.22	2	BUILDING INS	.08	4	REPAIR/MAINT	.33	4
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM						OTHER TAX			SECURITY	.59	2
REPR/MAINT TOTAL	1.27	4	PURCH CH WTR			**ADMIN TOTAL**	.68	4				ADMINISTRATIVE	.16	3
PAYROLL	.33	4	COAL			PAYROLL	.18	3	**LEASING EXPENSES**	1.41	2			
ELEVATOR	.29	4	WATER/SEWER	.12	4	MGMT FEES	.49	2	ADV/PROMOTION			**TOTAL CONTRACTS**	.71	4
HVAC	.29	4	**RDS/GNDS/SEC TOTAL**	.43	4	PROF FEES	.07	3	COMMISSIONS			CLEANING	.83	3
ELECTRICAL	.03	4	RDS/GNDS TOTAL			GEN OFC EXP	.29	3	PROF FEES	.21	2	REPAIR/MAINT		
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL			OTHER ADM EXP	.03	2	TENANT ALTS			RDS/GROUNDS		
PLUMBING	.04	3	RDS/GNDS CONTR						BUY-OUTS	.31	2	SECURITY	.22	2
FIRE/LIFE SFTY	.04	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.31	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	331,020 SQ. FT.				283,581 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.43	12.05		
RETAIL AREA	2	8.07	9.05						
OTHER AREA									
TOTAL RENT	3	10.94	12.05						
NET PARKING INC	2	.67	.69						
MISCELLANEOUS	3	.13	.10						
TOTAL INCOME	3	11.73	12.05						
EXPENSE									
CLEANING	2	.74	.74			.85	.85		
REPAIR-MAINT	3	.76	.72			.89	.89		
UTILITIES	3	1.39	1.56			1.54	1.56		
RDS/GRNDS/SEC	3	.10	.18			.12	.16		
ADMINISTRATIVE	3	.73	.53			.85	.54		
TOTAL OPER EXP	2	3.71	3.76			4.36	4.36		
FIXED EXPENSES	3	1.96	1.88			2.29	2.29		
TOTAL OPER + FIX	2	5.68	5.73			6.66	6.67		
LEASING EXP	3	1.22	1.11						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.84	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4501	3
AVG SQFT/RETAIL TENANT	5873	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.9	3
AVG % RETAIL OCCUPANCY	86.7	2
AVG $ RATE YR-END RENT	10.41	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	2	**UTILITIES TOTAL**	1.39	3	SECURITY TOTAL	.06	2	**FIXED EXP TOTAL**	1.96	3	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.16	3	SEC PAYROLL			REAL ESTATE TAX	1.91	3	CLEANING		
CONTRACT	.63	2	GAS	.16	3	SEC CONTRACTS	.06	2	BUILDING INS	.04	3	REPAIR/MAINT		
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.76	3	PURCH CH WTR			**ADMIN TOTAL**	.73	3				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	1.22	3			
ELEVATOR	.16	2	WATER/SEWER	.07	3	MGMT FEES	.37	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.84	3
HVAC	.11	3	**RDS/GNDS/SEC TOTAL**	.10	3	PROF FEES	.30	3	COMMISSIONS			CLEANING	.63	2
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.05	3	GEN OFC EXP	.02	3	PROF FEES	.24	3	REPAIR/MAINT	.27	2
STRUCT/ROOF	.07	2	RDS/GNDS PAYRL			OTHER ADM EXP			TENANT ALTS	1.60	2	RDS/GROUNDS	.03	3
PLUMBING	.01	3	RDS/GNDS CONTR	.03	3				BUY-OUTS			SECURITY	.06	2
FIRE/LIFE SFTY	.05	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.66	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Halifax, NS

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 7 BLDS 1,620,517 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,535,136 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	7					16.20	15.10	14.54	17.12
RETAIL AREA	2	15.23	19.70						
OTHER AREA	2	12.76	15.29						
TOTAL RENT	7	16.15	15.17	14.71	17.08				
NET PARKING INC	3	.13	.08						
MISCELLANEOUS	7	.05	.06	.02	.08				
TOTAL INCOME	7	16.28	15.27	14.74	17.17				
EXPENSE									
CLEANING	7	.88	.82	.76	.95	.92	.93	.76	.97
REPAIR-MAINT	7	1.95	2.20	1.31	3.04	2.05	2.20	1.36	3.10
UTILITIES	7	1.53	1.44	1.12	1.95	1.61	1.43	1.12	2.09
RDS/GRNDS/SEC	7	.22	.21	.13	.22	.23	.22	.13	.23
ADMINISTRATIVE	7	.78	.77	.58	.79	.82	.78	.60	.84
TOTAL OPER EXP	7	5.35	5.32	4.81	6.12	5.65	5.45	5.14	6.14
FIXED EXPENSES	7	2.66	2.57	2.01	2.69	2.81	2.57	2.03	2.77
TOTAL OPER + FIX	7	8.02	7.84	7.59	8.09	8.46	7.86	7.64	8.75
LEASING EXP	3	1.07	1.75						
TOTAL PAYROLL	6	.61	.49	.39	.71				
TOTAL CONTRACT	6	.83	.82	.70	1.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6252	7
AVG SQFT/RETAIL TENANT	1982	2
AVG SQFT/OFFICE WORKER	185	6
AVG % OFFICE OCCUPANCY	93.7	7
AVG % RETAIL OCCUPANCY	84.9	2
AVG $ RATE YR-END RENT	21.08	4
AVG NET PRKNG INC/STALL	634.29	3
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	6
PAYROLL		
CONTRACT	.71	6
SUP/MAT/MISC	.12	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.38	6
PAYROLL	.40	6
ELEVATOR	.23	6
HVAC	.77	6
ELECTRICAL	.03	6
STRUCT/ROOF	.11	5
PLUMBING	.09	3
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.41	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	6
ELECTRICAL	1.45	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.18	6
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	6
SEC PAYROLL	.12	4
SEC CONTRACTS	.14	3
SEC OTHER	.03	2
ADMIN TOTAL	.70	3
PAYROLL	.28	2
MGMT FEES		
PROF FEES	.03	2
GEN OFC EXP		
OTHER ADM EXP	.35	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.66	6
REAL ESTATE TAX	2.56	6
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX	.10	3
LEASING EXPENSES	1.07	3
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.75	3
BUY-OUTS		
OTHER LEASING	.13	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	6
CLEANING		
REPAIR/MAINT	.40	6
RDS/GROUNDS		
SECURITY	.12	4
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	.83	6
CLEANING	.71	6
REPAIR/MAINT		
RDS/GROUNDS	.03	3
SECURITY	.14	3
ADMINISTRATIVE	.11	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 6 BLDS 1,059,888 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,049,222 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	6					14.96	14.86	14.47	15.98
RETAIL AREA									
OTHER AREA	2	12.76	15.29						
TOTAL RENT	6	15.02	15.11	14.36	15.98				
NET PARKING INC	2	.03	.04						
MISCELLANEOUS	6	.05	.05	.01	.10				
TOTAL INCOME	6	15.09	15.17	14.42	16.06				
EXPENSE									
CLEANING	6	.91	.83	.75	1.00	.91	.85	.75	1.00
REPAIR-MAINT	6	2.45	2.51	1.57	3.26	2.46	2.51	1.57	3.38
UTILITIES	6	1.32	1.29	1.09	1.96	1.32	1.29	1.09	1.96
RDS/GRNDS/SEC	6	.22	.21	.06	.23	.22	.21	.06	.23
ADMINISTRATIVE	6	.78	.74	.46	.80	.79	.76	.46	.80
TOTAL OPER EXP	6	5.68	5.70	4.90	6.16	5.74	5.76	4.90	6.16
FIXED EXPENSES	6	2.17	2.42	1.76	2.66	2.19	2.43	1.77	2.71
TOTAL OPER + FIX	6	7.85	7.73	7.58	7.86	7.93	7.76	7.61	7.90
LEASING EXP	2	2.01	2.07						
TOTAL PAYROLL	5	.63	.40	.29	1.55				
TOTAL CONTRACT	5	.85	.85	.64	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4582	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	5
AVG % OFFICE OCCUPANCY	92.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.37	3
AVG NET PRKNG INC/STALL	990.77	2
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	5
PAYROLL		
CONTRACT	.75	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	2.56	5
PAYROLL	.47	5
ELEVATOR	.22	5
HVAC	1.20	5
ELECTRICAL	.04	5
STRUCT/ROOF	.18	4
PLUMBING	.23	2
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.43	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	5
ELECTRICAL	1.19	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.16	5
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	5
SEC PAYROLL	.12	4
SEC CONTRACTS	.10	2
SEC OTHER		
ADMIN TOTAL	.55	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.10	5
REAL ESTATE TAX	1.99	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX	.10	3
LEASING EXPENSES	2.01	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.52	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	5
CLEANING		
REPAIR/MAINT	.47	5
RDS/GROUNDS		
SECURITY	.12	4
ADMINISTRATIVE		
TOTAL CONTRACTS	.85	5
CLEANING	.75	5
REPAIR/MAINT		
RDS/GROUNDS	.03	3
SECURITY	.10	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 17 BLDS, 6,573,382 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 5,905,166 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	10					21.21	20.79	16.56	25.33
RETAIL AREA	12	23.51	14.37	11.63	27.84				
OTHER AREA	3	6.41	8.85						
TOTAL RENT	12	21.34	20.30	15.42	25.26				
NET PARKING INC	11	.89	.98	.59	1.12				
MISCELLANEOUS	9	1.03	.36	.20	1.53				
TOTAL INCOME	12	23.09	21.77	17.10	26.90				
EXPENSE									
CLEANING	17	1.26	1.14	1.05	1.32	1.30	1.19	1.10	1.36
REPAIR-MAINT	16	1.68	1.49	1.39	1.53	1.76	1.53	1.45	1.61
UTILITIES	17	1.57	1.78	1.18	2.04	1.60	1.81	1.21	2.20
RDS/GRNDS/SEC	17	.54	.44	.34	.60	.60	.54	.35	.68
ADMINISTRATIVE	15	1.03	.95	.79	1.41	1.15	1.03	.87	1.55
TOTAL OPER EXP	16	5.91	5.84	5.16	6.45	6.61	6.28	5.72	7.07
FIXED EXPENSES	17	2.65	2.70	2.14	3.13	2.95	2.88	2.20	3.72
TOTAL OPER + FIX	16	8.58	8.58	7.79	9.54	9.59	10.03	8.46	10.36
LEASING EXP	10	1.52	.81	.26	2.26				
TOTAL PAYROLL	13	1.37	.82	.42	1.20				
TOTAL CONTRACT	15	1.51	1.43	1.20	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12918	16
AVG SQFT/RETAIL TENANT	1615	14
AVG SQFT/OFFICE WORKER	215	14
AVG % OFFICE OCCUPANCY	93.3	17
AVG % RETAIL OCCUPANCY	77.4	15
AVG $ RATE YR-END RENT	27.74	13
AVG NET PRKNG INC/STALL	1651.30	6
RENTABLE/GROSS SQFT	.86	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**14**	**UTILITIES TOTAL**	**1.56**	**15**	SECURITY TOTAL	.52	13	**FIXED EXP TOTAL**	**2.66**	**15**	**TOTAL PAYROLL**	**1.37**	**13**
PAYROLL	1.00	4	ELECTRICAL	1.23	15	SEC PAYROLL	.35	5	REAL ESTATE TAX	2.55	15	CLEANING	1.00	4
CONTRACT	.97	13	GAS	.44	8	SEC CONTRACTS	.34	12	BUILDING INS	.09	14	REPAIR/MAINT	.63	10
SUP/MAT/MISC	.10	11	FUEL OIL	.01	4	SEC OTHER	.11	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	13	PURCH STEAM	.35	2	**ADMIN TOTAL**	**1.04**	**12**	OTHER TAX	.08	5	SECURITY	.35	5
REPR/MAINT TOTAL	**1.77**	**13**	PURCH CH WTR			PAYROLL	.30	10				ADMINISTRATIVE	.30	10
PAYROLL	.63	10	COAL			MGMT FEES	.67	12	**LEASING EXPENSES**	**1.52**	**10**			
ELEVATOR	.24	13	WATER/SEWER			PROF FEES	.04	12	ADV/PROMOTION	.02	9	**TOTAL CONTRACTS**	**1.51**	**15**
HVAC	.51	13	**RDS/GNDS/SEC**	**.54**	**15**	GEN OFC EXP	.08	11	COMMISSIONS	.06	3	CLEANING	.97	13
ELECTRICAL	.13	12	**TOTAL**			OTHER ADM EXP	.04	8	PROF FEES	.25	8	REPAIR/MAINT	.69	5
STRUCT/ROOF	.18	6	RDS/GNDS TOTAL	.15	9				TENANT ALTS	1.17	6	RDS/GROUNDS	.03	7
PLUMBING	.07	9	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.34	12
FIRE/LIFE SFTY	.02	7	RDS/GNDS CONTR	.03	7				OTHER LEASING	.39	2	ADMINISTRATIVE	.71	12
OTHER MAINT/SUP	.24	12	RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: 3 BLDS, 223,000 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	TOTAL OFFICE RENTABLE AREA: 210,810 SQ. FT. — DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	2					18.34	18.46		
RETAIL AREA	2	11.48	10.54						
OTHER AREA									
TOTAL RENT	2	17.77	17.94						
NET PARKING INC	2	1.11	1.12						
MISCELLANEOUS									
TOTAL INCOME	2	18.89	19.06						
EXPENSE									
CLEANING	3	1.45	1.23			1.53	1.30		
REPAIR-MAINT	3	1.69	1.49			1.79	1.58		
UTILITIES	3	2.08	1.98			2.00	2.21		
RDS/GRNDS/SEC	3	.81	.54				.57		
ADMINISTRATIVE	2	.80	.81				.88		
TOTAL OPER EXP	3	6.57	5.94			6.95	6.28		
FIXED EXPENSES	3	2.23	2.61			2.36	2.61		
TOTAL OPER + FIX	3	8.80	8.58			9.31	9.07		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3803	3
AVG SQFT/RETAIL TENANT	2640	2
AVG SQFT/OFFICE WORKER	224	3
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY	65.0	2
AVG $ RATE YR-END RENT	23.13	2
AVG NET PRKNG INC/STALL	1222.22	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
HVAC			**RDS/GNDS/SEC**			GEN OFC EXP			COMMISSIONS			CLEANING		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL						TENANT ALTS			RDS/GROUNDS		
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	571,484 SQ. FT.				551,267 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					27.11	26.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	28.68	28.58						
NET PARKING INC	2	.86	.86						
MISCELLANEOUS	2	.32	.32						
TOTAL INCOME	2	29.86	29.76						
EXPENSE									
CLEANING	3	1.72	1.07			1.78	1.17		
REPAIR-MAINT	2	1.34	[illegible]			1.42	1.41		
UTILITIES	3	2.40	1.7[illegible]			2.43	1.73		
RDS/GRNDS/SEC	3	.75	.59			.78	.62		
ADMINISTRATIVE	2	1.46	1.47			1.55	1.57		
TOTAL OPER EXP	2	5.82	5.82			6.18	6.19		
FIXED EXPENSES	3	3.16	3.65			3.28	3.98		
TOTAL OPER + FIX	2	9.60	9.59			10.19	10.20		
LEASING EXP	2	.15	.15						
TOTAL PAYROLL	3	3.33	.83						
TOTAL CONTRACT	3	.99	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7174	2
AVG SQFT/RETAIL TENANT	2286	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	26.44	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.72**	**3**	**UTILITIES TOTAL**	**2.40**	**3**	SECURITY TOTAL	.75	3	**FIXED EXP TOTAL**	**3.16**	**3**	**TOTAL PAYROLL**	**3.33**	**3**
PAYROLL			ELECTRICAL	2.15	3	SEC PAYROLL	.48	2	REAL ESTATE TAX	3.01	3	CLEANING		
CONTRACT	.97	2	GAS			SEC CONTRACTS	.31	3	BUILDING INS	.10	2	REPAIR/MAINT	.33	2
SUP/MAT/MISC	.30	2	FUEL OIL			SEC OTHER	.17	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.12	3	PURCH STEAM						OTHER TAX			SECURITY	.48	2
REPR/MAINT TOTAL	**1.34**	**2**	PURCH CH WTR			**ADMIN TOTAL**	**1.46**	**2**				ADMINISTRATIVE	.25	2
PAYROLL	.33	2	COAL			PAYROLL	.25	2	**LEASING EXPENSES**	**.15**	**2**			
ELEVATOR	.09	2	WATER/SEWER			MGMT FEES	.99	2	ADV/PROMOTION	.06	2	**TOTAL CONTRACTS**	**.99**	**3**
HVAC	.14	2				PROF FEES	.05	2	COMMISSIONS			CLEANING	.97	2
ELECTRICAL	.05	2	**RDS/GNDS/SEC**	**.75**	**3**	GEN OFC EXP	.14	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.04	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.31	3
FIRE/LIFE SFTY			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	1.04	2
OTHER MAINT/SUP	.69	2	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,255,816 SQ. FT.				2,092,853 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.32	19.29	13.06	23.28
RETAIL AREA	5	13.94	14.37	9.79	23.33				
OTHER AREA	2	10.03	10.31						
TOTAL RENT	6	17.52	16.74	13.58	20.90				
NET PARKING INC	5	.69	.57	.23	1.19				
MISCELLANEOUS	5	1.55	.40	.20	3.71				
TOTAL INCOME	6	19.45	19.20	15.19	22.12				
EXPENSE									
CLEANING	6	1.09	1.12	1.02	1.18	1.13	1.16	1.06	1.20
REPAIR-MAINT	6	1.30	1.42	1.37	1.53	1.34	1.47	1.43	1.59
UTILITIES	6	1.69	1.75	1.20	2.00	1.73	1.77	1.28	2.08
RDS/GRNDS/SEC	6	.44	.40	.32	.59	.48	.43	.34	.65
ADMINISTRATIVE	6	1.06	.95	.79	1.45	1.14	1.08	.81	1.55
TOTAL OPER EXP	6	5.58	5.63	5.10	6.30	6.02	5.85	5.17	7.06
FIXED EXPENSES	6	2.56	2.52	2.07	2.92	2.75	2.85	2.12	3.09
TOTAL OPER + FIX	6	8.14	8.12	6.85	9.38	8.77	8.46	7.25	10.03
LEASING EXP	5	1.64	.54	.28	3.15				
TOTAL PAYROLL	5	.61	.70	.23	.90				
TOTAL CONTRACT	6	1.44	1.38	1.29	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9162	6
AVG SQFT/RETAIL TENANT	1500	6
AVG SQFT/OFFICE WORKER	252	5
AVG % OFFICE OCCUPANCY	91.1	6
AVG % RETAIL OCCUPANCY	83.3	6
AVG $ RATE YR-END RENT	25.62	6
AVG NET PRKNG INC/STALL	1548.57	2
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**5**	**UTILITIES TOTAL**	**1.69**	**6**	SECURITY TOTAL	.42	6	**FIXED EXP TOTAL**	**2.56**	**6**	**TOTAL PAYROLL**	**.61**	**5**
PAYROLL			ELECTRICAL	1.47	6	SEC PAYROLL	.07	2	REAL ESTATE TAX	2.46	6	CLEANING		
CONTRACT	.99	5	GAS	.33	4	SEC CONTRACTS	.38	6	BUILDING INS	.09	6	REPAIR/MAINT	.57	3
SUP/MAT/MISC	.08	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	5	PURCH STEAM						OTHER TAX	.02	3	SECURITY	.07	2
REPR/MAINT TOTAL	**1.47**	**5**	PURCH CH WTR			**ADMIN TOTAL**	**1.08**	**5**				ADMINISTRATIVE	.25	4
PAYROLL	.57	3	COAL			PAYROLL	.25	4	**LEASING EXPENSES**	**1.64**	**5**			
ELEVATOR	.24	5	WATER/SEWER			MGMT FEES	.68	5	ADV/PROMOTION	.03	5	**TOTAL CONTRACTS**	**1.44**	**6**
HVAC	.59	5				PROF FEES	.08	5	COMMISSIONS	.06	2	CLEANING	.99	5
ELECTRICAL	.04	5	**RDS/GNDS/SEC**	**.44**	**6**	GEN OFC EXP	.09	5	PROF FEES	.23	5	REPAIR/MAINT	.57	2
STRUCT/ROOF	.10	2	**TOTAL**			OTHER ADM EXP	.04	4	TENANT ALTS	1.64	4	RDS/GROUNDS	.03	5
PLUMBING	.02	5	RDS/GNDS TOTAL	.03	5				BUY-OUTS			SECURITY	.38	6
FIRE/LIFE SFTY	.01	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.76	5
OTHER MAINT/SUP	.17	5	RDS/GNDS CONTR	.03	5									
			RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,778,236 SQ. FT.				2,509,328 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	25.19	25.26						
NET PARKING INC	2	1.11	1.16						
MISCELLANEOUS	2	.58	.53						
TOTAL INCOME	2	26.88	26.95						
EXPENSE									
CLEANING	3	1.25	1.11			1.29	1.17		
REPAIR-MAINT	3	2.08	2.29			2.20	2.42		
UTILITIES	3	1.41	1.11			1.44	1.11		
RDS/GRNDS/SEC	3	.58	.35			.65	.38		
ADMINISTRATIVE	3	1.11	1.00			1.23	1.05		
TOTAL OPER EXP	3	6.44	6.70			7.13	7.08		
FIXED EXPENSES	3	2.63	2.88			2.91	3.05		
TOTAL OPER + FIX	3	9.07	9.25			10.04	10.13		
LEASING EXP	3	1.61	1.61						
TOTAL PAYROLL	3	.97	1.10						
TOTAL CONTRACT	3	2.07	2.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22309	3
AVG SQFT/RETAIL TENANT	1461	2
AVG SQFT/OFFICE WORKER	193	3
AVG % OFFICE OCCUPANCY	92.5	3
AVG % RETAIL OCCUPANCY	70.4	3
AVG $ RATE YR-END RENT	29.94	3
AVG NET PRKNG INC/STALL	1732.73	2
RENTABLE/GROSS SQFT	.77	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**3**
PAYROLL		
CONTRACT	1.19	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**2.08**	**3**
PAYROLL	.55	3
ELEVATOR	.29	3
HVAC	.60	3
ELECTRICAL	.21	2
STRUCT/ROOF	.29	2
PLUMBING	.11	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.28	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.41**	**3**
ELECTRICAL	.96	3
GAS		
FUEL OIL		
PURCH STEAM	.35	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.58**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	**1.11**	**3**
PAYROLL	.32	2
MGMT FEES	.80	3
PROF FEES	.02	3
GEN OFC EXP	.08	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.63**	**3**
REAL ESTATE TAX	2.49	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.61**	**3**
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES	.30	2
TENANT ALTS	.80	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.97**	**3**
CLEANING		
REPAIR/MAINT	.55	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	**2.07**	**3**
CLEANING	1.19	3
REPAIR/MAINT	.77	2
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.82	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	509,294 SQ. FT.				483,680 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.60	19.61						
NET PARKING INC	2	.48	.38						
MISCELLANEOUS	3	.96	.96						
TOTAL INCOME	3	22.83	20.83						
EXPENSE									
CLEANING	3	1.09	.99			1.10	1.00		
REPAIR-MAINT	3	2.69	1.84			2.74	1.92		
UTILITIES	3	2.84	2.67			2.85	2.67		
RDS/GRNDS/SEC	3	.89	1.24			.94	1.35		
ADMINISTRATIVE	3	1.68	2.08			1.77	2.25		
TOTAL OPER EXP	3	9.20	9.39			9.69	9.76		
FIXED EXPENSES	3	2.73	2.78			2.88	3.01		
TOTAL OPER + FIX	3	11.94	12.21			12.57	13.15		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.81	1.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15956	3
AVG SQFT/RETAIL TENANT	4669	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.93	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**2**
PAYROLL		
CONTRACT	1.04	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.69**	**3**
PAYROLL		
ELEVATOR	.23	3
HVAC	.83	3
ELECTRICAL	.23	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.49	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.84**	**3**
ELECTRICAL	2.40	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	**.89**	**3**
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER	.38	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	3
SEC PAYROLL		
SEC CONTRACTS	.60	3
SEC OTHER		
ADMIN TOTAL	**1.69**	**3**
PAYROLL		
MGMT FEES	1.37	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.73**	**3**
REAL ESTATE TAX	2.65	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.81**	**3**
CLEANING	1.04	2
REPAIR/MAINT		
RDS/GROUNDS	.08	2
SECURITY	.60	3
ADMINISTRATIVE	1.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 13 BLDS 3,862,132 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 3,627,676 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	12					21.07	19.65	17.91	21.78
RETAIL AREA	10	26.31	24.16	18.20	30.66				
OTHER AREA									
TOTAL RENT	13	20.78	19.09	16.84	24.06				
NET PARKING INC	9	.47	.41	.20	.87				
MISCELLANEOUS	8	.03	.03	.02	.06				
TOTAL INCOME	13	21.07	19.51	17.27	24.52				
EXPENSE									
CLEANING	13	.82	.80	.72	.98	.83	.82	.73	1.00
REPAIR-MAINT	13	1.47	1.31	.91	1.64	1.52	1.39	.94	1.70
UTILITIES	13	1.97	1.98	1.69	2.14	1.99	1.98	1.73	2.16
RDS/GRNDS/SEC	8	.37	.33	.10	.51	.39	.34	.11	.52
ADMINISTRATIVE	13	.60	.49	.30	.88	.63	.53	.31	.92
TOTAL OPER EXP	13	5.12	4.43	3.99	5.89	5.45	4.97	4.42	6.23
FIXED EXPENSES	13	3.21	3.08	2.35	3.93	3.42	3.53	2.55	4.23
TOTAL OPER + FIX	13	8.34	8.01	6.84	9.20	8.86	8.75	7.57	9.67
LEASING EXP	9	.33	.12	.04	.38				
TOTAL PAYROLL	13	.48	.33	.26	.71				
TOTAL CONTRACT	12	1.19	1.07	.82	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28446	13
AVG SQFT/RETAIL TENANT	1693	11
AVG SQFT/OFFICE WORKER	207	13
AVG % OFFICE OCCUPANCY	94.9	13
AVG % RETAIL OCCUPANCY	94.0	12
AVG $ RATE YR-END RENT	25.93	10
AVG NET PRKNG INC/STALL	1056.03	3
RENTABLE/GROSS SQFT	.95	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**13**
PAYROLL		
CONTRACT	.77	12
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.07	8
REPR/MAINT TOTAL	**1.47**	**13**
PAYROLL	.38	12
ELEVATOR	.36	13
HVAC	.36	13
ELECTRICAL	.11	12
STRUCT/ROOF	.16	10
PLUMBING	.03	12
FIRE/LIFE SFTY	.05	10
OTHER MAINT/SUP	.18	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**13**
ELECTRICAL	1.56	13
GAS	.13	9
FUEL OIL	.24	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	12
RDS/GNDS/SEC TOTAL	**.37**	**8**
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	6
SEC PAYROLL		
SEC CONTRACTS	.44	6
SEC OTHER	.01	4
ADMIN TOTAL	**.60**	**13**
PAYROLL	.19	4
MGMT FEES	.60	10
PROF FEES	.04	6
GEN OFC EXP	.07	5
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.21**	**13**
REAL ESTATE TAX	3.11	13
BUILDING INS	.08	12
PERS PROP TAX	.11	2
OTHER TAX	.31	2
LEASING EXPENSES	**.33**	**9**
ADV/PROMOTION	.02	5
COMMISSIONS		
PROF FEES	.15	6
TENANT ALTS	.30	6
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**13**
CLEANING		
REPAIR/MAINT	.38	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	4
TOTAL CONTRACTS	**1.19**	**12**
CLEANING	.77	12
REPAIR/MAINT	.46	5
RDS/GROUNDS	.02	5
SECURITY	.44	6
ADMINISTRATIVE	.56	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 6 BLDS 1,143,733 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 1,083,187 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	6					18.95	17.81	15.70	20.35
RETAIL AREA	6	20.82	18.35	17.30	23.80				
OTHER AREA									
TOTAL RENT	6	18.71	17.77	15.67	19.59				
NET PARKING INC	5	.42	.37	.20	.87				
MISCELLANEOUS	4	.05	.03	.02	.08				
TOTAL INCOME	6	19.11	18.45	16.53	19.69				
EXPENSE									
CLEANING	6	.82	.83	.75	.92	.84	.86	.75	.96
REPAIR-MAINT	6	1.22	1.21	.76	1.57	1.26	1.28	.79	1.63
UTILITIES	6	1.95	1.93	1.85	2.03	1.97	1.95	1.88	2.03
RDS/GRNDS/SEC	2	.14	.19			.15	.20		
ADMINISTRATIVE	6	.43	.42	.24	.87	.46	.45	.25	.92
TOTAL OPER EXP	6	4.48	4.36	4.24	4.85	4.73	4.77	4.37	5.15
FIXED EXPENSES	6	2.94	2.60	2.20	3.49	3.11	2.71	2.43	3.77
TOTAL OPER + FIX	6	7.42	7.14	6.63	7.79	7.84	7.57	7.13	8.40
LEASING EXP	5	.56	.15	.12	1.72				
TOTAL PAYROLL	6	.42	.31	.28	.42				
TOTAL CONTRACT	6	.84	.90	.75	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30531	6
AVG SQFT/RETAIL TENANT	1483	6
AVG SQFT/OFFICE WORKER	200	6
AVG % OFFICE OCCUPANCY	98.7	6
AVG % RETAIL OCCUPANCY	95.5	6
AVG $ RATE YR-END RENT	24.01	4
AVG NET PRKNG INC/STALL	1075.46	2
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**6**
PAYROLL		
CONTRACT	.77	6
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**1.22**	**6**
PAYROLL	.41	6
ELEVATOR	.18	6
HVAC	.20	6
ELECTRICAL	.11	6
STRUCT/ROOF	.10	5
PLUMBING	.05	6
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.17	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.95**	**6**
ELECTRICAL	1.60	6
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.24	5
RDS/GNDS/SEC TOTAL	**.14**	**2**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.43**	**6**
PAYROLL		
MGMT FEES	.49	5
PROF FEES	.06	4
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.94**	**6**
REAL ESTATE TAX	2.83	6
BUILDING INS	.08	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.56**	**5**
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES	.11	5
TENANT ALTS	.81	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.42**	**6**
CLEANING		
REPAIR/MAINT	.41	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.84**	**5**
CLEANING	.77	6
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,499,083 SQ. FT.				1,334,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					22.28	20.42	18.76	25.05
RETAIL AREA	3	28.33	28.93						
OTHER AREA									
TOTAL RENT	4	21.12	18.94	17.46	23.80				
NET PARKING INC	3	.50	.41						
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	4	21.53	19.15	17.50	24.48				
EXPENSE									
CLEANING	4	.79	.75	.62	.93	.80	.76	.63	.94
REPAIR-MAINT	4	1.15	1.31	1.00	1.37	1.21	1.37	1.07	1.40
UTILITIES	4	1.94	1.85	1.64	2.30	1.97	1.91	1.65	2.36
RDS/GRNDS/SEC	3	.30	.29			.34	.30		
ADMINISTRATIVE	4	.57	.45	.25	.84	.64	.48	.27	.91
TOTAL OPER EXP	4	4.66	4.49	3.66	5.71	5.24	5.22	4.46	6.06
FIXED EXPENSES	4	4.11	4.05	3.24	4.78	4.62	4.61	3.84	5.18
TOTAL OPER+FIX	4	8.77	8.61	7.64	9.76	9.85	9.18	9.06	10.48
LEASING EXP	2	.19	.18						
TOTAL PAYROLL	4	.77	.72	.60	.89				
TOTAL CONTRACT	3	1.25	1.39						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17038	4
AVG SQFT/RETAIL TENANT	1796	4
AVG SQFT/OFFICE WORKER	174	4
AVG % OFFICE OCCUPANCY	88.1	4
AVG % RETAIL OCCUPANCY	92.4	4
AVG $ RATE YR-END RENT	27.00	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.79**	**4**	**UTILITIES TOTAL**	**1.94**	**4**	SECURITY TOTAL	.41	2	**FIXED EXP TOTAL**	**4.11**	**4**	**TOTAL PAYROLL**	**.77**	**4**
PAYROLL			ELECTRICAL	1.50	4	SEC PAYROLL			REAL ESTATE TAX	3.95	4	CLEANING		
CONTRACT	.67	3	GAS	.08	3	SEC CONTRACTS	.37	2	BUILDING INS	.08	4	REPAIR/MAINT	.38	4
SUP/MAT/MISC	.05	3	FUEL OIL	.56	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**.57**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.15**	**4**	PURCH CH WTR			PAYROLL	.27	2				ADMINISTRATIVE	.27	2
PAYROLL	.38	4	COAL			MGMT FEES	.63	2	**LEASING EXPENSES**	**.19**	**2**	**TOTAL CONTRACTS**	**1.25**	**3**
ELEVATOR	.24	4	WATER/SEWER	.11	4	PROF FEES	.03	3	ADV/PROMOTION	.01	2	CLEANING	.67	3
HVAC	.15	4	**RDS/GNDS/SEC**	**.30**	**3**	GEN OFC EXP	.08	3	COMMISSIONS			REPAIR/MAINT	.45	2
ELECTRICAL	.11	3	**TOTAL**			OTHER ADM EXP	.02	3	PROF FEES			RDS/GROUNDS	.02	3
STRUCT/ROOF			RDS/GNDS TOTAL	.02	3				TENANT ALTS	.05	2	SECURITY	.37	2
PLUMBING	.01	3	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.49	3
FIRE/LIFE SFTY	.03	3	RDS/GNDS CONTR	.02	3				OTHER LEASING					
OTHER MAINT/SUP	.27	4	RDS/GNDS OTHER	.01	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,405,273 SQ. FT.				1,276,669 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.66	13.20	11.10	15.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.97	13.36	10.77	14.28				
NET PARKING INC	5	.97	.78						
MISCELLANEOUS	5	.28	.19						
TOTAL INCOME	7	13.42	13.54	11.25	15.89				
EXPENSE									
CLEANING	6	.84	.88	.74	1.20	.87	.93	.75	1.24
REPAIR-MAINT	7	1.24	1.16	.97	2.72	1.28	1.16	1.02	2.72
UTILITIES	7	1.53	1.83	1.53	2.15	1.41	1.83	1.17	2.05
RDS/GRNDS/SEC	7	.18	.12	.08	.40	.20	.14	.09	.41
ADMINISTRATIVE	6	.68	1.05	.70	1.33	.75	1.18	.77	1.46
TOTAL OPER EXP	6	4.61	5.95	4.29	7.96	5.10	6.65	4.73	8.45
FIXED EXPENSES	6	1.76	1.44	1.01	1.91	1.95	1.61	1.06	2.18
TOTAL OPER+FIX	6	6.37	7.39	5.92	9.25	7.05	8.26	6.54	9.87
LEASING EXP	4	.02	.04						
TOTAL PAYROLL	6	1.26	1.46	.91	2.75				
TOTAL CONTRACT	6	.87	.51	.10	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17456	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	4
AVG % OFFICE OCCUPANCY	99.8	7
AVG % RETAIL OCCUPANCY	99.6	4
AVG $ RATE YR-END RENT	13.30	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**5**	**UTILITIES TOTAL**	**1.49**	**6**	SECURITY TOTAL	.18	5	**FIXED EXP TOTAL**	**1.89**	**5**	**TOTAL PAYROLL**	**1.26**	**6**
PAYROLL	.14	2	ELECTRICAL	1.45	6	SEC PAYROLL			REAL ESTATE TAX	1.80	5	CLEANING	.14	2
CONTRACT	.76	4	GAS			SEC CONTRACTS			BUILDING INS	.05	6	REPAIR/MAINT	.56	5
SUP/MAT/MISC	.02	5	FUEL OIL			SEC OTHER	.10	2	PERS PROP TAX	.02	2	RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.68**	**6**	OTHER TAX	.03	4	SECURITY		
REPR/MAINT TOTAL	**1.24**	**7**	PURCH CH WTR			PAYROLL	.22	4				ADMINISTRATIVE	.22	4
PAYROLL	.56	5	COAL			MGMT FEES	.28	5	**LEASING EXPENSES**	**.02**	**4**	**TOTAL CONTRACTS**	**.87**	**6**
ELEVATOR	.11	7	WATER/SEWER			PROF FEES	.01	5	ADV/PROMOTION	.01	4	CLEANING	.76	4
HVAC	.34	7	**RDS/GNDS/SEC**	**.18**	**7**	GEN OFC EXP	.02	5	COMMISSIONS			REPAIR/MAINT	.16	5
ELECTRICAL	.05	7	**TOTAL**			OTHER ADM EXP	.04	5	PROF FEES			RDS/GROUNDS	.02	5
STRUCT/ROOF	.23	4	RDS/GNDS TOTAL	.13	6				TENANT ALTS			SECURITY		
PLUMBING	.02	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.29	5
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.02	5				OTHER LEASING					
OTHER MAINT/SUP	.21	4	RDS/GNDS OTHER	.07	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 39 BLDS 13,153,919 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 11,886,377 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	29					28.20	24.80	15.53	30.02
RETAIL AREA	16	32.12	28.03	18.34	43.67				
OTHER AREA	4	10.25	8.89	3.91	14.22				
TOTAL RENT	31	31.47	24.77	16.70	32.05				
NET PARKING INC	20	.81	.78	.50	.96				
MISCELLANEOUS	15	.27	.08	.02	.33				
TOTAL INCOME	31	32.27	25.02	16.99	33.01				
EXPENSE									
CLEANING	38	1.34	1.24	1.13	1.47	1.38	1.24	1.17	1.53
REPAIR-MAINT	39	1.58	1.42	1.12	1.87	1.65	1.48	1.17	1.89
UTILITIES	39	2.38	1.95	1.58	2.45	2.42	2.04	1.58	2.50
RDS/GRNDS/SEC	34	.52	.46	.30	.69	.57	.49	.32	.77
ADMINISTRATIVE	39	1.06	1.20	.79	1.46	1.17	1.22	.88	1.61
TOTAL OPER EXP	38	6.87	6.59	5.46	7.46	7.64	7.00	5.95	8.17
FIXED EXPENSES	38	8.36	6.74	5.48	8.30	9.26	7.47	5.59	9.30
TOTAL OPER + FIX	37	15.28	13.45	11.01	15.40	17.01	14.76	11.68	16.68
LEASING EXP	23	.62	.44	.12	1.27				
TOTAL PAYROLL	39	1.07	.87	.60	1.11				
TOTAL CONTRACT	39	1.86	1.72	1.26	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15417	36
AVG SQFT/RETAIL TENANT	1598	23
AVG SQFT/OFFICE WORKER	162	27
AVG % OFFICE OCCUPANCY	94.0	39
AVG % RETAIL OCCUPANCY	91.1	23
AVG $ RATE YR-END RENT	31.78	26
AVG NET PRKNG INC/STALL	1092.45	13
RENTABLE/GROSS SQFT	.88	26

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**37**	**UTILITIES TOTAL**	**2.39**	**38**	SECURITY TOTAL	.47	33	**FIXED EXP TOTAL**	**8.36**	**38**	**TOTAL PAYROLL**	**1.07**	**39**
PAYROLL	.36	14	ELECTRICAL	2.00	38	SEC PAYROLL	.15	6	REAL ESTATE TAX	7.85	38	CLEANING	.36	14
CONTRACT	.96	35	GAS	.11	27	SEC CONTRACTS	.43	32	BUILDING INS	.13	35	REPAIR/MAINT	.59	27
SUP/MAT/MISC	.13	36	FUEL OIL	.17	5	SEC OTHER	.04	9	PERS PROP TAX			RDS/GROUNDS	.05	5
TRASH REMOVAL	.14	33	PURCH STEAM	.41	9	**ADMIN TOTAL**	**1.06**	**39**	OTHER TAX	.63	20	SECURITY	.15	6
REPR/MAINT TOTAL	**1.55**	**37**	PURCH CH WTR COAL			PAYROLL	.57	32	**LEASING EXPENSES**	**.82**	**23**	ADMINISTRATIVE	.57	32
PAYROLL	.59	27	WATER/SEWER	.12	38	MGMT FEES	.77	26	ADV/PROMOTION	.05	10	**TOTAL CONTRACTS**	**1.86**	**39**
ELEVATOR	.34	37	**RDS/GNDS/SEC TOTAL**	**.52**	**34**	PROF FEES	.05	31	COMMISSIONS	.04	3	CLEANING	.96	35
HVAC	.22	36	RDS/GNDS TOTAL	.08	27	GEN OFC EXP	.12	31	PROF FEES	.25	15	REPAIR/MAINT	.64	29
ELECTRICAL	.11	30	RDS/GNDS PAYRL	.05	5	OTHER ADM EXP	.12	24	TENANT ALTS	.75	13	RDS/GROUNDS	.05	18
STRUCT/ROOF	.04	12	RDS/GNDS CONTR	.05	18				BUY-OUTS			SECURITY	.43	32
PLUMBING	.05	31	RDS/GNDS OTHER	.07	14				OTHER LEASING	.41	10	ADMINISTRATIVE	.62	32

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 3 BLDS 103,516 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 99,086 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	2					15.82	16.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.79	16.96						
NET PARKING INC	2	1.15	1.22						
MISCELLANEOUS									
TOTAL INCOME	3	22.13	16.96						
EXPENSE									
CLEANING	3	1.29	1.14			1.30	1.15		
REPAIR-MAINT	3	1.58	1.11			1.65	1.21		
UTILITIES	3	1.92	1.92			1.93	1.92		
RDS/GRNDS/SEC	2	.46	.41			.49	.44		
ADMINISTRATIVE	3	2.14	2.72			2.24	2.72		
TOTAL OPER EXP	3	7.32	7.13			7.65	7.21		
FIXED EXPENSES	3	5.36	5.44			5.60	5.58		
TOTAL OPER + FIX	3	12.68	12.64			13.25	12.79		
LEASING EXP	2	.77	.58						
TOTAL PAYROLL	3	1.19	.97						
TOTAL CONTRACT	3	1.58	.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2297	2
AVG SQFT/RETAIL TENANT	1215	2
AVG SQFT/OFFICE WORKER	310	2
AVG % OFFICE OCCUPANCY	94.4	3
AVG % RETAIL OCCUPANCY	54.9	2
AVG $ RATE YR-END RENT	24.57	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**2**	**UTILITIES TOTAL**	**1.92**	**3**	SECURITY TOTAL	.35	2	**FIXED EXP TOTAL**	**5.36**	**3**	**TOTAL PAYROLL**	**1.19**	**3**
PAYROLL			ELECTRICAL	1.55	3	SEC PAYROLL			REAL ESTATE TAX	4.89	3	CLEANING		
CONTRACT	.77	2	GAS	.30	3	SEC CONTRACTS	.35	2	BUILDING INS	.30	3	REPAIR/MAINT		
SUP/MAT/MISC	.01	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**2.14**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.04**	**2**	PURCH CH WTR COAL			PAYROLL	1.40	2	**LEASING EXPENSES**	**.77**	**2**	ADMINISTRATIVE	1.40	2
PAYROLL			WATER/SEWER	.07	3	MGMT FEES	.60	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.58**	**3**
ELEVATOR	.15	2	**RDS/GNDS/SEC TOTAL**	**.46**	**2**	PROF FEES	.33	3	COMMISSIONS			CLEANING	.77	2
HVAC	1.06	2	RDS/GNDS TOTAL	.11	2	GEN OFC EXP	.31	3	PROF FEES	.14	2	REPAIR/MAINT	1.50	2
ELECTRICAL	.07	2	RDS/GNDS PAYRL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS CONTR						BUY-OUTS			SECURITY	.35	2
PLUMBING	.03	2	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.93	3
FIRE/LIFE SFTY	.20	2												
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	595,862 SQ. FT.				568,574 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	8					19.66	19.09	15.15	23.26	
RETAIL AREA	3	24.39	17.76							
OTHER AREA										
TOTAL RENT	8	19.73	19.67	15.26	23.26					
NET PARKING INC	6	.72	.77	.28	.85					
MISCELLANEOUS	6	.06	.03	.02	.05					
TOTAL INCOME	8	20.39	19.81	16.09	24.01					
EXPENSE										
CLEANING	8	1.15	1.21	.93	1.25	1.20	1.22	1.02	1.35	
REPAIR-MAINT	8	1.63	1.57	1.24	1.96	1.69	1.67	1.36	1.96	
UTILITIES	8	1.95	2.04	1.54	2.27	2.03	2.22	1.56	2.46	
RDS/GRNDS/SEC	6	.32	.33	.26	.42	.34	.36	.26	.46	
ADMINISTRATIVE	8	1.17	1.04	.85	1.26	1.23	1.11	.92	1.40	
TOTAL OPER EXP	8	6.22	6.20	5.53	6.90	6.51	6.79	6.32	7.03	
FIXED EXPENSES	8	4.17	4.20	3.07	5.93	4.37	4.49	3.07	6.50	
TOTAL OPER + FIX	8	10.39	11.34	9.32	12.03	10.89	11.34	9.99	13.19	
LEASING EXP	7	.83	.13	.10	.38					
TOTAL PAYROLL	8	.56	.51	.43	.68					
TOTAL CONTRACT	8	1.40	1.49	1.11	1.63					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3431	8
AVG SQFT/RETAIL TENANT	2624	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.5	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.08	5
AVG NET PRKNG INC/STALL	831.25	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.15**	**8**	**UTILITIES TOTAL**	**1.95**	**8**	SECURITY TOTAL	.28	8	**FIXED EXP TOTAL**	**4.17**	**8**	**TOTAL PAYROLL**	**.56**	**8**
PAYROLL			ELECTRICAL	1.57	8	SEC PAYROLL			REAL ESTATE TAX	4.03	8	CLEANING		
CONTRACT	.81	8	GAS	.26	8	SEC CONTRACTS	.24	7	BUILDING INS	.09	8	REPAIR/MAINT	.40	8
SUP/MAT/MISC	.14	8	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	8	PURCH STEAM						OTHER TAX	.09	5	SECURITY		
REPR/MAINT TOTAL	**1.63**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**1.17**	**8**				ADMINISTRATIVE	.11	4
PAYROLL	.40	8	COAL			PAYROLL	.11	4	**LEASING EXPENSES**	**.83**	**7**			
ELEVATOR	.18	8	WATER/SEWER	.11	8	MGMT FEES	.77	8	ADV/PROMOTION	.07	2	**TOTAL CONTRACTS**	**1.40**	**8**
HVAC	.22	8	**RDS/GNDS/SEC**	**.32**	**8**	PROF FEES	.07	8	COMMISSIONS			CLEANING	.81	8
ELECTRICAL	.08	7	**TOTAL**			GEN OFC EXP	.06	7	PROF FEES	.39	4	REPAIR/MAINT	.44	6
STRUCT/ROOF	.02	3	RDS/GNDS TOTAL	.05	7	OTHER ADM EXP	.27	6	TENANT ALTS	.92	4	RDS/GROUNDS	.05	6
PLUMBING	.05	8	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.24	7
FIRE/LIFE SFTY	.06	4	RDS/GNDS CONTR	.05	6				OTHER LEASING			ADMINISTRATIVE	.84	8
OTHER MAINT/SUP	.67	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	8 BLDS	1,491,542 SQ. FT.				1,281,909 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					26.83	27.32	22.97	30.36	
RETAIL AREA	3	26.26	24.50							
OTHER AREA										
TOTAL RENT	6	28.66	27.83	23.80	32.11					
NET PARKING INC	3	1.02	.64							
MISCELLANEOUS	2	.05	.06							
TOTAL INCOME	6	28.81	27.89	24.29	32.11					
EXPENSE										
CLEANING	8	1.39	1.31	1.18	1.52	1.45	1.32	1.22	1.57	
REPAIR-MAINT	8	1.49	1.40	1.24	1.87	1.57	1.43	1.25	2.12	
UTILITIES	8	2.01	2.03	1.77	2.23	2.07	2.05	1.77	2.44	
RDS/GRNDS/SEC	8	.73	.64	.56	.73	.84	.73	.61	.91	
ADMINISTRATIVE	8	1.01	1.14	.52	1.25	1.18	1.25	.59	1.58	
TOTAL OPER EXP	8	6.64	6.26	5.84	7.32	7.72	7.68	6.11	8.80	
FIXED EXPENSES	7	6.83	6.04	5.95	7.48	8.06	7.46	6.93	8.19	
TOTAL OPER + FIX	7	13.53	13.60	12.58	14.47	15.95	15.07	14.76	16.61	
LEASING EXP	5	1.42	1.27	.46	3.11					
TOTAL PAYROLL	8	.90	.99	.73	1.05					
TOTAL CONTRACT	8	2.02	1.78	1.38	2.23					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7196	6
AVG SQFT/RETAIL TENANT	1626	6
AVG SQFT/OFFICE WORKER	276	6
AVG % OFFICE OCCUPANCY	93.3	8
AVG % RETAIL OCCUPANCY	96.8	6
AVG $ RATE YR-END RENT	25.40	6
AVG NET PRKNG INC/STALL	1502.56	3
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.39**	**8**	**UTILITIES TOTAL**	**2.01**	**8**	SECURITY TOTAL	.69	7	**FIXED EXP TOTAL**	**6.83**	**7**	**TOTAL PAYROLL**	**.90**	**8**
PAYROLL	.12	2	ELECTRICAL	1.65	8	SEC PAYROLL			REAL ESTATE TAX	6.68	7	CLEANING	.12	2
CONTRACT	1.00	8	GAS	.18	4	SEC CONTRACTS	.65	7	BUILDING INS	.10	6	REPAIR/MAINT	.57	7
SUP/MAT/MISC	.14	7	FUEL OIL	.23	2	SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.16	6	PURCH STEAM	.41	2				OTHER TAX	.27	2	SECURITY		
REPR/MAINT TOTAL	**1.49**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**1.01**	**8**				ADMINISTRATIVE	.30	8
PAYROLL	.57	7	COAL			PAYROLL	.30	8	**LEASING EXPENSES**	**1.42**	**5**			
ELEVATOR	.26	8	WATER/SEWER	.13	8	MGMT FEES	1.02	4	ADV/PROMOTION	.14	3	**TOTAL CONTRACTS**	**2.02**	**8**
HVAC	.27	8	**RDS/GNDS/SEC**	**.73**	**8**	PROF FEES	.05	6	COMMISSIONS			CLEANING	1.09	8
ELECTRICAL	.05	6	**TOTAL**			GEN OFC EXP	.11	6	PROF FEES	.40	3	REPAIR/MAINT	.69	3
STRUCT/ROOF	.08	3	RDS/GNDS TOTAL	.11	7	OTHER ADM EXP	.09	5	TENANT ALTS	1.28	4	RDS/GROUNDS	.06	5
PLUMBING	.08	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.65	7
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR	.06	5				OTHER LEASING	.45	2	ADMINISTRATIVE	.74	6
OTHER MAINT/SUP	.29	7	RDS/GNDS OTHER	.09	4									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	2,882,018 SQ. FT.				2,700,952 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					28.34	33.65	18.15	39.41	
RETAIL AREA	3	37.61	35.09							
OTHER AREA										
TOTAL RENT	5	30.65	33.93	22.51	39.41					
NET PARKING INC	3	.87	.87							
MISCELLANEOUS	3	.71	.33							
TOTAL INCOME	5	31.57	33.93	23.42	41.01					
EXPENSE										
CLEANING	7	1.44	1.26	1.18	1.46	1.47	1.31	1.18	1.50	
REPAIR-MAINT	7	1.90	1.57	1.45	2.22	2.02	1.58	1.48	2.26	
UTILITIES	7	2.08	1.81	1.69	2.34	2.12	1.88	1.69	2.34	
RDS/GRNDS/SEC	7	.64	.63	.41	.83	.69	.64	.44	.93	
ADMINISTRATIVE	7	1.25	1.37	1.01	1.50	1.33	1.43	1.11	1.59	
TOTAL OPER EXP	7	7.32	6.97	6.05	8.08	7.81	7.08	6.37	9.29	
FIXED EXPENSES	7	8.66	8.24	7.79	9.50	9.24	9.50	8.36	10.00	
TOTAL OPER + FIX	7	15.98	15.69	15.15	16.03	17.05	16.68	15.60	18.36	
LEASING EXP	5	.47	.30	.15	.97					
TOTAL PAYROLL	7	1.23	1.22	.83	1.53					
TOTAL CONTRACT	7	2.17	2.30	1.80	2.56					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16035	7
AVG SQFT/RETAIL TENANT	1270	4
AVG SQFT/OFFICE WORKER	180	5
AVG % OFFICE OCCUPANCY	93.8	7
AVG % RETAIL OCCUPANCY	79.1	4
AVG $ RATE YR-END RENT	36.79	4
AVG NET PRKNG INC/STALL	1195.18	2
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**7**	**UTILITIES TOTAL**	**2.12**	**6**	SECURITY TOTAL	.56	7	**FIXED EXP TOTAL**	**8.66**	**7**	**TOTAL PAYROLL**	**1.23**	**7**
PAYROLL	.45	4	ELECTRICAL	1.82	6	SEC PAYROLL	.04	2	REAL ESTATE TAX	7.71	7	CLEANING	.45	4
CONTRACT	.88	7	GAS	.12	3	SEC CONTRACTS	.54	7	BUILDING INS	.11	6	REPAIR/MAINT	.57	5
SUP/MAT/MISC	.16	7	FUEL OIL			SEC OTHER	.05	2	PERS PROP TAX			RDS/GROUNDS	.07	3
TRASH REMOVAL	.14	7	PURCH STEAM	.30	2	**ADMIN TOTAL**	**1.25**	**7**	OTHER TAX	1.08	6	SECURITY	.04	2
REPR/MAINT TOTAL	**1.81**	**6**	PURCH CH WTR			PAYROLL	.59	6	**LEASING EXPENSES**	**.47**	**5**	ADMINISTRATIVE	.59	6
PAYROLL	.57	5	COAL			MGMT FEES	.93	3	ADV/PROMOTION	.04	4	**TOTAL CONTRACTS**	**2.17**	**7**
ELEVATOR	.42	6	WATER/SEWER	.11	6	PROF FEES	.08	5	COMMISSIONS			CLEANING	.88	7
HVAC	.23	6	**RDS/GNDS/SEC**	**.64**	**7**	GEN OFC EXP	.24	6	PROF FEES	.15	3	REPAIR/MAINT	.81	6
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP	.10	6	TENANT ALTS	.23	3	RDS/GROUNDS	.07	3
STRUCT/ROOF	.14	2	RDS/GNDS TOTAL	.10	6				BUY-OUTS			SECURITY	.54	7
PLUMBING	.04	5	RDS/GNDS PAYRL	.07	3				OTHER LEASING	.36	3	ADMINISTRATIVE	.54	6
FIRE/LIFE SFTY	.05	5	RDS/GNDS CONTR	.07	3									
OTHER MAINT/SUP	.59	5	RDS/GNDS OTHER	.03	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	6,299,540 SQ. FT.				5,826,822 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					31.23	31.81			
RETAIL AREA	3	39.86	36.76							
OTHER AREA										
TOTAL RENT	3	31.29	31.99							
NET PARKING INC	4	.90	.69	.30	1.45					
MISCELLANEOUS										
TOTAL INCOME	3	32.55	33.91							
EXPENSE										
CLEANING	6	1.27	1.35	1.21	1.46	1.31	1.44	1.21	1.52	
REPAIR-MAINT	7	1.38	1.37	1.12	1.54	1.42	1.37	1.15	1.61	
UTILITIES	7	2.67	2.43	1.76	2.67	2.69	2.43	1.76	2.67	
RDS/GRNDS/SEC	7	.42	.43	.30	.54	.46	.44	.31	.57	
ADMINISTRATIVE	7	.93	.72	.39	1.46	1.01	.78	.46	1.49	
TOTAL OPER EXP	6	6.67	6.33	5.18	7.55	7.28	6.59	5.65	7.55	
FIXED EXPENSES	7	8.81	8.78	7.89	9.52	9.52	9.09	9.08	9.76	
TOTAL OPER + FIX	6	15.62	15.27	13.49	17.50	17.03	15.92	14.72	17.50	
LEASING EXP	2	.97	.95							
TOTAL PAYROLL	7	1.08	.99	.86	1.27					
TOTAL CONTRACT	7	1.72	1.81	1.53	2.06					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39664	7
AVG SQFT/RETAIL TENANT	1613	4
AVG SQFT/OFFICE WORKER	149	7
AVG % OFFICE OCCUPANCY	94.6	7
AVG % RETAIL OCCUPANCY	92.9	4
AVG $ RATE YR-END RENT	34.17	4
AVG NET PRKNG INC/STALL	911.97	3
RENTABLE/GROSS SQFT	.81	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.27**	**6**	**UTILITIES TOTAL**	**2.66**	**7**	SECURITY TOTAL	.40	7	**FIXED EXP TOTAL**	**8.81**	**7**	**TOTAL PAYROLL**	**1.08**	**7**
PAYROLL	.36	2	ELECTRICAL	2.21	7	SEC PAYROLL			REAL ESTATE TAX	8.27	7	CLEANING	.36	2
CONTRACT	.88	6	GAS	.11	3	SEC CONTRACTS	.39	7	BUILDING INS	.16	6	REPAIR/MAINT	.49	4
SUP/MAT/MISC	.14	6	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.14	6	PURCH STEAM	.53	3	**ADMIN TOTAL**	**.93**	**7**	OTHER TAX	.49	6	SECURITY		
REPR/MAINT TOTAL	**1.38**	**7**	PURCH CH WTR			PAYROLL	.80	6	**LEASING EXPENSES**	**.97**	**2**	ADMINISTRATIVE	.80	6
PAYROLL	.49	4	COAL			MGMT FEES	.28	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.72**	**7**
ELEVATOR	.34	7	WATER/SEWER	.13	7	PROF FEES	.01	3	COMMISSIONS			CLEANING	.88	6
HVAC	.22	6	**RDS/GNDS/SEC**	**.42**	**7**	GEN OFC EXP	.09	3	PROF FEES			REPAIR/MAINT	.64	6
ELECTRICAL	.15	6	**TOTAL**			OTHER ADM EXP	.16	5	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.01	4	RDS/GNDS TOTAL	.08	3				BUY-OUTS			SECURITY	.39	7
PLUMBING	.04	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.21	3
FIRE/LIFE SFTY	.04	6	RDS/GNDS CONTR											
OTHER MAINT/SUP	.40	7	RDS/GNDS OTHER	.12	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,776,500 SQ. FT.				2,682,333 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					18.88	16.72	12.05	19.92
RETAIL AREA	10	23.91	15.43	13.64	20.80				
OTHER AREA									
TOTAL RENT	12	19.05	17.32	12.13	20.24				
NET PARKING INC	8	1.03	1.04	.65	1.15				
MISCELLANEOUS	6	.21	.20	.04	.85				
TOTAL INCOME	12	19.83	17.95	12.63	21.12				
EXPENSE									
CLEANING	14	1.07	1.07	.92	1.40	1.10	1.09	.92	1.41
REPAIR-MAINT	14	1.38	1.19	.92	1.85	1.42	1.22	.97	1.91
UTILITIES	14	1.97	1.95	1.83	2.27	1.97	1.96	1.83	2.27
RDS/GRNDS/SEC	12	.47	.43	.27	.52	.49	.43	.28	.56
ADMINISTRATIVE	14	1.14	.89	.60	1.40	1.18	.93	.61	1.40
TOTAL OPER EXP	14	6.77	5.77	4.95	6.89	7.01	6.02	4.95	8.01
FIXED EXPENSES	14	4.02	3.94	2.89	4.43	4.16	4.01	3.13	4.44
TOTAL OPER + FIX	14	10.79	9.58	9.19	12.88	11.17	9.92	9.28	13.00
LEASING EXP	9	1.50	1.48	.06	2.96				
TOTAL PAYROLL	14	1.00	.50	.39	.99				
TOTAL CONTRACT	14	1.85	1.52	1.21	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10226	14
AVG SQFT/RETAIL TENANT	1978	11
AVG SQFT/OFFICE WORKER	278	13
AVG % OFFICE OCCUPANCY	90.7	14
AVG % RETAIL OCCUPANCY	82.4	11
AVG $ RATE YR-END RENT	25.72	12
AVG NET PRKNG INC/STALL	583.90	6
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**14**	**UTILITIES TOTAL**	**1.97**	**14**	SECURITY TOTAL	.32	12	**FIXED EXP TOTAL**	**4.02**	**14**	**TOTAL PAYROLL**	**1.00**	**14**
PAYROLL	.07	2	ELECTRICAL	1.76	14	SEC PAYROLL			REAL ESTATE TAX	3.71	14	CLEANING	.07	2
CONTRACT	.89	14	GAS	.12	8	SEC CONTRACTS	.31	12	BUILDING INS	.08	14	REPAIR/MAINT	.35	10
SUP/MAT/MISC	.12	12	FUEL OIL	.10	5	SEC OTHER	.02	3	PERS PROP TAX			RDS/GROUNDS	.09	3
TRASH REMOVAL	.08	10	PURCH STEAM			**ADMIN TOTAL**	**1.18**	**13**	OTHER TAX	.52	8	SECURITY		
REPR/MAINT TOTAL	**1.38**	**14**	PURCH CH WTR			PAYROLL	.44	10				ADMINISTRATIVE	.44	10
PAYROLL	.35	10	COAL			MGMT FEES	.60	12	**LEASING EXPENSES**	**1.50**	**9**			
ELEVATOR	.17	14	WATER/SEWER	.10	13	PROF FEES	.13	9	ADV/PROMOTION	.07	8	**TOTAL CONTRACTS**	**1.85**	**14**
HVAC	.33	14	**RDS/GNDS/SEC**	**.47**	**12**	GEN OFC EXP	.16	12	COMMISSIONS	.03	7	CLEANING	.89	14
ELECTRICAL	.20	14	**TOTAL**			OTHER ADM EXP	.05	10	PROF FEES	.12	7	REPAIR/MAINT	.40	8
STRUCT/ROOF	.19	3	RDS/GNDS TOTAL	.15	12				TENANT ALTS	2.30	7	RDS/GROUNDS	.10	5
PLUMBING	.08	12	RDS/GNDS PAYRL	.09	3				BUY-OUTS			SECURITY	.31	12
FIRE/LIFE SFTY	.03	10	RDS/GNDS CONTR	.10	5				OTHER LEASING	.13	6	ADMINISTRATIVE	.70	12
OTHER MAINT/SUP	.40	12	RDS/GNDS OTHER	.13	8									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	936,971 SQ. FT.				913,335 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.79	9.69		
RETAIL AREA	2	15.97	15.40						
OTHER AREA									
TOTAL RENT	4	13.90	13.19	9.29	17.76				
NET PARKING INC									
MISCELLANEOUS	3	.17	.20						
TOTAL INCOME	4	14.08	13.33	9.54	17.95				
EXPENSE									
CLEANING	5	1.19	1.03	.90	1.58	1.20	1.04	.91	1.59
REPAIR-MAINT	5	1.38	1.19	1.05	1.89	1.41	1.25	1.06	1.91
UTILITIES	5	1.97	2.03	1.62	2.28	1.98	2.03	1.62	2.30
RDS/GRNDS/SEC	4	.51	.41	.22	.69	.53	.42	.23	.72
ADMINISTRATIVE	5	.94	1.05	.56	1.33	.97	1.12	.57	1.40
TOTAL OPER EXP	5	6.45	5.44	4.97	8.26	6.61	5.80	5.00	8.54
FIXED EXPENSES	5	3.42	3.37	2.67	4.13	3.51	3.37	2.86	4.15
TOTAL OPER + FIX	5	9.87	9.38	8.35	11.39	10.12	9.38	8.66	11.79
LEASING EXP	3	1.18	.91						
TOTAL PAYROLL	5	.68	.52	.35	1.08				
TOTAL CONTRACT	5	1.93	1.44	1.04	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9039	5
AVG SQFT/RETAIL TENANT	2174	3
AVG SQFT/OFFICE WORKER	263	4
AVG % OFFICE OCCUPANCY	88.1	5
AVG % RETAIL OCCUPANCY	95.8	3
AVG $ RATE YR-END RENT	19.88	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.19**	**5**	**UTILITIES TOTAL**	**1.97**	**5**	SECURITY TOTAL	.34	4	**FIXED EXP TOTAL**	**3.42**	**5**	**TOTAL PAYROLL**	**.68**	**5**
PAYROLL			ELECTRICAL	1.66	5	SEC PAYROLL			REAL ESTATE TAX	2.94	5	CLEANING		
CONTRACT	.97	5	GAS	.19	4	SEC CONTRACTS	.33	4	BUILDING INS	.10	5	REPAIR/MAINT	.36	4
SUP/MAT/MISC	.15	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.09	2
TRASH REMOVAL	.11	3	PURCH STEAM			**ADMIN TOTAL**	**1.04**	**4**	OTHER TAX	.77	2	SECURITY		
REPR/MAINT TOTAL	**1.38**	**5**	PURCH CH WTR			PAYROLL	.93	2				ADMINISTRATIVE	.93	2
PAYROLL	.36	4	COAL			MGMT FEES	.64	3	**LEASING EXPENSES**	**1.18**	**3**			
ELEVATOR	.19	5	WATER/SEWER	.13	5	PROF FEES			ADV/PROMOTION	.15	2	**TOTAL CONTRACTS**	**1.93**	**5**
HVAC	.53	5	**RDS/GNDS/SEC**	**.51**	**4**	GEN OFC EXP	.19	3	COMMISSIONS			CLEANING	.97	5
ELECTRICAL	.10	5	**TOTAL**			OTHER ADM EXP	.08	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.16	4				TENANT ALTS	1.66	2	RDS/GROUNDS	.13	3
PLUMBING	.03	4	RDS/GNDS PAYRL	.09	2				BUY-OUTS			SECURITY	.33	4
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.13	3				OTHER LEASING	.11	2	ADMINISTRATIVE	.64	3
OTHER MAINT/SUP	.26	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Vancouver, BC

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	20 BLDS	3,144,413 SQ. FT.				2,777,280 SQ. FT.			
OFFICE AREA	20					25.22	19.80	16.23	26.80
RETAIL AREA	13	20.63	19.02	7.82	23.00				
OTHER AREA	4	7.46	6.65						
TOTAL RENT	20	24.37	19.62	14.52	25.40				
NET PARKING INC	14	1.67	1.26	.86	2.06				
MISCELLANEOUS	16	.12	.09	.01	.14				
TOTAL INCOME	20	25.89	20.69	15.06	27.62				
EXPENSE									
CLEANING	20	1.06	1.04	.88	1.15	1.18	1.09	.94	1.24
REPAIR-MAINT	20	1.49	1.24	1.13	1.43	1.66	1.31	1.23	1.53
UTILITIES	20	1.48	1.36	1.12	1.66	1.53	1.43	1.24	1.66
RDS/GRNDS/SEC	20	.39	.31	.14	.50	.44	.34	.18	.56
ADMINISTRATIVE	19	1.19	1.03	.79	1.35	1.36	1.03	.83	1.55
TOTAL OPER EXP	20	5.57	5.09	4.39	5.60	6.30	5.50	4.81	5.93
FIXED EXPENSES	20	5.19	4.35	2.51	5.24	5.88	4.61	3.11	6.05
TOTAL OPER + FIX	20	10.76	9.68	6.90	11.63	12.18	10.12	8.17	12.83
LEASING EXP	16	1.72	.82	.23	2.25				
TOTAL PAYROLL	20	.81	.58	.44	.78				
TOTAL CONTRACT	20	1.24	1.23	1.00	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5315	20
AVG SQFT/RETAIL TENANT	2644	15
AVG SQFT/OFFICE WORKER	176	12
AVG % OFFICE OCCUPANCY	94.0	20
AVG % RETAIL OCCUPANCY	86.8	15
AVG $ RATE YR-END RENT	23.95	20
AVG NET PRKNG INC/STALL	1732.68	9
RENTABLE/GROSS SQFT	.92	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.06**	**20**	**UTILITIES TOTAL**	**1.48**	**20**	SECURITY TOTAL	.33	20	**FIXED EXP TOTAL**	**5.19**	**20**	**TOTAL PAYROLL**	**.81**	**20**
PAYROLL	.04	7	ELECTRICAL	1.20	20	SEC PAYROLL	.28	9	REAL ESTATE TAX	5.10	20	CLEANING	.04	7
CONTRACT	.90	20	GAS	.13	15	SEC CONTRACTS	.24	17	BUILDING INS	.09	20	REPAIR/MAINT	.51	18
SUP/MAT/MISC	.08	20	FUEL OIL			SEC OTHER	.07	6	PERS PROP TAX			RDS/GROUNDS	.06	3
TRASH REMOVAL	.07	20	PURCH STEAM	.25	6	**ADMIN TOTAL**	**1.19**	**19**	OTHER TAX	.01	4	SECURITY	.28	9
REPR/MAINT TOTAL	**1.49**	**20**	PURCH CH WTR			PAYROLL	.20	17	**LEASING EXPENSES**	**1.72**	**16**	ADMINISTRATIVE	.20	17
PAYROLL	.51	18	COAL			MGMT FEES	.77	15	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	**1.24**	**20**
ELEVATOR	.23	19	WATER/SEWER	.06	20	PROF FEES	.12	15	COMMISSIONS	.05	8	CLEANING	.90	20
HVAC	.23	20	**RDS/GNDS/SEC**	**.39**	**20**	GEN OFC EXP	.32	15	PROF FEES	.55	9	REPAIR/MAINT	.54	7
ELECTRICAL	.09	19	**TOTAL**			OTHER ADM EXP	.12	12	TENANT ALTS	1.21	11	RDS/GROUNDS	.06	15
STRUCT/ROOF	.03	14	RDS/GNDS TOTAL	.07	16				BUY-OUTS			SECURITY	.24	17
PLUMBING	.02	18	RDS/GNDS PAYRL	.06	3				OTHER LEASING	.29	5	ADMINISTRATIVE	.73	17
FIRE/LIFE SFTY	.04	11	RDS/GNDS CONTR	.06	15									
OTHER MAINT/SUP	.37	20	RDS/GNDS OTHER	.04	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	3 BLDS	87,246 SQ. FT.				80,396 SQ. FT.			
OFFICE AREA	3					8.16	8.29		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.78	8.29						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.79	8.30						
EXPENSE									
CLEANING	3	1.01	1.07			1.07	1.07		
REPAIR-MAINT	3	.64	.59			.68	.65		
UTILITIES	3	.99	.93			.99	.93		
RDS/GRNDS/SEC	3	.32	.18			.34	.18		
ADMINISTRATIVE	3	.63	.58			.69	.68		
TOTAL OPER EXP	3	3.58	3.71			3.89	3.71		
FIXED EXPENSES	3	1.73	1.79			1.88	1.79		
TOTAL OPER + FIX	3	5.31	4.69			5.77	4.69		
LEASING EXP	3	.18	.21						
TOTAL PAYROLL	3	.26	.18						
TOTAL CONTRACT	3	1.26	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1325	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	145	2
AVG % OFFICE OCCUPANCY	75.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.40	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.01**	**3**	**UTILITIES TOTAL**	**.99**	**3**	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	**1.73**	**3**	**TOTAL PAYROLL**	**.26**	**3**
PAYROLL			ELECTRICAL	.89	3	SEC PAYROLL			REAL ESTATE TAX	1.62	3	CLEANING		
CONTRACT	.88	3	GAS			SEC CONTRACTS	.03	3	BUILDING INS	.09	3	REPAIR/MAINT		
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	3	PURCH STEAM			**ADMIN TOTAL**	**.63**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.64**	**3**	PURCH CH WTR			PAYROLL	.16	3	**LEASING EXPENSES**	**.18**	**3**	ADMINISTRATIVE	.18	3
PAYROLL			COAL			MGMT FEES	.36	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.26**	**3**
ELEVATOR	.16	2	WATER/SEWER	.07	3	PROF FEES			COMMISSIONS	.17	2	CLEANING	.88	3
HVAC	.06	3	**RDS/GNDS/SEC**	**.32**	**3**	GEN OFC EXP	.15	2	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.04	2	**TOTAL**			OTHER ADM EXP	.10	2	TENANT ALTS			RDS/GROUNDS	.37	2
STRUCT/ROOF	.22	3	RDS/GNDS TOTAL	.39	2				BUY-OUTS			SECURITY	.03	3
PLUMBING	.06	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.39	2
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.37	2									
OTHER MAINT/SUP	.06	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Vancouver, BC

DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,447,290 SQ. FT.				1,345,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	9					23.46	22.81	19.01	26.54
RETAIL AREA	7	16.15	15.63	7.82	19.02				
OTHER AREA	2	8.40	7.20						
TOTAL RENT	9	22.88	20.93	18.76	25.74				
NET PARKING INC	6	1.59	1.14	.97	2.08				
MISCELLANEOUS	7	.13	.11	.02	.18				
TOTAL INCOME	9	24.15	21.22	19.65	27.54				
EXPENSE									
CLEANING	9	1.11	1.09	.87	1.20	1.16	1.10	.92	1.22
REPAIR-MAINT	9	1.54	1.41	1.17	1.49	1.63	1.47	1.29	1.57
UTILITIES	9	1.45	1.42	1.18	1.80	1.49	1.42	1.26	1.83
RDS/GRNDS/SEC	9	.37	.37	.20	.54	.40	.41	.22	.56
ADMINISTRATIVE	8	1.01	.87	.80	1.16	1.09	.95	.85	1.17
TOTAL OPER EXP	9	5.38	5.33	4.63	6.18	5.79	5.56	5.09	6.58
FIXED EXPENSES	9	4.58	4.39	4.19	5.23	4.93	4.67	4.46	5.59
TOTAL OPER + FIX	9	9.97	10.32	8.82	11.85	10.72	10.32	9.69	12.71
LEASING EXP	7	1.66	1.29	.35	1.91				
TOTAL PAYROLL	9	.74	.59	.43	.77				
TOTAL CONTRACT	9	1.41	1.30	.94	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4529	9
AVG SQFT/RETAIL TENANT	2420	7
AVG SQFT/OFFICE WORKER	178	7
AVG % OFFICE OCCUPANCY	93.9	9
AVG % RETAIL OCCUPANCY	93.7	7
AVG $ RATE YR-END RENT	23.01	9
AVG NET PRKNG INC/STALL	1793.23	4
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**9**
PAYROLL	.04	3
CONTRACT	.94	9
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.08	9
REPR/MAINT TOTAL	**1.54**	**9**
PAYROLL	.53	9
ELEVATOR	.22	9
HVAC	.27	9
ELECTRICAL	.09	9
STRUCT/ROOF	.04	5
PLUMBING	.02	8
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**9**
ELECTRICAL	1.18	9
GAS	.18	8
FUEL OIL		
PURCH STEAM	.28	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC TOTAL	**.37**	**9**
RDS/GNDS TOTAL	.07	9
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	9
SEC PAYROLL	.14	4
SEC CONTRACTS	.27	8
SEC OTHER	.01	2
ADMIN TOTAL	**1.01**	**8**
PAYROLL	.20	6
MGMT FEES	.75	7
PROF FEES	.02	6
GEN OFC EXP	.16	5
OTHER ADM EXP	.14	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.58**	**9**
REAL ESTATE TAX	4.50	9
BUILDING INS	.09	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.66**	**7**
ADV/PROMOTION	.01	3
COMMISSIONS	.05	4
PROF FEES	.49	5
TENANT ALTS	.52	5
BUY-OUTS		
OTHER LEASING	.10	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.74**	**9**
CLEANING	.04	3
REPAIR/MAINT	.53	9
RDS/GROUNDS	.06	2
SECURITY	.14	4
ADMINISTRATIVE	.20	6
TOTAL CONTRACTS	**1.41**	**9**
CLEANING	.94	9
REPAIR/MAINT	.62	3
RDS/GROUNDS	.04	8
SECURITY	.27	8
ADMINISTRATIVE	.77	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	538,431 SQ. FT.				529,959 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	3					13.09	10.69		
RETAIL AREA	2	28.02	24.87						
OTHER AREA									
TOTAL RENT	3	13.33	10.85						
NET PARKING INC	2	.79	.70						
MISCELLANEOUS									
TOTAL INCOME	3	13.75	11.36						
EXPENSE									
CLEANING	3	.63	.78			.64	.78		
REPAIR-MAINT	3	1.15	1.29			1.17	1.31		
UTILITIES	2	1.58	1.62			1.58	1.63		
RDS/GRNDS/SEC	3	.11	.08			.11	.08		
ADMINISTRATIVE	3	.84	.82			.86	.84		
TOTAL OPER EXP	2	4.64	4.68			4.66	4.72		
FIXED EXPENSES	3	2.81	2.31			2.85	2.35		
TOTAL OPER + FIX	2	8.21	7.81			8.24	7.87		
LEASING EXP	3	19.04	2.75						
TOTAL PAYROLL	3	.49	.53						
TOTAL CONTRACT	3	.80	1.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8911	3
AVG SQFT/RETAIL TENANT	1507	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	79.0	3
AVG % RETAIL OCCUPANCY	89.0	2
AVG $ RATE YR-END RENT	23.50	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.63**	**3**
PAYROLL	.01	2
CONTRACT	.54	3
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**1.15**	**3**
PAYROLL	.24	3
ELEVATOR	.16	2
HVAC	.06	2
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.75	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.58**	**2**
ELECTRICAL	1.32	2
GAS	.20	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	**.11**	**3**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.09	3
SEC OTHER		
ADMIN TOTAL	**.84**	**3**
PAYROLL	.23	3
MGMT FEES	.37	3
PROF FEES	.01	2
GEN OFC EXP	.11	3
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.81**	**3**
REAL ESTATE TAX	2.78	3
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**19.04**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	2.67	3
TENANT ALTS	15.34	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.49**	**3**
CLEANING	.01	2
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	**.80**	**3**
CLEANING	.54	3
REPAIR/MAINT	.16	3
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE	.38	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Victoria, BC

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 5 BLDS 799,984 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 752,533 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	5					14.72	14.27	9.87	19.84
RETAIL AREA	4	5.84	7.92	5.09	10.75				
OTHER AREA									
TOTAL RENT	5	14.20	14.27	9.81	16.89				
NET PARKING INC									
MISCELLANEOUS	2	.04	.06						
TOTAL INCOME	5	14.21	14.27	9.81	16.95				
EXPENSE									
CLEANING	5	.72	.61	.54	1.04	.76	.61	.54	1.33
REPAIR-MAINT	5	1.17	1.19	.99	1.23	1.25	1.23	1.01	1.49
UTILITIES	5	1.13	1.16	.94	1.36	1.19	1.16	.94	1.66
RDS/GRNDS/SEC	5	.08	.10	.04	.16	.09	.10	.04	.20
ADMINISTRATIVE	5	.61	.54	.46	.89	.65	.54	.47	1.17
TOTAL OPER EXP	5	3.72	3.53	3.11	4.57	3.96	3.67	3.18	5.72
FIXED EXPENSES	5	1.36	1.19	.51	2.14	1.45	1.19	.53	2.76
TOTAL OPER + FIX	5	5.08	4.53	3.83	6.61	5.40	4.59	3.96	8.37
LEASING EXP	5	.67	.21	.21	1.63				
TOTAL PAYROLL	5	.86	.83	.77	1.05				
TOTAL CONTRACT	5	.73	.58	.54	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17028	5
AVG SQFT/RETAIL TENANT	4572	4
AVG SQFT/OFFICE WORKER	232	4
AVG % OFFICE OCCUPANCY	97.3	5
AVG % RETAIL OCCUPANCY	86.7	4
AVG $ RATE YR-END RENT	15.72	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**5**
PAYROLL	.07	5
CONTRACT	.59	5
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**1.17**	**5**
PAYROLL	.46	5
ELEVATOR	.11	5
HVAC	.21	5
ELECTRICAL	.07	5
STRUCT/ROOF	.14	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.13**	**5**
ELECTRICAL	.92	5
GAS	.02	2
FUEL OIL	.10	3
PURCH STEAM	.46	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	5
RDS/GNDS/SEC TOTAL	**.08**	**5**
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL	.01	3
SEC CONTRACTS	.03	5
SEC OTHER	.01	4
ADMIN TOTAL	**.61**	**5**
PAYROLL	.31	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.17	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.36**	**5**
REAL ESTATE TAX	1.33	5
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.67**	**5**
ADV/PROMOTION		
COMMISSIONS	.03	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.23	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.86**	**5**
CLEANING	.07	5
REPAIR/MAINT	.46	5
RDS/GROUNDS	.01	4
SECURITY	.01	3
ADMINISTRATIVE	.31	5
TOTAL CONTRACTS	**.73**	**5**
CLEANING	.59	5
REPAIR/MAINT		
RDS/GROUNDS	.03	5
SECURITY	.03	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 4 BLDS 722,635 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 677,414 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	4					15.41	14.86	12.76	19.84
RETAIL AREA	3	5.86	10.46						
OTHER AREA									
TOTAL RENT	4	14.82	14.83	12.75	16.89				
NET PARKING INC									
MISCELLANEOUS	2	.04	.06						
TOTAL INCOME	4	14.84	14.83	12.75	16.95				
EXPENSE									
CLEANING	4	.75	.67	.60	1.04	.79	.67	.60	1.33
REPAIR-MAINT	4	1.21	1.18	1.18	1.23	1.29	1.25	1.21	1.49
UTILITIES	4	1.13	1.15	.94	1.36	1.19	1.15	.94	1.66
RDS/GRNDS/SEC	4	.08	.10	.04	.16	.09	.10	.04	.20
ADMINISTRATIVE	4	.61	.52	.46	.89	.65	.53	.47	1.16
TOTAL OPER EXP	4	3.79	3.66	3.33	4.57	4.04	3.73	3.42	5.72
FIXED EXPENSES	4	1.49	1.30	1.00	2.14	1.58	1.31	1.02	2.76
TOTAL OPER + FIX	4	5.27	4.76	4.44	6.61	5.62	4.79	4.55	8.37
LEASING EXP	4	.72	.29	.21	1.63				
TOTAL PAYROLL	4	.85	.83	.77	1.01				
TOTAL CONTRACT	4	.75	.67	.57	1.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16081	4
AVG SQFT/RETAIL TENANT	4864	3
AVG SQFT/OFFICE WORKER	223	3
AVG % OFFICE OCCUPANCY	97.3	4
AVG % RETAIL OCCUPANCY	86.1	3
AVG $ RATE YR-END RENT	16.34	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**4**
PAYROLL	.07	4
CONTRACT	.60	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	**1.21**	**4**
PAYROLL	.46	4
ELEVATOR	.12	4
HVAC	.23	4
ELECTRICAL	.08	4
STRUCT/ROOF	.15	3
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.13**	**4**
ELECTRICAL	.97	4
GAS		
FUEL OIL	.10	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	**.08**	**4**
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL	.01	3
SEC CONTRACTS	.03	4
SEC OTHER	.01	3
ADMIN TOTAL	**.61**	**4**
PAYROLL	.31	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.17	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.49**	**4**
REAL ESTATE TAX	1.45	4
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.72**	**4**
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.24	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.85**	**4**
CLEANING	.07	4
REPAIR/MAINT	.46	4
RDS/GROUNDS	.01	3
SECURITY	.01	3
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	**.75**	**4**
CLEANING	.60	4
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY	.03	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,364,377 SQ. FT.				1,268,063 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.97	16.44	1.15	21.70
RETAIL AREA	2	31.67	23.69						
OTHER AREA									
TOTAL RENT	4	18.82	17.05	11.16	21.48				
NET PARKING INC	5	61	.70						
MISCELLANEOUS	3	15	.34						
TOTAL INCOME	4	19.12	17.65	12.31	21.51				
EXPENSE									
CLEANING	7	1.18	1.19	.93	1.35	1.24	1.19	.99	1.40
REPAIR-MAINT	7	1.52	.85	.73	1.77	1.61	.98	.73	1.85
UTILITIES	7	1.69	1.27	1.20	2.06	1.69	1.27	1.20	2.06
RDS/GRNDS/SEC	7	.65	.54	.30	.86	.70	.55	.33	.91
ADMINISTRATIVE	7	.91	.84	.26	1.11	.98	.84	.26	1.28
TOTAL OPER EXP	7	4.95	4.86	3.93	6.56	6.40	5.61	3.93	7.09
FIXED EXPENSES	7	4.40	4.02	3.62	4.51	4.73	4.22	3.62	5.11
TOTAL OPER + FIX	7	10.34	8.88	7.55	11.08	11.13	10.25	7.55	11.90
LEASING EXP	3	6.15	.34						
TOTAL PAYROLL	6	1.70	1.02	.86	2.04				
TOTAL CONTRACT	7	1.10	1.18	.93	1.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11758	7
AVG SQFT/RETAIL TENANT	1323	2
AVG SQFT/OFFICE WORKER	212	5
AVG % OFFICE OCCUPANCY	92.7	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.71	3
AVG NET PRKNG INC/STALL	368.50	5
RENTABLE/GROSS SQFT	.85	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**7**
PAYROLL	.60	4
CONTRACT	.79	7
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	**1.52**	**7**
PAYROLL	.83	5
ELEVATOR	.17	7
HVAC	.22	7
ELECTRICAL	.06	7
STRUCT/ROOF	.06	5
PLUMBING	.02	7
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.43	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.69**	**7**
ELECTRICAL	1.32	7
GAS	.27	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	**.65**	**7**
RDS/GNDS TOTAL	.36	7
RDS/GNDS PAYRL	.38	4
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	7
SEC PAYROLL		
SEC CONTRACTS	.44	6
SEC OTHER	.06	2
ADMIN TOTAL	**.91**	**7**
PAYROLL	.34	6
MGMT FEES		
PROF FEES	.05	3
GEN OFC EXP	.63	5
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.40**	**7**
REAL ESTATE TAX	3.94	7
BUILDING INS	.06	7
PERS PROP TAX		
OTHER TAX	.72	2
LEASING EXPENSES	**6.15**	**3**
ADV/PROMOTION	.02	2
COMMISSIONS	.06	2
PROF FEES	1.10	2
TENANT ALTS	5.74	2
BUY-OUTS		
OTHER LEASING	1.60	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.70**	**6**
CLEANING	.60	4
REPAIR/MAINT	.83	5
RDS/GROUNDS	.38	4
SECURITY		
ADMINISTRATIVE	.34	6
TOTAL CONTRACTS	**1.10**	**7**
CLEANING	.79	7
REPAIR/MAINT	.08	4
RDS/GROUNDS	.06	6
SECURITY	.44	6
ADMINISTRATIVE	.08	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector: Special Studies

All Buildings—1990

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings – 1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	341 BLDS	34,155,244 SQ. FT.				28,839,872 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	274					18.03	13.72	10.98	16.48
RETAIL AREA	30	20.62	19.77	12.00	30.21				
OTHER AREA	224	10.81	8.49	4.55	12.33				
TOTAL RENT	275	16.84	13.11	9.76	15.56				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	275	16.84	13.11	9.76	15.56				
EXPENSE									
CLEANING	310	.96	.95	.70	1.50	.97	.96	.70	1.51
REPAIR-MAINT	302	2.11	2.00	1.38	2.77	2.13	2.00	1.38	2.78
UTILITIES	324	1.92	1.51	1.12	1.93	1.94	1.54	1.12	1.93
RDS/GRNDS/SEC	208	.46	.26	.12	.51	.54	.35	.14	.65
ADMINISTRATIVE	300	.53	.52	.40	.63	.63	.65	.49	.85
TOTAL OPER EXP	282	5.61	5.41	4.57	6.57	6.63	6.50	5.40	8.53
FIXED EXPENSES	251	2.64	1.62	1.01	2.31	3.14	2.08	1.25	3.14
TOTAL OPER + FIX	212	8.33	7.35	6.18	8.76	9.89	9.41	7.25	11.24
LEASING EXP	152	.21	.17	.02	.25				
TOTAL PAYROLL	87	1.65	.95	.58	1.36				
TOTAL CONTRACT	334	1.08	1.11	.75	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21773	69
AVG SQFT/RETAIL TENANT	5204	14
AVG SQFT/OFFICE WORKER	226	73
AVG % OFFICE OCCUPANCY	98.4	74
AVG % RETAIL OCCUPANCY	98.3	14
AVG $ RATE YR-END RENT	21.27	30
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.36	300

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**310**
PAYROLL	.35	76
CONTRACT	.86	302
SUP/MAT/MISC	.04	53
TRASH REMOVAL	.03	40
REPR/MAINT TOTAL	**2.08**	**301**
PAYROLL	.76	83
ELEVATOR	.19	244
HVAC	.43	295
ELECTRICAL	.12	284
STRUCT/ROOF	.12	277
PLUMBING	.06	209
FIRE/LIFE SFTY	.17	277
OTHER MAINT/SUP	.79	300

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.92**	**324**
ELECTRICAL	1.30	319
GAS	.23	157
FUEL OIL	.14	95
PURCH STEAM	.69	63
PURCH CH WTR	.52	24
COAL		
WATER/SEWER	.13	241
RDS/GNDS/SEC TOTAL	**.47**	**208**
RDS/GNDS TOTAL	.15	201
RDS/GNDS PAYRL	.05	58
RDS/GNDS CONTR	.12	198
RDS/GNDS OTHER	.05	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	76
SEC PAYROLL	.40	38
SEC CONTRACTS	.32	47
SEC OTHER	.30	32
ADMIN TOTAL	**.53**	**300**
PAYROLL	.23	58
MGMT FEES	.60	243
PROF FEES	.02	3
GEN OFC EXP	.06	49
OTHER ADM EXP	.03	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.64**	**250**
REAL ESTATE TAX	2.69	247
BUILDING INS	.06	32
PERS PROP TAX		
OTHER TAX	.17	2
LEASING EXPENSES	**.21**	**152**
ADV/PROMOTION		
COMMISSIONS	.04	89
PROF FEES		
TENANT ALTS	.20	103
BUY-OUTS		
OTHER LEASING	.11	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.65**	**87**
CLEANING	.35	76
REPAIR/MAINT	.76	83
RDS/GROUNDS	.05	58
SECURITY	.40	38
ADMINISTRATIVE	.23	58
TOTAL CONTRACTS	**1.08**	**334**
CLEANING	.86	302
REPAIR/MAINT	.60	48
RDS/GROUNDS	.12	198
SECURITY	.32	47
ADMINISTRATIVE	.57	245

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (2 Year)

1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS	13,876,377 SQ. FT.				12,157,806 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					16.06	14.60	12.61	16.57
RETAIL AREA									
OTHER AREA	37	7.54	5.49	3.35	9.30				
TOTAL RENT	48	14.92	13.47	12.00	15.03				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	48	14.92	13.47	12.00	15.03				
EXPENSE									
CLEANING	92	1.02	.90	.72	1.17	1.00	.90	.72	1.17
REPAIR-MAINT	92	1.51	1.33	1.04	1.92	1.50	1.32	1.03	1.91
UTILITIES	99	1.59	1.44	1.16	1.76	1.58	1.44	1.16	1.76
RDS/GRNDS/SEC	84	.44	.27	.11	.44	.51	.33	.11	.55
ADMINISTRATIVE	77	.50	.53	.29	.79	.56	.64	.31	.90
TOTAL OPER EXP	78	4.79	4.91	4.06	5.84	5.46	5.40	4.64	7.00
FIXED EXPENSES	54	3.45	2.18	1.65	3.30	3.94	2.45	1.93	3.64
TOTAL OPER + FIX	35	8.25	7.12	6.06	8.97	9.37	7.80	6.99	10.30
LEASING EXP	22	.07	.02	.01	.12				
TOTAL PAYROLL	55	1.35	.61	.34	1.27				
TOTAL CONTRACT	99	.94	.97	.69	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7155	56
AVG SQFT/RETAIL TENANT	2160	11
AVG SQFT/OFFICE WORKER	230	46
AVG % OFFICE OCCUPANCY	98.8	60
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	15.16	15
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	88

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**92**	**UTILITIES TOTAL**	**1.59**	**99**	SECURITY TOTAL	.47	48	**FIXED EXP TOTAL**	**2.38**	**39**	**TOTAL PAYROLL**	**1.35**	**55**
PAYROLL	.24	49	ELECTRICAL	1.25	98	SEC PAYROLL	.36	25	REAL ESTATE TAX	2.38	39	CLEANING	.24	49
CONTRACT	.85	91	GAS	.35	50	SEC CONTRACTS	.30	27	BUILDING INS			REPAIR/MAINT	.59	48
SUP/MAT/MISC	.02	39	FUEL OIL	.11	20	SEC OTHER	.34	18	PERS PROP TAX			RDS/GROUNDS	.08	28
TRASH REMOVAL	.02	31	PURCH STEAM	.58	15	**ADMIN TOTAL**	**.46**	**71**	OTHER TAX			SECURITY	.36	25
REPR/MAINT TOTAL	**1.45**	**90**	PURCH CH WTR			PAYROLL	.23	29				ADMINISTRATIVE	.23	29
PAYROLL	.59	48	COAL			MGMT FEES	.60	40	**LEASING EXPENSES**	**.07**	**22**			
ELEVATOR	.16	84	WATER/SEWER	.08	69	PROF FEES	.27	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**.94**	**99**
HVAC	.35	90				GEN OFC EXP	.01	21	COMMISSIONS	.02	3	CLEANING	.85	91
ELECTRICAL	.08	87	**RDS/GNDS/SEC**	**.44**	**83**	OTHER ADM EXP	.06	18	PROF FEES			REPAIR/MAINT	.79	68
STRUCT/ROOF	.20	80	**TOTAL**						TENANT ALTS	.07	20	RDS/GROUNDS	.08	66
PLUMBING	.02	59	RDS/GNDS TOTAL	.15	68				BUY-OUTS			SECURITY	.30	27
FIRE/LIFE SFTY	.09	87	RDS/GNDS PAYRL	.08	28				OTHER LEASING			ADMINISTRATIVE	.50	46
OTHER MAINT/SUP	.21	80	RDS/GNDS CONTR	.08	66									
			RDS/GNDS OTHER	.04	17									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	95 BLDS	13,878,101 SQ. FT.				12,131,249 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	42					15.34	14.78	12.63	16.56
RETAIL AREA	3	16.07	10.86						
OTHER AREA	35	9.40	6.60	4.18	10.25				
TOTAL RENT	54	14.26	13.28	11.39	15.38				
NET PARKING INC	13	23	.18	.10	.54				
MISCELLANEOUS									
TOTAL INCOME	54	14.32	13.49	11.63	15.39				
EXPENSE									
CLEANING	92	1.07	96	.75	1.32	1.08	96	.75	1.32
REPAIR-MAINT	93	1.72	1.53	1.13	2.11	1.72	1.53	1.13	2.11
UTILITIES	95	1.73	1.54	1.16	1.79	1.74	1.54	1.18	1.79
RDS/GRNDS/SEC	82	.46	.22	.08	.60	.52	.25	.10	.68
ADMINISTRATIVE	72	.37	.45	.29	.58	.41	.52	.31	.67
TOTAL OPER EXP	90	5.01	4.99	4.26	5.68	5.74	5.80	4.80	6.82
FIXED EXPENSES	56	3.43	2.15	1.60	2.91	3.98	2.59	1.78	3.43
TOTAL OPER + FIX	52	8.43	7.45	6.44	8.42	9.82	8.67	7.38	10.19
LEASING EXP	15	.08	.04	.01	.49				
TOTAL PAYROLL	41	1.80	.93	.53	1.55				
TOTAL CONTRACT	71	1.38	1.30	.82	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23974	54
AVG SQFT/RETAIL TENANT	2647	9
AVG SQFT/OFFICE WORKER	242	35
AVG % OFFICE OCCUPANCY	99.1	57
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	15.46	18
AVG NET PRKNG INC/STALL	565.29	8
RENTABLE/GROSS SQFT	.83	85

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**88**	**UTILITIES TOTAL**	**1.73**	**95**	SECURITY TOTAL	.54	39	**FIXED EXP TOTAL**	**3.48**	**55**	**TOTAL PAYROLL**	**1.80**	**41**
PAYROLL	.26	37	ELECTRICAL	1.35	95	SEC PAYROLL	.40	25	REAL ESTATE TAX	3.33	50	CLEANING	.26	37
CONTRACT	.89	67	GAS	.24	55	SEC CONTRACTS	.39	17	BUILDING INS			REPAIR/MAINT	.84	40
SUP/MAT/MISC	.03	24	FUEL OIL	.10	25	SEC OTHER	.37	16	PERS PROP TAX			RDS/GROUNDS	.05	35
TRASH REMOVAL	.02	17	PURCH STEAM	.62	15	**ADMIN TOTAL**	**.41**	**49**	OTHER TAX	4.83	5	SECURITY	.40	25
REPR/MAINT TOTAL	**1.62**	**92**	PURCH CH WTR			PAYROLL	.24	19				ADMINISTRATIVE	.24	19
PAYROLL	.84	40	COAL			MGMT FEES	.56	31	**LEASING EXPENSES**	**.28**	**15**			
ELEVATOR	.16	86	WATER/SEWER	.09	66	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.38**	**71**
HVAC	.38	91				GEN OFC EXP	.01	14	COMMISSIONS	.03	6	CLEANING	.89	67
ELECTRICAL	.08	88	**RDS/GNDS/SEC**	**.54**	**59**	OTHER ADM EXP	.04	5	PROF FEES			REPAIR/MAINT	.61	39
STRUCT/ROOF	.10	66	**TOTAL**						TENANT ALTS	.29	13	RDS/GROUNDS	.08	54
PLUMBING	.03	50	RDS/GNDS TOTAL	.13	56				BUY-OUTS			SECURITY	.39	17
FIRE/LIFE SFTY	.11	89	RDS/GNDS PAYRL	.05	35				OTHER LEASING			ADMINISTRATIVE	.46	32
OTHER MAINT/SUP	.31	90	RDS/GNDS CONTR	.08	54									
			RDS/GNDS OTHER	.05	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	64 BLDS	10,631,785 SQ. FT.				9,810,284 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					11.43	12.14			
RETAIL AREA										
OTHER AREA	3	5.33	5.22							
TOTAL RENT	3	11.06	11.75							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	3	11.06	11.75							
EXPENSE										
CLEANING	62	.95	.78	.62	1.03	.97	.78	.62	1.03	
REPAIR-MAINT	62	1.11	1.05	.77	1.46	1.12	1.08	.77	1.46	
UTILITIES	62	1.45	1.25	.99	1.38	1.47	1.25	.99	1.38	
RDS/GRNDS/SEC	61	.25	.11	.04	.33	.27	.13	.05	.37	
ADMINISTRATIVE	63	.12	.09	.04	.17	.12	.10	.04	.18	
TOTAL OPER EXP	61	3.87	3.43	2.94	4.07	4.19	3.78	3.17	4.55	
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	35	1.22	.84	.55	1.74					
TOTAL CONTRACT	35	1.46	1.48	1.13	1.94					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41717	62
AVG SQFT/RETAIL TENANT	4629	20
AVG SQFT/OFFICE WORKER	269	35
AVG % OFFICE OCCUPANCY	99.1	63
AVG % RETAIL OCCUPANCY	98.5	20
AVG $ RATE YR-END RENT	19.04	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	64

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.16**	**34**
PAYROLL	.22	29
CONTRACT	.94	33
SUP/MAT/MISC	.03	12
TRASH REMOVAL	.02	23
REPR/MAINT TOTAL	**1.05**	**34**
PAYROLL	.61	33
ELEVATOR	.14	34
HVAC	.15	34
ELECTRICAL	.04	34
STRUCT/ROOF	.05	33
PLUMBING	.03	29
FIRE/LIFE SFTY	.01	34
OTHER MAINT/SUP	.06	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.66**	**33**
ELECTRICAL	1.23	33
GAS	.43	6
FUEL OIL	.35	5
PURCH STEAM	.89	10
PURCH CH WTR		
COAL		
WATER/SEWER	.10	16
RDS/GNDS/SEC TOTAL	**.34**	**33**
RDS/GNDS TOTAL	.10	32
RDS/GNDS PAYRL	.05	27
RDS/GNDS CONTR	.04	31
RDS/GNDS OTHER	.05	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	28
SEC PAYROLL	.18	27
SEC CONTRACTS	.16	15
SEC OTHER		
ADMIN TOTAL	**.13**	**35**
PAYROLL	.13	32
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	7
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.22**	**35**
CLEANING	.22	29
REPAIR/MAINT	.61	33
RDS/GROUNDS	.05	27
SECURITY	.18	27
ADMINISTRATIVE	.13	32
TOTAL CONTRACTS	**1.46**	**35**
CLEANING	.94	33
REPAIR/MAINT	.37	34
RDS/GROUNDS	.04	31
SECURITY	.16	15
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	65 BLDS	10,665,141 SQ. FT.				9,783,066 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	5					13.24	13.19	11.66	13.91	
RETAIL AREA										
OTHER AREA	3	3.15	3.89							
TOTAL RENT	5	11.98	12.28	10.07	13.06					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	5	11.98	12.28	10.07	13.06					
EXPENSE										
CLEANING	64	1.00	.86	.70	1.08	1.02	.86	.70	1.11	
REPAIR-MAINT	64	1.38	1.42	.92	1.85	1.41	1.46	.92	1.85	
UTILITIES	64	1.59	1.30	1.12	1.75	1.63	1.31	1.12	1.75	
RDS/GRNDS/SEC	59	.22	.14	.05	.43	.24	.15	.06	.44	
ADMINISTRATIVE	65	.28	.18	.12	.42	.31	.19	.13	.44	
TOTAL OPER EXP	64	4.49	4.19	3.50	5.65	4.90	4.63	3.82	5.84	
FIXED EXPENSES										
TOTAL OPER+FIX										
LEASING EXP										
TOTAL PAYROLL	49	1.08	.64	.42	1.23					
TOTAL CONTRACT	65	1.84	2.06	1.27	2.96					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36949	60
AVG SQFT/RETAIL TENANT	10542	19
AVG SQFT/CFFICE WORKER	269	36
AVG % OFFICE OCCUPANCY	98.2	63
AVG % RETAIL OCCUPANCY	95.2	20
AVG $ RATE YR-END RENT	10.66	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	63

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**64**
PAYROLL	.24	34
CONTRACT	.84	63
SUP/MAT/MISC	.03	13
TRASH REMOVAL	.02	21
REPR/MAINT TOTAL	**1.38**	**64**
PAYROLL	.59	38
ELEVATOR	.17	61
HVAC	.26	64
ELECTRICAL	.09	64
STRUCT/ROOF	.14	61
PLUMBING	.02	59
FIRE/LIFE SFTY	.06	64
OTHER MAINT/SUP	.39	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**64**
ELECTRICAL	1.17	64
GAS	.28	27
FUEL OIL	.13	17
PURCH STEAM	.83	13
PURCH CH WTR		
COAL		
WATER/SEWER	.10	43
RDS/GNDS/SEC TOTAL	**.22**	**59**
RDS/GNDS TOTAL	.09	57
RDS/GNDS PAYRL	.06	29
RDS/GNDS CONTR	.04	57
RDS/GNDS OTHER	.03	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	31
SEC PAYROLL	.13	29
SEC CONTRACTS	.12	17
SEC OTHER		
ADMIN TOTAL	**.28**	**65**
PAYROLL	.27	46
MGMT FEES		
PROF FEES		
GEN OFC EXP	.19	3
OTHER ADM EXP	.14	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.06**	**49**
CLEANING	.24	34
REPAIR/MAINT	.59	38
RDS/GROUNDS	.06	29
SECURITY	.13	29
ADMINISTRATIVE	.27	46
TOTAL CONTRACTS	**1.84**	**65**
CLEANING	.84	63
REPAIR/MAINT	.92	65
RDS/GROUNDS	.04	57
SECURITY	.12	17
ADMINISTRATIVE	.13	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	65 BLDS	10,756,512 SQ. FT.				9,518,657 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					16.00	12.80	10.95	15.93	
RETAIL AREA										
OTHER AREA										
TOTAL RENT	11	12.66	11.75	9.79	13.32					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	12	14.65	12.40	9.79	14.32					
EXPENSE										
CLEANING	64	.97	.88	.70	1.10	.98	.88	.71	1.10	
REPAIR-MAINT	64	1.21	1.30	.97	1.69	1.21	1.30	.97	1.69	
UTILITIES	65	1.51	1.36	1.10	1.70	1.51	1.36	1.10	1.70	
RDS/GRNDS/SEC	62	.26	.18	.07	.40	.29	.20	.08	.46	
ADMINISTRATIVE	49	.29	.23	.14	.46	.32	.24	.16	.51	
TOTAL OPER EXP	62	4.09	4.10	3.57	4.76	4.63	4.65	4.04	5.35	
FIXED EXPENSES	31	4.09	2.26	1.44	3.46	4.70	2.62	1.65	4.44	
TOTAL OPER + FIX	30	7.57	6.32	5.44	8.48	8.68	7.56	5.74	9.73	
LEASING EXP										
TOTAL PAYROLL	55	1.06	.79	.37	1.40					
TOTAL CONTRACT	65	.88	.90	.64	1.19					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27917	52
AVG SQFT/RETAIL TENANT	2170	12
AVG SQFT/OFFICE WORKER	229	43
AVG % OFFICE OCCUPANCY	98.3	63
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	12.90	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	77	63

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**64**	**UTILITIES TOTAL**	**1.51**	**65**	SECURITY TOTAL	.20	41	**FIXED EXP TOTAL**	**4.09**	**31**	**TOTAL PAYROLL**	**1.06**	**55**
PAYROLL	.24	48	ELECTRICAL	1.17	65	SEC PAYROLL	.09	29	REAL ESTATE TAX	4.09	31	CLEANING	.24	48
CONTRACT	.75	63	GAS	.25	28	SEC CONTRACTS	.17	26	BUILDING INS			REPAIR/MAINT	.60	54
SUP/MAT/MISC	.02	31	FUEL OIL	.12	17	SEC OTHER	.02	4	PERS PROP TAX			RDS/GROUNDS	.04	40
TRASH REMOVAL	.02	33	PURCH STEAM	.70	11	**ADMIN TOTAL**	**.29**	**49**	OTHER TAX			SECURITY	.09	29
REPR/MAINT TOTAL	**1.21**	**64**	PURCH CH WTR			PAYROLL	.18	29	**LEASING EXPENSES**			ADMINISTRATIVE	.18	29
PAYROLL	.60	54	COAL			MGMT FEES	.53	9	ADV/PROMOTION					
ELEVATOR	.13	60	WATER/SEWER	.08	45	PROF FEES			COMMISSIONS			**TOTAL CONTRACTS**	**.88**	**65**
HVAC	.22	64	**RDS/GNDS/SEC**	**.26**	**62**	GEN OFC EXP	.02	17	PROF FEES			CLEANING	.75	63
ELECTRICAL	.06	63	**TOTAL**			OTHER ADM EXP	.05	20	TENANT ALTS			REPAIR/MAINT	.55	64
STRUCT/ROOF	.08	62	RDS/GNDS TOTAL	.10	55				BUY-OUTS			RDS/GROUNDS	.06	55
PLUMBING	.03	63	RDS/GNDS PAYRL	.04	40				OTHER LEASING			SECURITY	.17	26
FIRE/LIFE SFTY	.03	62	RDS/GNDS CONTR	.06	55							ADMINISTRATIVE	.53	9
OTHER MAINT/SUP	.10	61	RDS/GNDS OTHER	.03	23									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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1989

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	65 BLDS	10,720,110 SQ. FT.				9,523,556 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	18					16.52	13.57	12.61	16.30	
RETAIL AREA										
OTHER AREA	11	15.05	11.74	4.13	16.18					
TOTAL RENT	21	16.22	13.52	12.26	15.49					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	21	16.22	13.52	12.26	15.49					
EXPENSE										
CLEANING	64	1.03	.92	.73	1.18	1.02	.92	.73	1.19	
REPAIR-MAINT	64	1.35	1.30	1.00	1.68	1.33	1.30	1.00	1.65	
UTILITIES	64	1.57	1.44	1.23	1.75	1.55	1.44	1.23	1.77	
RDS/GRNDS/SEC	62	.36	.26	.10	.44	.41	.31	.11	.55	
ADMINISTRATIVE	48	.37	.31	.21	.66	.40	.33	.22	.70	
TOTAL OPER EXP	56	4.66	4.65	3.87	5.67	5.24	5.23	4.24	6.54	
FIXED EXPENSES	39	3.92	2.28	1.65	3.41	4.48	2.43	1.80	4.00	
TOTAL OPER + FIX	32	8.05	6.66	5.96	9.28	9.21	7.66	6.47	10.37	
LEASING EXP	7	.09	.05	.01	.09					
TOTAL PAYROLL	45	1.08	.61	.33	1.27					
TOTAL CONTRACT	56	.92	.88	.69	1.20					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7518	53
AVG SQFT/RETAIL TENANT	2160	11
AVG SQFT/OFFICE WORKER	234	38
AVG % OFFICE OCCUPANCY	99.1	55
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	17.07	17
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	88	54

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.03**	**55**	**UTILITIES TOTAL**	**1.61**	**56**	SECURITY TOTAL	.37	39	**FIXED EXP TOTAL**	**2.23**	**16**	**TOTAL PAYROLL**	**1.08**	**45**
PAYROLL	.23	41	ELECTRICAL	1.27	56	SEC PAYROLL	.21	21	REAL ESTATE TAX	2.23	16	CLEANING	.23	41
CONTRACT	.81	55	GAS	.41	19	SEC CONTRACTS	.29	22	BUILDING INS			REPAIR/MAINT	.60	41
SUP/MAT/MISC	.02	34	FUEL OIL	.08	14	SEC OTHER	.40	13	PERS PROP TAX			RDS/GROUNDS	.09	25
TRASH REMOVAL	.02	28	PURCH STEAM	.71	10	**ADMIN TOTAL**	**.36**	**37**	OTHER TAX			SECURITY	.21	21
REPR/MAINT TOTAL	**1.39**	**55**	PURCH CH WTR			PAYROLL	.21	27				ADMINISTRATIVE	.21	27
PAYROLL	.60	41	COAL			MGMT FEES	.40	10	**LEASING EXPENSES**	**.09**	**7**			
ELEVATOR	.15	53	WATER/SEWER	.10	34	PROF FEES	.48	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**.92**	**56**
HVAC	.28	55	**RDS/GNDS/SEC**	**.40**	**53**	GEN OFC EXP	.01	19	COMMISSIONS			CLEANING	.81	55
ELECTRICAL	.08	52	**TOTAL**			OTHER ADM EXP	.05	15	PROF FEES			REPAIR/MAINT	.78	55
STRUCT/ROOF	.22	49	RDS/GNDS TOTAL	.15	43				TENANT ALTS	.08	7	RDS/GROUNDS	.06	41
PLUMBING	.02	34	RDS/GNDS PAYRL	.09	25				BUY-OUTS			SECURITY	.29	22
FIRE/LIFE SFTY	.05	53	RDS/GNDS CONTR	.06	41				OTHER LEASING			ADMINISTRATIVE	.44	15
OTHER MAINT/SUP	.10	47	RDS/GNDS OTHER	.05	15									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1990

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS	10,762,942 SQ. FT.				9,499,733 SQ. FT.			
	#	DOLLARS/SQ. FT.	MID RANGE			DOLLARS/SQ. FT.	MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					17.25	14.36	12.21	16.09
RETAIL AREA	2	17.77	15.33						
OTHER AREA	28	11.18	9.30	5.53	11.11				
TOTAL RENT	30	16.63	13.72	12.19	15.61				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	30	16.63	13.72	12.19	15.61				
EXPENSE									
CLEANING	62	1.05	.90	.75	1.21	1.05	.90	.76	1.21
REPAIR-MAINT	63	1.71	1.63	1.27	2.16	1.72	1.63	1.29	2.17
UTILITIES	64	1.71	1.58	1.23	1.84	1.72	1.58	1.23	1.84
RDS/GRNDS/SEC	49	.46	.36	.17	.62	.52	.43	.18	.72
ADMINISTRATIVE	48	.43	.50	.37	.65	.48	.55	.39	.71
TOTAL OPER EXP	61	5.19	5.01	4.56	5.99	5.88	5.79	5.04	6.85
FIXED EXPENSES	40	3.94	2.20	1.63	2.98	4.53	2.60	1.78	3.42
TOTAL OPER + FIX	37	8.76	7.38	6.57	9.13	10.08	8.65	7.22	10.88
LEASING EXP	18	.10	.02	.01	.13				
TOTAL PAYROLL	33	1.46	.93	.52	1.55				
TOTAL CONTRACT	64	1.41	1.22	.88	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31108	26
AVG SQFT/RETAIL TENANT	2647	9
AVG SQFT/OFFICE WORKER	248	28
AVG % OFFICE OCCUPANCY	98.6	28
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	80	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**62**
PAYROLL	.24	30
CONTRACT	.89	62
SUP/MAT/MISC	.02	22
TRASH REMOVAL	.02	16
REPR/MAINT TOTAL	**1.71**	**63**
PAYROLL	.86	33
ELEVATOR	.16	60
HVAC	.37	63
ELECTRICAL	.08	62
STRUCT/ROOF	.08	61
PLUMBING	.03	37
FIRE/LIFE SFTY	.09	63
OTHER MAINT/SUP	.36	62

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.71**	**64**
ELECTRICAL	1.34	64
GAS	.22	36
FUEL OIL	.10	17
PURCH STEAM	.71	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	45
RDS/GNDS/SEC TOTAL	**.46**	**49**
RDS/GNDS TOTAL	.14	47
RDS/GNDS PAYRL	.06	28
RDS/GNDS CONTR	.09	47
RDS/GNDS OTHER	.05	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	31
SEC PAYROLL	.21	20
SEC CONTRACTS	.43	13
SEC OTHER	.46	10
ADMIN TOTAL	**.43**	**48**
PAYROLL	.19	17
MGMT FEES	.60	32
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.03**	**39**
REAL ESTATE TAX	4.03	39
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.10**	**18**
ADV/PROMOTION		
COMMISSIONS	.02	3
PROF FEES		
TENANT ALTS	.10	16
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.46**	**33**
CLEANING	.24	30
REPAIR/MAINT	.86	33
RDS/GROUNDS	.06	28
SECURITY	.21	20
ADMINISTRATIVE	.19	17
TOTAL CONTRACTS	**1.41**	**64**
CLEANING	.89	62
REPAIR/MAINT	.62	32
RDS/GROUNDS	.09	47
SECURITY	.43	13
ADMINISTRATIVE	.60	32

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	3,936,504 SQ. FT.				3,287,269 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					9.67	14.77	9.97	15.45
RETAIL AREA									
OTHER AREA	10	8.28	5.98	2.18	11.80				
TOTAL RENT	17	9.08	13.54	8.90	15.46				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	17	9.08	13.54	8.90	15.46				
EXPENSE									
CLEANING	28	.84	.86	.75	1.09	.84	.86	.75	1.09
REPAIR-MAINT	30	2.01	1.72	1.19	2.24	2.02	1.72	1.19	2.24
UTILITIES	30	1.81	1.66	1.47	1.91	1.82	1.66	1.47	1.91
RDS/GRNDS/SEC	25	.77	.52	.15	.75	.93	.62	.22	.95
ADMINISTRATIVE	16	.52	.49	.33	.52	.58	.54	.40	.63
TOTAL OPER EXP	28	4.73	5.10	4.36	5.52	5.74	6.10	5.41	6.83
FIXED EXPENSES	30	3.47	1.82	1.39	2.82	4.16	2.27	1.58	3.46
TOTAL OPER + FIX	28	8.95	7.60	6.27	8.79	10.84	9.40	7.69	10.25
LEASING EXP	10	.42	.21	.05	.45				
TOTAL PAYROLL	18	1.90	.76	.46	1.32				
TOTAL CONTRACT	31	1.34	1.28	.78	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16983	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	16
AVG % OFFICE OCCUPANCY	97.9	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.56	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.84**	**28**	**UTILITIES TOTAL**	**1.81**	**30**	SECURITY TOTAL	.72	17	**FIXED EXP TOTAL**	**3.59**	**29**	**TOTAL PAYROLL**	**1.90**	**18**
PAYROLL	.07	17	ELECTRICAL	1.73	30	SEC PAYROLL	.67	7	REAL ESTATE TAX	3.59	29	CLEANING	.07	17
CONTRACT	.78	28	GAS			SEC CONTRACTS	.38	8	BUILDING INS	.02	4	REPAIR/MAINT	.83	17
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.33	13	PERS PROP TAX			RDS/GROUNDS	.00	14
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY	.67	7
			PURCH CH WTR			**ADMIN TOTAL**	**.52**	**16**				ADMINISTRATIVE	.48	4
REPR/MAINT TOTAL	**1.67**	**29**	COAL			PAYROLL	.48	4	**LEASING EXPENSES**	**.42**	**10**			
PAYROLL	.83	17	WATER/SEWER	.07	9	MGMT FEES	.49	12	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.34**	**31**
ELEVATOR	.14	24				PROF FEES			COMMISSIONS	.34	8	CLEANING	.78	28
HVAC	.36	29	**RDS/GNDS/SEC**	**.77**	**25**	GEN OFC EXP	.02	4	PROF FEES			REPAIR/MAINT	.65	14
ELECTRICAL	.10	29	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.41	3	RDS/GROUNDS	.11	23
STRUCT/ROOF	.12	29	RDS/GNDS TOTAL	.11	23				BUY-OUTS			SECURITY	.38	8
PLUMBING	.02	11	RDS/GNDS PAYRL	.00	14				OTHER LEASING	.21	3	ADMINISTRATIVE	.21	13
FIRE/LIFE SFTY	.07	28	RDS/GNDS CONTR	.11	23									
OTHER MAINT/SUP	.18	29	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	373,368 SQ. FT.				336,671 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					14.31	14.77	9.97	15.45
RETAIL AREA									
OTHER AREA	7	3.79	3.89	1.39	9.42				
TOTAL RENT	13	13.49	13.54	8.90	15.46				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	13	13.49	13.54	8.90	15.46				
EXPENSE									
CLEANING	14	1.14	.97	.74	1.50	1.14	.97	.74	1.50
REPAIR-MAINT	14	2.36	1.96	1.63	2.68	2.36	1.96	1.63	2.68
UTILITIES	14	1.82	1.72	1.37	2.08	1.82	1.72	1.37	2.08
RDS/GRNDS/SEC	11	.44	.15	.13	.25	.50	.22	.13	.35
ADMINISTRATIVE	12	.46	.47	.26	.51	.50	.50	.29	.56
TOTAL OPER EXP	14	6.00	5.52	4.85	6.51	6.65	6.58	5.43	7.94
FIXED EXPENSES	14	2.04	1.50	1.17	2.27	2.26	1.69	1.44	2.27
TOTAL OPER + FIX	14	8.04	7.28	6.16	9.04	8.91	8.93	7.03	9.97
LEASING EXP	8	.53	.21	.09	.50				
TOTAL PAYROLL	5	1.12	1.20	.68	1.98				
TOTAL CONTRACT	15	1.35	1.09	.74	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10603	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	4
AVG % OFFICE OCCUPANCY	96.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.56	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	12

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**14**	**UTILITIES TOTAL**	**1.82**	**14**	SECURITY TOTAL	.35	4	**FIXED EXP TOTAL**	**2.04**	**14**	**TOTAL PAYROLL**	**1.12**	**5**
PAYROLL	.49	5	ELECTRICAL	1.80	14	SEC PAYROLL			REAL ESTATE TAX	2.03	14	CLEANING	.49	5
CONTRACT	.95	14	GAS			SEC CONTRACTS	.34	2	BUILDING INS	.03	3	REPAIR/MAINT	.48	5
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER	.14	4	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	**.46**	**12**				ADMINISTRATIVE	.30	3
REPR/MAINT TOTAL	**2.36**	**14**	COAL			PAYROLL	.30	3	**LEASING EXPENSES**	**.53**	**8**			
PAYROLL	.48	5	WATER/SEWER	.05	6	MGMT FEES	.47	9	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.35**	**15**
ELEVATOR	.09	11				PROF FEES			COMMISSIONS	.44	6	CLEANING	.98	14
HVAC	.52	14	**RDS/GNDS/SEC**	**.44**	**11**	GEN OFC EXP	.13	3	PROF FEES			REPAIR/MAINT	.93	2
ELECTRICAL	.11	14	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.41	3	RDS/GROUNDS	.27	11
STRUCT/ROOF	.38	14	RDS/GNDS TOTAL	.27	11				BUY-OUTS			SECURITY	.54	2
PLUMBING	.03	9	RDS/GNDS PAYRL						OTHER LEASING	.21	3	ADMINISTRATIVE	.47	9
FIRE/LIFE SFTY	.43	13	RDS/GNDS CONTR	.27	11									
OTHER MAINT/SUP	.65	14	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	302,523 SQ. FT.				230,775 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA	2					14.44	14.40			
RETAIL AREA										
OTHER AREA	2	11.28	11.03							
TOTAL RENT	2	13.46	13.48							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	2	13.46	13.48							
EXPENSE										
CLEANING	4	1.05	.99	.86	1.24	1.05	.99	.86	1.24	
REPAIR-MAINT	5	1.43	1.27	1.10	1.96	1.43	1.27	1.10	1.96	
UTILITIES	5	1.73	1.66	1.55	1.91	1.73	1.66	1.55	1.91	
RDS/GRNDS/SEC	4	.64	.75	.45	.84	.85	.95	.58	1.03	
ADMINISTRATIVE	2	.53	.53			.76	.77			
TOTAL OPER EXP	4	5.09	5.18	4.88	5.39	6.34	6.22	6.15	6.60	
FIXED EXPENSES	5	2.49	2.39	1.85	2.99	3.26	3.06	2.52	3.79	
TOTAL OPER + FIX	4	7.81	7.72	7.54	7.99	9.74	9.73	9.08	10.25	
LEASING EXP	2	.24	.23							
TOTAL PAYROLL	3	.65	.62							
TOTAL CONTRACT	5	1.64	1.73	.72	2.42					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5995	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	240	3
AVG % OFFICE OCCUPANCY	94.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	4
PAYROLL	.03	3
CONTRACT	1.03	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.43	5
PAYROLL	.60	3
ELEVATOR	.07	3
HVAC	.43	5
ELECTRICAL	.12	5
STRUCT/ROOF	.14	5
PLUMBING		
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.28	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	5
ELECTRICAL	1.72	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.64	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.26	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.47	2
ADMIN TOTAL	.53	2
PAYROLL		
MGMT FEES	.53	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.49	5
REAL ESTATE TAX	2.49	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.24	2
ADV/PROMOTION		
COMMISSIONS	.24	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	3
CLEANING	.03	3
REPAIR/MAINT	.60	3
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.64	5
CLEANING	1.03	4
REPAIR/MAINT	.64	5
RDS/GROUNDS	.26	4
SECURITY		
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	5 BLDS	669,148 SQ. FT.				542,725 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
INCOME										
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	5	.82	.79	.75	.91	.82	.79	.75	.91	
REPAIR-MAINT	5	1.44	1.17	1.08	1.91	1.44	1.17	1.08	1.92	
UTILITIES	5	1.73	1.72	1.54	1.89	1.73	1.72	1.55	1.89	
RDS/GRNDS/SEC	4	.81	.63	.60	.96	1.02	.81	.79	1.18	
ADMINISTRATIVE										
TOTAL OPER EXP	5	4.73	4.44	4.36	5.18	5.83	5.87	5.58	6.06	
FIXED EXPENSES	5	2.05	1.72	1.59	2.64	2.53	2.27	1.87	3.33	
TOTAL OPER + FIX	5	6.79	6.64	5.98	7.55	8.37	8.06	7.48	9.39	
LEASING EXP										
TOTAL PAYROLL	4	.48	.47	.42	.53					
TOTAL CONTRACT	5	1.88	2.19	1.08	2.56					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8260	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	162	4
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	5
PAYROLL	.02	4
CONTRACT	.80	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.44	5
PAYROLL	.45	4
ELEVATOR	.13	5
HVAC	.38	5
ELECTRICAL	.15	5
STRUCT/ROOF	.11	5
PLUMBING		
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.27	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	5
ELECTRICAL	1.72	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.81	4
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	4
SEC PAYROLL	.01	3
SEC CONTRACTS	.73	3
SEC OTHER	.22	2
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	5
REAL ESTATE TAX	2.05	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	4
CLEANING	.02	4
REPAIR/MAINT	.45	4
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.88	5
CLEANING	.80	5
REPAIR/MAINT	.58	4
RDS/GROUNDS	.13	4
SECURITY	.73	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	759,967 SQ. FT.				589,816 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					13.47	12.08	10.56	14.96
RETAIL AREA									
OTHER AREA	21	8.71	6.50	3.86	12.75				
TOTAL RENT	31	12.15	11.32	8.87	13.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	31	12.15	11.32	8.87	13.87				
EXPENSE									
CLEANING	32	.97	1.48	1.00	1.99	.97	1.48	1.00	1.99
REPAIR-MAINT	29	2.08	2.77	1.69	3.59	2.08	2.77	1.69	3.59
UTILITIES	32	1.70	1.76	1.35	2.06	1.70	1.76	1.35	2.06
RDS/GRNDS/SEC	26	.32	.31	.18	.72	.42	.40	.29	.74
ADMINISTRATIVE	32	.48	.47	.41	.73	.65	.68	.54	1.11
TOTAL OPER EXP	28	5.23	6.52	5.11	8.25	6.63	9.10	5.77	12.22
FIXED EXPENSES	31	2.27	.97	.77	1.90	2.93	1.56	.90	2.84
TOTAL OPER+FIX	27	7.62	8.35	6.62	9.71	9.65	10.13	8.07	14.31
LEASING EXP	9	1.64	2.55	.14	6.27				
TOTAL PAYROLL									
TOTAL CONTRACT	33	1.15	1.74	1.13	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	33

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	32
PAYROLL		
CONTRACT	.97	32
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.08	29
PAYROLL		
ELEVATOR	.10	16
HVAC	.41	29
ELECTRICAL	.04	26
STRUCT/ROOF	.20	25
PLUMBING	.06	11
FIRE/LIFE SFTY	.12	22
OTHER MAINT/SUP	.94	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	32
ELECTRICAL	1.66	32
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.32	26
RDS/GNDS TOTAL	.17	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	26
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.48	32
PAYROLL		
MGMT FEES	.48	32
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.27	31
REAL ESTATE TAX	2.27	31
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.64	9
ADV/PROMOTION		
COMMISSIONS	2.74	5
PROF FEES		
TENANT ALTS	1.46	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.15	33
CLEANING	.97	32
REPAIR/MAINT		
RDS/GROUNDS	.17	26
SECURITY		
ADMINISTRATIVE	.48	32

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	810,911 SQ. FT.				690,554 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					16.98	14.64	11.78	16.46
RETAIL AREA									
OTHER AREA	7	12.61	14.87	6.94	16.17				
TOTAL RENT	16	17.70	13.96	11.78	16.09				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	16	17.70	13.96	11.78	16.09				
EXPENSE									
CLEANING	16	1.05	.99	.71	1.44	1.15	.99	.71	1.61
REPAIR-MAINT	15	2.58	1.94	1.28	2.80	2.79	1.94	1.28	2.80
UTILITIES	16	1.61	1.62	1.06	2.18	1.74	1.66	1.06	2.18
RDS/GRNDS/SEC	12	.36	.22	.12	.38	.39	.28	.12	.44
ADMINISTRATIVE	16	.58	.52	.39	.62	.70	.52	.42	.92
TOTAL OPER EXP	14	6.15	5.78	4.23	7.30	7.41	5.85	4.23	11.00
FIXED EXPENSES	13	1.61	1.35	.97	2.12	1.94	1.43	1.10	3.22
TOTAL OPER + FIX	13	7.75	7.93	4.70	9.11	9.34	8.45	4.84	11.16
LEASING EXP	9	.32	.21	.17	.76				
TOTAL PAYROLL	14	.89	.91	.79	.98				
TOTAL CONTRACT	18	1.14	1.12	.85	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17459	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	421	4
AVG % OFFICE OCCUPANCY	99.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.13	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.05**	**16**	**UTILITIES TOTAL**	**1.61**	**16**	SECURITY TOTAL	.29	5	**FIXED EXP TOTAL**	**1.61**	**13**	**TOTAL PAYROLL**	**.89**	**4**
PAYROLL	.08	4	ELECTRICAL	1.36	16	SEC PAYROLL			REAL ESTATE TAX	1.68	12	CLEANING	.08	4
CONTRACT	1.03	16	GAS	.40	6	SEC CONTRACTS	.39	3	BUILDING INS	.02	4	REPAIR/MAINT	.61	4
SUP/MAT/MISC	.01	3	FUEL OIL	.01	2	SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS	.04	4
TRASH REMOVAL	.02	3	PURCH STEAM			**ADMIN TOTAL**	**.58**	**16**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.58**	**15**	PURCH CH WTR			PAYROLL	.16	4				ADMINISTRATIVE	.16	4
PAYROLL	.61	4	COAL			MGMT FEES	.63	12	**LEASING EXPENSES**	**.32**	**9**			
ELEVATOR	.11	12	WATER/SEWER	.06	8	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.14**	**16**
HVAC	.60	14	**RDS/GNDS/SEC**	**.36**	**12**	GEN OFC EXP	.21	4	COMMISSIONS	.19	8	CLEANING	1.03	16
ELECTRICAL	.14	14	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.25	14	RDS/GNDS TOTAL	.29	11				TENANT ALTS	.13	3	RDS/GROUNDS	.27	11
PLUMBING	.04	9	RDS/GNDS PAYRL	.04	4				BUY-OUTS			SECURITY	.39	3
FIRE/LIFE SFTY	.41	12	RDS/GNDS CONTR	.27	11				OTHER LEASING	.18	4	ADMINISTRATIVE	.63	12
OTHER MAINT/SUP	1.14	15	RDS/GNDS OTHER	.01	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,080,803 SQ. FT.				950,240 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					19.03	17.61		
RETAIL AREA									
OTHER AREA	2	18.27	16.94						
TOTAL RENT	2	19.01	17.59						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	19.01	17.59						
EXPENSE									
CLEANING	4	.88	.74	.74	.93	.94	.74	.74	1.04
REPAIR-MAINT	5	1.41	1.53	1.02	3.19	1.50	1.53	1.10	3.19
UTILITIES	5	1.44	1.67	1.25	2.08	1.44	1.67	1.25	2.08
RDS/GRNDS/SEC	4	.49	.40	.23	.58	.57	.46	.26	.68
ADMINISTRATIVE	3	.37	.48			.42	.49		
TOTAL OPER EXP	4	4.43	4.74	4.06	6.66	5.01	5.18	4.71	6.83
FIXED EXPENSES	3	5.47	2.91			6.17	3.50		
TOTAL OPER + FIX	2	10.52	10.18			11.71	10.95		
LEASING EXP	2	.20	.38						
TOTAL PAYROLL	3	1.02	.76						
TOTAL CONTRACT	5	1.48	1.24	.84	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	69878	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**4**	**UTILITIES TOTAL**	**1.44**	**5**	SECURITY TOTAL	.52	3	**FIXED EXP TOTAL**	**5.47**	**3**	**TOTAL PAYROLL**	**1.02**	**3**
PAYROLL			ELECTRICAL	1.32	5	SEC PAYROLL			REAL ESTATE TAX	5.47	3	CLEANING		
CONTRACT	.88	4	GAS			SEC CONTRACTS	.56	2	BUILDING INS			REPAIR/MAINT	.72	2
SUP/MAT/MISC			FUEL OIL	.11	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.37**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.41**	**5**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.72	2	COAL			MGMT FEES	.59	2	**LEASING EXPENSES**	**.20**	**2**			
ELEVATOR	.15	5	WATER/SEWER	.07	2	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.48**	**5**
HVAC	.37	5	**RDS/GNDS/SEC**	**.50**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	.88	4
ELECTRICAL	.05	4	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.73	2
STRUCT/ROOF	.11	4	RDS/GNDS TOTAL	.05	4				TENANT ALTS			RDS/GROUNDS	.05	4
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.56	2
FIRE/LIFE SFTY	.11	5	RDS/GNDS CONTR	.05	4				OTHER LEASING			ADMINISTRATIVE	.51	2
OTHER MAINT/SUP	.33	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	852,664 SQ. FT.				832,545 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.15	1.12			1.15	1.13		
REPAIR-MAINT	3	1.60	1.60			1.60	1.60		
UTILITIES	3	1.48	1.47			1.48	1.47		
RDS/GRNDS/SEC	3	.85	.72			.87	.82		
ADMINISTRATIVE	3	.30	.26			.31	.26		
TOTAL OPER EXP	3	5.37	4.96			5.50	5.21		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.77	.93						
TOTAL CONTRACT	3	1.22	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	3	**UTILITIES TOTAL**	1.9	3	SECURITY TOTAL	.60	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	1.77	3
PAYROLL	.72	2	ELECTRICAL		3	SEC PAYROLL	.56	2	REAL ESTATE TAX			CLEANING	.72	2
CONTRACT	.54	3	GAS	.26	2	SEC CONTRACTS	.17	3	BUILDING INS			REPAIR/MAINT	.55	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.30	3	OTHER TAX			SECURITY	.56	2
REPR/MAINT TOTAL	1.60	3	PURCH CH WTR			PAYROLL	.26	3				ADMINISTRATIVE	.26	3
PAYROLL	.55	3	COAL			MGMT FEES			**LEASING EXPENSES**					
ELEVATOR	.26	2	WATER/SEWER	.05	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.22	3
HVAC			**RDS/GNDS/SEC TOTAL**	.85	3	GEN OFC EXP	.05	2	COMMISSIONS			CLEANING	.54	3
ELECTRICAL			RDS/GNDS TOTAL	.33	2	OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.55	2	RDS/GNDS PAYRL						TENANT ALTS			RDS/GROUNDS	.30	2
PLUMBING			RDS/GNDS CONTR	.30	2				BUY-OUTS			SECURITY	.17	3
FIRE/LIFE SFTY			RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.37	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	2,569,398 SQ. FT.				2,167,282 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	28					16.24	14.40	12.40	16.13
RETAIL AREA									
OTHER AREA	24	11.83	11.38	8.77	15.33				
TOTAL RENT	28	15.57	13.78	11.83	15.48				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	28	15.57	13.78	11.83	15.48				
EXPENSE									
CLEANING	34	.90	1.06	.78	1.64	.90	1.06	.78	1.64
REPAIR-MAINT	31	1.49	1.38	1.19	1.97	1.49	1.38	1.19	1.97
UTILITIES	36	1.40	1.63	1.22	1.96	1.40	1.63	1.22	1.96
RDS/GRNDS/SEC	34	.37	.26	.18	.51	.44	.36	.23	.66
ADMINISTRATIVE	31	.53	.57	.51	.80	.62	.85	.56	1.01
TOTAL OPER EXP	29	4.60	5.02	4.11	6.19	5.40	6.24	4.39	8.33
FIXED EXPENSES	28	1.96	1.57	1.12	2.20	2.29	2.04	1.37	3.17
TOTAL OPER + FIX	22	6.89	7.05	6.24	7.96	7.90	9.22	6.33	12.10
LEASING EXP	15	.29	.21	.19	.43				
TOTAL PAYROLL	13	1.32	.97	.33	1.28				
TOTAL CONTRACT	36	1.13	1.35	.91	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6290	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	285	11
AVG % OFFICE OCCUPANCY	96.1	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.45	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	34	**UTILITIES TOTAL**	1.40	36	SECURITY TOTAL	.45	12	**FIXED EXP TOTAL**	1.96	28	**TOTAL PAYROLL**	1.32	13
PAYROLL	.41	13	ELECTRICAL	1.15	36	SEC PAYROLL	.28	8	REAL ESTATE TAX	1.96	28	CLEANING	.41	13
CONTRACT	.82	33	GAS	.21	14	SEC CONTRACTS	.28	7	BUILDING INS	.02	5	REPAIR/MAINT	.50	13
SUP/MAT/MISC	.04	7	FUEL OIL	.28	10	SEC OTHER	.12	9	PERS PROP TAX			RDS/GROUNDS	.02	13
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.53	31	OTHER TAX			SECURITY	.28	8
REPR/MAINT TOTAL	1.49	31	PURCH CH WTR			PAYROLL	.25	8				ADMINISTRATIVE	.25	8
PAYROLL	.50	13	COAL			MGMT FEES	.57	23	**LEASING EXPENSES**	.29	15			
ELEVATOR	.06	28	WATER/SEWER	.06	27	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.13	36
HVAC	.38	31	**RDS/GNDS/SEC TOTAL**	.37	34	GEN OFC EXP	.16	6	COMMISSIONS	.24	10	CLEANING	.82	33
ELECTRICAL	.07	31	RDS/GNDS TOTAL	.23	34	OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.97	5
STRUCT/ROOF	.11	28	RDS/GNDS PAYRL	.02	13				TENANT ALTS	.26	6	RDS/GROUNDS	.23	34
PLUMBING	.03	19	RDS/GNDS CONTR	.23	34				BUY-OUTS			SECURITY	.28	7
FIRE/LIFE SFTY	.07	31	RDS/GNDS OTHER						OTHER LEASING	.19	5	ADMINISTRATIVE	.57	23
OTHER MAINT/SUP	.63	31												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,276,314 SQ. FT.				1,060,254 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.50	15.43		
RETAIL AREA	2	18.86	18.51						
OTHER AREA	3	13.69	14.23						
TOTAL RENT	3	15.46	15.06						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.46	15.06						
EXPENSE									
CLEANING	8	.87	.91	.84	.98	.88	.91	.84	1.06
REPAIR-MAINT	8	1.61	1.24	1.01	2.29	1.63	1.24	1.01	2.32
UTILITIES	8	1.44	1.57	1.24	1.77	1.46	1.58	1.36	1.77
RDS/GRNDS/SEC	6	.45	.60	.44	.75	.54	.60	.57	.97
ADMINISTRATIVE	4	.61	.52	.42	.60	.69	.59	.47	.70
TOTAL OPER EXP	8	4.64	4.69	4.42	5.13	5.58	5.86	5.18	6.33
FIXED EXPENSES	5	2.13	2.03	1.69	2.80	2.69	2.62	1.99	3.66
TOTAL OPER + FIX	5	6.23	6.29	5.85	7.39	7.89	8.06	6.84	9.67
LEASING EXP	2	.18	.43						
TOTAL PAYROLL	4	.42	.44	.39	.46				
TOTAL CONTRACT	8	1.52	1.87	.93	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6545	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	5
AVG % OFFICE OCCUPANCY	95.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**8**	**UTILITIES TOTAL**	**1.43**	**8**	SECURITY TOTAL	.55	5	**FIXED EXP TOTAL**	**2.19**	**4**	**TOTAL PAYROLL**	**.42**	**4**
PAYROLL	.12	4	ELECTRICAL	1.32	8	SEC PAYROLL	.01	4	REAL ESTATE TAX	2.19	4	CLEANING	.12	4
CONTRACT	.81	8	GAS	.16	3	SEC CONTRACTS	.55	5	BUILDING INS			REPAIR/MAINT	.28	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY	.01	4
REPR/MAINT TOTAL	**1.61**	**8**	PURCH CH WTR			**ADMIN TOTAL**	**.61**	**4**				ADMINISTRATIVE		
PAYROLL	.28	4	COAL			PAYROLL			**LEASING EXPENSES**	**.18**	**2**			
ELEVATOR	.08	6	WATER/SEWER	.05	3	MGMT FEES	.62	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.52**	**8**
HVAC	.48	7	**RDS/GNDS/SEC**	**.45**	**6**	PROF FEES			COMMISSIONS	.09	2	CLEANING	.61	8
ELECTRICAL	.13	7	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.63	4
STRUCT/ROOF	.06	7	RDS/GNDS TOTAL	.15	5	OTHER ADM EXP			TENANT ALTS	.09	2	RDS/GROUNDS	.15	5
PLUMBING	.05	2	RDS/GNDS PAYRL	.01	3				BUY-OUTS			SECURITY	.55	5
FIRE/LIFE SFTY	.31	7	RDS/GNDS CONTR	.15	5				OTHER LEASING			ADMINISTRATIVE	.62	3
OTHER MAINT/SUP	.41	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,186,268 SQ. FT.				2,891,695 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					21.68	19.56	17.31	20.84
RETAIL AREA									
OTHER AREA	7	11.39	9.69	6.67	11.34				
TOTAL RENT	7	20.68	19.20	16.28	19.69				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	20.68	19.20	16.28	19.69				
EXPENSE									
CLEANING	9	.70	.77	.56	1.03	.70	.77	.56	1.03
REPAIR-MAINT	9	2.20	1.93	.98	2.97	2.20	1.93	.98	2.97
UTILITIES	9	1.78	1.56	1.41	1.81	1.78	1.56	1.41	1.81
RDS/GRNDS/SEC	5	.22	.11	.05	.64	.24	.12	.06	.67
ADMINISTRATIVE	8	.67	.60	.48	.64	.74	.67	.53	.71
TOTAL OPER EXP	9	5.42	5.52	4.15	6.22	5.97	5.60	4.85	6.90
FIXED EXPENSES	7	2.75	2.64	2.41	3.15	3.11	2.97	2.60	3.60
TOTAL OPER + FIX	7	8.07	7.34	7.30	8.26	9.13	8.91	7.88	9.39
LEASING EXP	6	.10	.07	.01	.23				
TOTAL PAYROLL	3	1.49	.83						
TOTAL CONTRACT	9	.63	.77	.49	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	104253	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.70**	**9**	**UTILITIES TOTAL**	**1.78**	**9**	SECURITY TOTAL	.43	3	**FIXED EXP TOTAL**	**2.75**	**7**	**TOTAL PAYROLL**	**1.49**	**3**
PAYROLL	.77	2	ELECTRICAL	1.34	8	SEC PAYROLL			REAL ESTATE TAX	2.74	7	CLEANING	.77	2
CONTRACT	.60	8	GAS	.16	5	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.63	3
SUP/MAT/MISC	.21	2	FUEL OIL			SEC OTHER	.27	2	PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.07	2	PURCH STEAM	.47	5	**ADMIN TOTAL**	**.67**	**8**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.20**	**9**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.63	3	COAL			MGMT FEES	.68	7	**LEASING EXPENSES**	**.10**	**6**			
ELEVATOR	.20	9	WATER/SEWER	.12	8	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.63**	**9**
HVAC	.40	8	**RDS/GNDS/SEC**	**.22**	**5**	GEN OFC EXP			COMMISSIONS	.02	4	CLEANING	.60	8
ELECTRICAL	.21	8	**TOTAL**			OTHER ADM EXP	.15	2	PROF FEES			REPAIR/MAINT	.19	2
STRUCT/ROOF	.05	8	RDS/GNDS TOTAL	.06	5				TENANT ALTS	.08	6	RDS/GROUNDS	.06	4
PLUMBING	.05	7	RDS/GNDS PAYRL	.02	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.31	9	RDS/GNDS CONTR	.06	4				OTHER LEASING			ADMINISTRATIVE	.69	7
OTHER MAINT/SUP	.96	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	3,820,564 SQ. FT.				3,422,027 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.85	17.19	16.37	21.23
RETAIL AREA	3	13.38	19.74						
OTHER AREA	5	14.70	14.57	12.22	15.99				
TOTAL RENT	5	19.28	16.82	16.53	20.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.28	16.82	16.53	20.62				
EXPENSE									
CLEANING	6	.67	.62	.43	.87	.67	.62	.43	.87
REPAIR-MAINT	6	1.94	1.90	1.59	2.63	1.94	1.91	1.59	2.63
UTILITIES	6	2.18	1.90	1.65	2.79	2.18	1.91	1.65	2.79
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.65	.62	.57	.69	.73	.71	.64	.96
TOTAL OPER EXP	6	5.39	5.49	4.68	6.05	6.02	6.00	5.38	6.69
FIXED EXPENSES	4	4.23	3.38	2.65	4.61	4.77	4.92	3.35	5.77
TOTAL OPER + FIX	4	9.46	9.28	8.14	9.90	10.66	10.89	9.39	13.79
LEASING EXP	5	.14	.05	.03	.46				
TOTAL PAYROLL									
TOTAL CONTRACT	6	.81	.64	.43	.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.67**	**6**	**UTILITIES TOTAL**	**2.18**	**6**	SECURITY TOTAL			**FIXED EXP TOTAL**	**4.23**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.41	5	SEC PAYROLL			REAL ESTATE TAX	4.23	4	CLEANING		
CONTRACT	.66	6	GAS	.24	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.06	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.56	4				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.94**	**6**	PURCH CH WTR	.41	3	**ADMIN TOTAL**	**.65**	**5**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**.14**	**5**			
ELEVATOR	.31	6	WATER/SEWER	.23	5	MGMT FEES	.65	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**.81**	**6**
HVAC	.32	6				PROF FEES			COMMISSIONS	.01	4	CLEANING	.66	6
ELECTRICAL	.15	6	**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.09	6	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.13	5	RDS/GROUNDS		
PLUMBING	.07	5	RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.13	6	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.65	5
OTHER MAINT/SUP	.61	6	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	845,191 SQ. FT.				687,681 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					14.99	12.07	10.45	13.97
RETAIL AREA									
OTHER AREA	20	4.48	5.18	2.81	10.08				
TOTAL RENT	28	13.05	10.89	9.06	13.36				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	28	13.05	10.89	9.06	13.36				
EXPENSE									
CLEANING	28	1.30	1.45	1.03	2.07	1.35	1.45	1.06	2.07
REPAIR-MAINT	26	1.91	1.94	1.38	2.31	2.00	1.99	1.44	2.31
UTILITIES	31	1.59	1.44	.99	2.08	1.66	1.44	.99	2.13
RDS/GRNDS/SEC	26	.48	.41	.09	.65	.58	.41	.14	.87
ADMINISTRATIVE	30	.46	.53	.37	.65	.57	.66	.52	.92
TOTAL OPER EXP	21	5.32	5.34	4.74	6.72	6.70	6.64	5.66	8.63
FIXED EXPENSES	24	2.05	1.44	.86	1.99	2.59	1.91	.92	2.79
TOTAL OPER + FIX	17	7.41	7.49	5.85	8.47	9.51	8.71	7.89	13.69
LEASING EXP	11	.26	.21	.01	.27				
TOTAL PAYROLL	8	.90	.99	.72	1.20				
TOTAL CONTRACT	33	1.64	1.74	1.07	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8144	7
AVG SQFT/RETAIL TENANT	8393	2
AVG SQFT/OFFICE WORKER	232	7
AVG % OFFICE OCCUPANCY	99.3	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.74	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.30**	**28**	**UTILITIES TOTAL**	**1.59**	**31**	SECURITY TOTAL	.34	8	**FIXED EXP TOTAL**	**2.05**	**24**	**TOTAL PAYROLL**	**.90**	**8**
PAYROLL	.06	6	ELECTRICAL	1.01	31	SEC PAYROLL			REAL ESTATE TAX	2.01	24	CLEANING	.06	6
CONTRACT	1.26	28	GAS	.48	16	SEC CONTRACTS	.27	5	BUILDING INS	.07	4	REPAIR/MAINT	.74	7
SUP/MAT/MISC	.01	2	FUEL OIL	.47	11	SEC OTHER	.43	3	PERS PROP TAX			RDS/GROUNDS	.02	5
TRASH REMOVAL	.04	3	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.91**	**26**	PURCH CH WTR			**ADMIN TOTAL**	**.48**	**30**				ADMINISTRATIVE	.28	8
PAYROLL	.74	7	COAL			PAYROLL	.28	8	**LEASING EXPENSES**	**.26**	**11**			
ELEVATOR	.09	12	WATER/SEWER	.08	18	MGMT FEES	.52	24	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.64**	**33**
HVAC	.39	26				PROF FEES			COMMISSIONS	.08	7	CLEANING	1.26	28
ELECTRICAL	.10	24	**RDS/GNDS/SEC**	**.48**	**26**	GEN OFC EXP	.17	4	PROF FEES			REPAIR/MAINT	.64	2
STRUCT/ROOF	.12	22	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.32	5	RDS/GROUNDS	.25	26
PLUMBING	.06	13	RDS/GNDS TOTAL	.26	26				BUY-OUTS			SECURITY	.27	5
FIRE/LIFE SFTY	.09	21	RDS/GNDS PAYRL	.02	5				OTHER LEASING	.18	3	ADMINISTRATIVE	.52	24
OTHER MAINT/SUP	.71	26	RDS/GNDS CONTR	.25	26									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	633,312 SQ. FT.				532,976 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.54	16.01		
RETAIL AREA									
OTHER AREA	3	6.43	7.43						
TOTAL RENT	3	15.44	14.92						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	15.44	14.92						
EXPENSE									
CLEANING	5	.80	.77	.72	.87	.80	.77	.72	.87
REPAIR-MAINT	6	1.85	2.07	1.04	2.76	1.85	2.07	1.04	2.76
UTILITIES	5	1.94	1.87	1.29	2.32	1.94	1.87	1.29	2.32
RDS/GRNDS/SEC	4	.35	.22	.07	.50	.43	.26	.08	.62
ADMINISTRATIVE	4	.48	.56	.23	.70	.56	.62	.26	.82
TOTAL OPER EXP	5	5.26	5.32	4.72	6.14	6.27	6.14	5.58	7.36
FIXED EXPENSES	5	2.46	1.63	1.30	3.00	2.90	1.88	1.51	3.53
TOTAL OPER + FIX	4	7.62	7.24	6.40	8.31	9.02	8.04	7.40	9.70
LEASING EXP	2	.24	.21						
TOTAL PAYROLL	2	.84	.80						
TOTAL CONTRACT	6	1.18	.86	.69	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13705	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	2
AVG % OFFICE OCCUPANCY	92.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.80**	**5**	**UTILITIES TOTAL**	**1.94**	**5**	SECURITY TOTAL	.40	2	**FIXED EXP TOTAL**	**2.46**	**5**	**TOTAL PAYROLL**	**.84**	**2**
PAYROLL	.06	2	ELECTRICAL	1.60	5	SEC PAYROLL			REAL ESTATE TAX	2.46	5	CLEANING	.06	2
CONTRACT	.76	5	GAS	.42	4	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.78	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.48**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.85**	**6**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.78	2	COAL			MGMT FEES	.48	4	**LEASING EXPENSES**	**.24**	**2**			
ELEVATOR	.11	6	WATER/SEWER	.07	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.18**	**6**
HVAC	.64	6	**RDS/GNDS/SEC**	**.35**	**4**	GEN OFC EXP			COMMISSIONS			CLEANING	.76	5
ELECTRICAL	.12	6	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.60	2
STRUCT/ROOF	.06	6	RDS/GNDS TOTAL	.07	4				TENANT ALTS	.24	2	RDS/GROUNDS	.07	4
PLUMBING	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.05	6	RDS/GNDS CONTR	.07	4				OTHER LEASING			ADMINISTRATIVE	.48	4
OTHER MAINT/SUP	.46	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	863,255 SQ. FT.				780,295 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					25.05	23.69		
RETAIL AREA									
OTHER AREA	2	19.45	38.45						
TOTAL RENT	2	24.34	23.09						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	24.34	23.09						
EXPENSE									
CLEANING	4	.98	.96	.80	1.16	1.01	1.00	.84	1.16
REPAIR-MAINT	4	2.60	1.70	1.15	3.51	2.66	1.71	1.16	3.71
UTILITIES	4	1.71	1.78	1.51	2.12	1.75	1.78	1.57	2.15
RDS/GRNDS/SEC	2	1.03	.99			1.17	1.14		
ADMINISTRATIVE	3	.58	.21			.63	.22		
TOTAL OPER EXP	4	6.09	5.77	5.37	6.56	6.74	6.33	6.01	7.19
FIXED EXPENSES	3	4.04	3.07			4.51	3.72		
TOTAL OPER + FIX	3	10.20	9.09			11.39	9.95		
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	2	.58	.59						
TOTAL CONTRACT	4	1.50	1.84	.98	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	77608	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	185	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.98**	**4**	**UTILITIES TOTAL**	**1.71**	**4**	SECURITY TOTAL	.94	2	**FIXED EXP TOTAL**	**4.04**	**3**	**TOTAL PAYROLL**	**.58**	**2**
PAYROLL			ELECTRICAL	1.41	4	SEC PAYROLL	.02	2	REAL ESTATE TAX	4.04	3	CLEANING		
CONTRACT	.98	4	GAS	.27	3	SEC CONTRACTS	.92	2	BUILDING INS			REPAIR/MAINT	.44	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.58**	**3**	OTHER TAX			SECURITY	.02	2
REPR/MAINT TOTAL	**2.60**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.44	2	COAL			MGMT FEES	.65	2	**LEASING EXPENSES**	**.01**	**2**			
ELEVATOR	.19	4	WATER/SEWER	.09	3	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.50**	**4**
HVAC	.95	4	**RDS/GNDS/SEC**	**1.03**	**2**	GEN OFC EXP			COMMISSIONS			CLEANING	.98	4
ELECTRICAL	.10	4	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.70	2
STRUCT/ROOF	.11	4	RDS/GNDS TOTAL	.09	2				TENANT ALTS	.01	2	RDS/GROUNDS	.07	2
PLUMBING	.06	2	RDS/GNDS PAYRL	.02	2				BUY-OUTS			SECURITY	.92	2
FIRE/LIFE SFTY	.11	4	RDS/GNDS CONTR	.07	2				OTHER LEASING			ADMINISTRATIVE	.65	2
OTHER MAINT/SUP	1.10	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS	1,379,859 SQ. FT.				1,059,400 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					12.21	12.00	10.73	13.62
RETAIL AREA	2	7.99	13.78						
OTHER AREA	34	8.03	5.27	3.89	8.89				
TOTAL RENT	44	11.12	10.51	9.09	12.86				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	44	11.12	10.51	9.09	12.86				
EXPENSE									
CLEANING	47	1.34	1.30	.97	2.03	1.35	1.32	.97	2.03
REPAIR-MAINT	44	2.26	2.38	1.59	3.20	2.27	2.38	1.59	3.20
UTILITIES	47	1.31	1.27	1.02	1.73	1.32	1.29	1.02	1.73
RDS/GRNDS/SEC	36	.23	.16	.11	.35	.30	.22	.13	.44
ADMINISTRATIVE	47	.49	.49	.41	.61	.60	.65	.49	.84
TOTAL OPER EXP	42	5.55	5.88	4.86	6.78	7.33	7.63	5.97	9.76
FIXED EXPENSES	39	1.51	1.41	.97	2.00	2.03	2.09	1.18	2.79
TOTAL OPER + FIX	34	7.16	7.42	6.68	8.51	9.77	10.44	8.44	12.70
LEASING EXP	22	.30	.17	.04	.25				
TOTAL PAYROLL	7	1.24	.90	.81	1.77				
TOTAL CONTRACT	47	1.50	1.49	1.13	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5016	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	366	7
AVG % OFFICE OCCUPANCY	98.0	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.06	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	43

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**47**	**UTILITIES TOTAL**	**1.31**	**47**	SECURITY TOTAL	.38	6	**FIXED EXP TOTAL**	**1.51**	**39**	**TOTAL PAYROLL**	**1.24**	**7**
PAYROLL	.50	6	ELECTRICAL	.90	47	SEC PAYROLL	.06	2	REAL ESTATE TAX	1.55	38	CLEANING	.50	6
CONTRACT	1.26	47	GAS	.33	23	SEC CONTRACTS	.35	6	BUILDING INS	.02	4	REPAIR/MAINT	.41	7
SUP/MAT/MISC	.04	4	FUEL OIL	.30	16	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.06	5
TRASH REMOVAL	.05	5	PURCH STEAM	.55	2				OTHER TAX			SECURITY	.06	2
REPR/MAINT TOTAL	**2.26**	**44**	PURCH CH WTR			**ADMIN TOTAL**	**.49**	**47**				ADMINISTRATIVE	.31	7
PAYROLL	.41	7	COAL			PAYROLL	.31	7	**LEASING EXPENSES**	**.30**	**22**			
ELEVATOR	.11	25	WATER/SEWER	.06	36	MGMT FEES	.50	40	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.50**	**47**
HVAC	.48	44	**RDS/GNDS/SEC**	**.23**	**36**	PROF FEES			COMMISSIONS	.14	10	CLEANING	1.26	47
ELECTRICAL	.11	43	**TOTAL**			GEN OFC EXP	.12	6	PROF FEES			REPAIR/MAINT	.60	3
STRUCT/ROOF	.32	38	RDS/GNDS TOTAL	.16	35	OTHER ADM EXP			TENANT ALTS	.30	15	RDS/GROUNDS	.15	34
PLUMBING	.03	29	RDS/GNDS PAYRL	.06	5				BUY-OUTS			SECURITY	.35	6
FIRE/LIFE SFTY	.13	39	RDS/GNDS CONTR	.15	34				OTHER LEASING	.18	4	ADMINISTRATIVE	.80	40
OTHER MAINT/SUP	1.07	44	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,215,225 SQ. FT.				1,009,797 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.64	14.81	12.70	18.77
RETAIL AREA									
OTHER AREA	9	6.21	5.91	5.17	10.30				
TOTAL RENT	9	13.96	13.78	11.92	16.32				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	13.96	13.78	11.92	16.32				
EXPENSE									
CLEANING	10	.91	.80	.69	1.10	.91	.80	.69	1.10
REPAIR-MAINT	11	1.55	1.54	1.18	2.03	1.55	1.54	1.18	2.03
UTILITIES	10	1.22	1.16	1.03	1.45	1.22	1.16	1.03	1.45
RDS/GRNDS/SEC	5	.29	.09	.06	.62	.33	.10	.07	.66
ADMINISTRATIVE	10	.45	.47	.41	.62	.55	.54	.42	.88
TOTAL OPER EXP	10	4.42	4.52	3.62	4.93	5.37	5.34	4.41	6.32
FIXED EXPENSES	9	1.91	2.07	1.16	2.50	2.29	2.61	1.22	3.27
TOTAL OPER + FIX	8	6.49	6.43	5.54	7.35	7.84	7.62	7.04	9.78
LEASING EXP	8	.33	.02	.01	.60				
TOTAL PAYROLL	3	.73	.76						
TOTAL CONTRACT	10	1.10	.93	.78	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27742	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	3
AVG % OFFICE OCCUPANCY	98.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**10**	**UTILITIES TOTAL**	**1.22**	**10**	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	**1.91**	**9**	**TOTAL PAYROLL**	**.73**	**3**
PAYROLL	.04	3	ELECTRICAL	.84	10	SEC PAYROLL	.01	3	REAL ESTATE TAX	1.91	9	CLEANING	.04	3
CONTRACT	.90	10	GAS	.28	7	SEC CONTRACTS	.37	3	BUILDING INS			REPAIR/MAINT	.55	3
SUP/MAT/MISC	.01	2	FUEL OIL	.28	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	3
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY	.01	3
REPR/MAINT TOTAL	**1.55**	**11**	PURCH CH WTR			**ADMIN TOTAL**	**.45**	**10**				ADMINISTRATIVE	.17	2
PAYROLL	.55	3	COAL			PAYROLL	.17	2	**LEASING EXPENSES**	**.33**	**8**			
ELEVATOR	.16	11	WATER/SEWER	.05	9	MGMT FEES	.49	8	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.10**	**10**
HVAC	.38	10	**RDS/GNDS/SEC**	**.29**	**5**	PROF FEES			COMMISSIONS	.04	4	CLEANING	.90	10
ELECTRICAL	.09	9	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.33	2
STRUCT/ROOF	.12	9	RDS/GNDS TOTAL	.08	5	OTHER ADM EXP			TENANT ALTS	.39	6	RDS/GROUNDS	.09	4
PLUMBING	.02	6	RDS/GNDS PAYRL	.02	3				BUY-OUTS			SECURITY	.37	3
FIRE/LIFE SFTY	.14	10	RDS/GNDS CONTR	.09	4				OTHER LEASING			ADMINISTRATIVE	.49	8
OTHER MAINT/SUP	.62	11	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

30-39 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,028,610 SQ. FT.				921,198 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.62	15.95	14.78	21.32
RETAIL AREA									
OTHER AREA	4	11.09	9.26	7.81	14.94				
TOTAL RENT	4	19.40	14.91	13.61	20.63				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	19.40	14.91	13.61	20.63				
EXPENSE									
CLEANING	6	1.08	.94	.72	1.17	1.09	.94	.73	1.17
REPAIR-MAINT	6	2.01	2.07	1.38	2.51	2.02	2.07	1.38	2.53
UTILITIES	6	1.75	1.89	1.51	2.04	1.77	1.90	1.51	2.17
RDS/GRNDS/SEC	2	.71	.72			.74	.75		
ADMINISTRATIVE	6	.57	.51	.30	.52	.63	.57	.31	.70
TOTAL OPER EXP	6	5.59	5.59	5.27	6.25	6.24	6.43	5.55	7.75
FIXED EXPENSES	3	3.21	1.80			3.51	2.01		
TOTAL OPER+FIX	3	8.45	8.05			9.23	9.00		
LEASING EXP	2	.10	.13						
TOTAL PAYROLL	2	1.86	2.00						
TOTAL CONTRACT	6	1.13	.95	.77	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34874	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	173	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**6**	**UTILITIES TOTAL**	**1.75**	**6**	SECURITY TOTAL	.50	2	**FIXED EXP TOTAL**	**3.21**	**3**	**TOTAL PAYROLL**	**1.86**	**2**
PAYROLL	1.25	2	ELECTRICAL	1.37	6	SEC PAYROLL			REAL ESTATE TAX	3.21	3	CLEANING	1.25	2
CONTRACT	.75	6	GAS	.17	5	SEC CONTRACTS	.47	2	BUILDING INS			REPAIR/MAINT	.35	2
SUP/MAT/MISC	.05	2	FUEL OIL	.02	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.07	2
TRASH REMOVAL	.04	2	PURCH STEAM			**ADMIN TOTAL**	**.57**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.01**	**6**	PURCH CH WTR			PAYROLL	.16	2	**LEASING EXPENSES**	**.10**	**2**	ADMINISTRATIVE	.16	2
PAYROLL	.35	2	COAL			MGMT FEES	.61	5	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.13**	**6**
ELEVATOR	.26	6	WATER/SEWER	.09	6	PROF FEES			COMMISSIONS			CLEANING	.75	6
HVAC	.43	6	**RDS/GNDS/SEC**	**.71**	**2**	GEN OFC EXP	.01	2	PROF FEES			REPAIR/MAINT	.89	2
ELECTRICAL	.13	6	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.10	2	RDS/GROUNDS	.14	2
STRUCT/ROOF	.07	6	RDS/GNDS TOTAL	.21	2				BUY-OUTS			SECURITY	.47	2
PLUMBING	.04	5	RDS/GNDS PAYRL	.07	2				OTHER LEASING			ADMINISTRATIVE	.61	5
FIRE/LIFE SFTY	.28	6	RDS/GNDS CONTR	.14	2									
OTHER MAINT/SUP	.71	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	524,658 SQ. FT.				392,693 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					11.22	10.22	9.66	10.56
RETAIL AREA									
OTHER AREA	14	8.51	4.55	4.55	8.71				
TOTAL RENT	19	10.54	8.92	8.57	10.06				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	19	10.54	8.92	8.57	10.06				
EXPENSE									
CLEANING	18	1.23	.51	.47	.97	1.23	.51	.47	.97
REPAIR-MAINT	17	2.32	2.49	1.57	3.23	2.32	2.49	1.57	3.23
UTILITIES	18	2.02	1.30	.96	1.45	2.02	1.30	.96	1.45
RDS/GRNDS/SEC	18	.26	.29	.17	.34	.36	.38	.29	.44
ADMINISTRATIVE	19	.50	.39	.36	.60	.67	.58	.47	.84
TOTAL OPER EXP	16	4.72	4.88	3.90	6.13	5.81	6.27	4.99	8.75
FIXED EXPENSES	17	.91	.58	.56	.73	1.24	.74	.72	.84
TOTAL OPER+FIX	15	5.43	5.49	4.63	6.99	6.66	7.02	5.76	9.47
LEASING EXP	8	.27	.21	.21	.36				
TOTAL PAYROLL	3	.82	1.04						
TOTAL CONTRACT	19	1.38	.77	.72	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9622	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	426	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.93	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.23**	**18**	**UTILITIES TOTAL**	**2.02**	**18**	SECURITY TOTAL	.03	3	**FIXED EXP TOTAL**	**.91**	**17**	**TOTAL PAYROLL**	**.82**	**3**
PAYROLL	.09	3	ELECTRICAL	1.22	17	SEC PAYROLL			REAL ESTATE TAX	.91	17	CLEANING	.09	3
CONTRACT	1.21	18	GAS	.21	3	SEC CONTRACTS	.04	2	BUILDING INS	.02	3	REPAIR/MAINT	.42	3
SUP/MAT/MISC	.01	3	FUEL OIL	.55	12	SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	1.02	2	**ADMIN TOTAL**	**.50**	**19**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.32**	**17**	PURCH CH WTR			PAYROLL	.31	3	**LEASING EXPENSES**	**.27**	**8**	ADMINISTRATIVE	.31	3
PAYROLL	.42	3	COAL			MGMT FEES	.52	16	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.38**	**19**
ELEVATOR	.02	14	WATER/SEWER	.13	6	PROF FEES			COMMISSIONS	.03	3	CLEANING	1.21	18
HVAC	.78	17	**RDS/GNDS/SEC**	**.26**	**18**	GEN OFC EXP	.13	3	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.04	16	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.29	5	RDS/GROUNDS	.26	18
STRUCT/ROOF	.26	17	RDS/GNDS TOTAL	.26	18				BUY-OUTS			SECURITY	.04	2
PLUMBING	.04	16	RDS/GNDS PAYRL						OTHER LEASING	.18	3	ADMINISTRATIVE	.52	16
FIRE/LIFE SFTY	.05	15	RDS/GNDS CONTR	.26	18									
OTHER MAINT/SUP	1.04	17	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	811,236 SQ. FT.				479,266 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					13.34	11.41	9.11	15.33
RETAIL AREA									
OTHER AREA	20	4.36	3.36	1.41	6.19				
TOTAL RENT	27	11.46	9.94	7.81	14.03				
NET PARKING INC	—								
MISCELLANEOUS									
TOTAL INCOME	27	11.46	9.94	7.81	14.03				
EXPENSE									
CLEANING	27	1.03	1.05	.72	1.32	1.03	1.05	.72	1.32
REPAIR-MAINT	28	1.87	1.82	1.57	2.37	1.87	1.82	1.57	2.37
UTILITIES	28	1.24	1.29	.86	1.66	1.24	1.29	.86	1.66
RDS/GRNDS/SEC	15	.35	.20	.14	.39	.40	.27	.16	.56
ADMINISTRATIVE	28	.48	.47	.33	.62	.61	.63	.38	.79
TOTAL OPER EXP	27	4.73	5.28	4.25	5.66	6.03	6.44	5.41	7.80
FIXED EXPENSES	25	1.73	1.30	.99	1.95	2.21	1.61	1.24	2.61
TOTAL OPER + FIX	23	6.48	6.39	5.62	7.77	8.27	7.77	7.15	10.47
LEASING EXP	12	.13	.13	.00	.21				
TOTAL PAYROLL	5	1.09	1.25	.72	2.00				
TOTAL CONTRACT	28	1.11	1.07	.69	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7566	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	403	5
AVG % OFFICE OCCUPANCY	86.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.65	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	27	**UTILITIES TOTAL**	1.24	28	SECURITY TOTAL	.05	2	**FIXED EXP TOTAL**	1.73	25	**TOTAL PAYROLL**	1.09	5
PAYROLL	.20	5	ELECTRICAL	.89	27	SEC PAYROLL			REAL ESTATE TAX	1.72	25	CLEANING	.20	5
CONTRACT	.98	27	GAS	.43	13	SEC CONTRACTS			BUILDING INS	.02	5	REPAIR/MAINT	.69	5
SUP/MAT/MISC	.02	4	FUEL OIL	.27	6	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	.48	28				ADMINISTRATIVE	.20	5
REPR/MAINT TOTAL	1.87	28	COAL			PAYROLL	.20	5	**LEASING EXPENSES**	.13	12			
PAYROLL	.69	5	WATER/SEWER	.05	20	MGMT FEES	.49	23	ADV/PROMOTION			**TOTAL CONTRACTS**	1.11	28
ELEVATOR	.11	16				PROF FEES			COMMISSIONS	.01	9	CLEANING	.98	27
HVAC	.45	28	**RDS/GNDS/SEC**	.35	15	GEN OFC EXP	.21	5	PROF FEES			REPAIR/MAINT		
ELECTRICAL	.14	24	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.15	4	RDS/GROUNDS	.38	14
STRUCT/ROOF	.24	27	RDS/GNDS TOTAL	.38	14				BUY-OUTS			SECURITY		
PLUMBING	.04	17	RDS/GNDS PAYRL						OTHER LEASING	.18	5	ADMINISTRATIVE	.49	23
FIRE/LIFE SFTY	.05	25	RDS/GNDS CONTR	.38	14									
OTHER MAINT/SUP	.75	28	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,863,764 SQ. FT.				1,458,397 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					18.82	14.31	12.53	16.28
RETAIL AREA									
OTHER AREA	11	8.68	7.76	4.96	9.75				
TOTAL RENT	12	16.61	13.28	11.08	14.01				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	12	16.61	13.28	11.08	14.01				
EXPENSE									
CLEANING	12	.69	.69	.63	.82	.69	.69	.63	.82
REPAIR-MAINT	12	2.57	2.31	1.78	3.37	2.57	2.31	1.78	3.37
UTILITIES	12	1.34	1.17	.93	1.45	1.34	1.17	.93	1.45
RDS/GRNDS/SEC	2	.08	.06			.12	.11		
ADMINISTRATIVE	12	.56	.52	.37	.62	.72	.63	.49	.81
TOTAL OPER EXP	12	5.19	5.04	3.89	6.11	6.63	6.44	5.18	7.30
FIXED EXPENSES	10	2.40	1.54	1.33	2.96	2.88	2.17	1.74	3.32
TOTAL OPER + FIX	10	7.25	7.04	4.69	8.81	8.69	8.36	7.75	9.36
LEASING EXP	8	.11	.05	.03	.26				
TOTAL PAYROLL									
TOTAL CONTRACT	12	.71	.69	.66	.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	12	**UTILITIES TOTAL**	1.34	12	SECURITY TOTAL			**FIXED EXP TOTAL**	2.40	10	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.96	12	SEC PAYROLL			REAL ESTATE TAX	2.40	10	CLEANING		
CONTRACT	.69	12	GAS	.23	7	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.15	6	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.31	3				OTHER TAX			SECURITY		
			PURCH CH WTR			**ADMIN TOTAL**	.56	12				ADMINISTRATIVE		
REPR/MAINT TOTAL	2.57	12	COAL			PAYROLL			**LEASING EXPENSES**	.11	8			
PAYROLL			WATER/SEWER	.04	11	MGMT FEES	.57	11	ADV/PROMOTION			**TOTAL CONTRACTS**	.71	12
ELEVATOR	.18	12				PROF FEES			COMMISSIONS	.01	3	CLEANING	.69	12
HVAC	.55	12	**RDS/GNDS/SEC**	.08	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.18	12	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.10	7	RDS/GROUNDS		
STRUCT/ROOF	.14	12	RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
PLUMBING	.04	9	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.57	11
FIRE/LIFE SFTY	.39	12	RDS/GNDS CONTR											
OTHER MAINT/SUP	1.09	12	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	309,851 SQ. FT.				262,749 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.91	17.07		
RETAIL AREA									
OTHER AREA	3	9.55	9.19						
TOTAL RENT	3	16.63	15.35						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	16.63	15.35						
EXPENSE									
CLEANING	3	.60	.59			.60	.59		
REPAIR-MAINT	2	3.29	3.42			3.29	3.42		
UTILITIES	3	1.53	1.61			1.53	1.61		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.51	.54			.60	.58		
TOTAL OPER EXP	2	5.88	6.00			6.89	7.29		
FIXED EXPENSES	3	3.03	3.04			3.57	3.65		
TOTAL OPER + FIX	2	8.91	8.98			10.43	10.81		
LEASING EXP	3	.91	.75						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.62	.64						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.60**	**3**
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**3.29**	**2**
PAYROLL		
ELEVATOR	.25	2
HVAC	.55	2
ELECTRICAL	.08	2
STRUCT/ROOF	.08	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.19	2
OTHER MAINT/SUP	2.08	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.53**	**3**
ELECTRICAL	.82	3
GAS	.10	2
FUEL OIL		
PURCH STEAM	.53	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.51**	**3**
PAYROLL		
MGMT FEES	.51	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.03**	**3**
REAL ESTATE TAX	3.03	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.91**	**3**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.90	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.62**	**3**
CLEANING	.60	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	2,744,378 SQ. FT.				2,473,339 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					17.47	14.82	11.94	16.58
RETAIL AREA									
OTHER AREA	9	13.07	14.87	6.94	16.94				
TOTAL RENT	18	17.97	14.63	11.94	16.33				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	18	17.97	14.63	11.94	16.33				
EXPENSE									
CLEANING	23	1.02	.91	.74	1.31	1.07	.91	.74	1.34
REPAIR-MAINT	23	1.81	1.66	1.30	2.43	1.90	1.66	1.31	2.43
UTILITIES	24	1.50	1.62	1.23	2.07	1.53	1.65	1.23	2.07
RDS/GRNDS/SEC	19	.59	.31	.18	.54	.64	.36	.18	.57
ADMINISTRATIVE	22	.41	.50	.36	.61	.46	.51	.36	.75
TOTAL OPER EXP	21	5.22	5.37	4.20	7.00	5.80	5.56	4.71	7.80
FIXED EXPENSES	17	2.46	1.62	.97	2.63	2.75	1.76	1.10	3.56
TOTAL OPER + FIX	16	8.02	8.01	5.34	9.52	8.93	9.06	5.71	10.95
LEASING EXP	11	.28	.21	.17	.48				
TOTAL PAYROLL	10	1.35	.89	.72	1.01				
TOTAL CONTRACT	26	1.30	1.13	.87	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49493	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	328	8
AVG % OFFICE OCCUPANCY	100.0	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.31	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**23**
PAYROLL	.40	7
CONTRACT	.81	23
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	**1.81**	**23**
PAYROLL	.62	9
ELEVATOR	.17	19
HVAC	.44	20
ELECTRICAL	.09	19
STRUCT/ROOF	.26	20
PLUMBING	.04	12
FIRE/LIFE SFTY	.22	18
OTHER MAINT/SUP	.58	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**24**
ELECTRICAL	1.31	24
GAS	.24	8
FUEL OIL	.09	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	**.59**	**19**
RDS/GNDS TOTAL	.18	17
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.17	17
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	11
SEC PAYROLL	.46	4
SEC CONTRACTS	.32	8
SEC OTHER	.22	5
ADMIN TOTAL	**.41**	**22**
PAYROLL	.25	8
MGMT FEES	.62	14
PROF FEES		
GEN OFC EXP	.07	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.46**	**17**
REAL ESTATE TAX	3.42	15
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.28**	**11**
ADV/PROMOTION		
COMMISSIONS	.15	9
PROF FEES		
TENANT ALTS	.22	4
BUY-OUTS		
OTHER LEASING	.18	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.35**	**10**
CLEANING	.40	7
REPAIR/MAINT	.62	9
RDS/GROUNDS	.01	6
SECURITY	.46	4
ADMINISTRATIVE	.25	8
TOTAL CONTRACTS	**1.30**	**26**
CLEANING	.81	23
REPAIR/MAINT	.63	3
RDS/GROUNDS	.17	17
SECURITY	.32	8
ADMINISTRATIVE	.62	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	299,547 SQ. FT.				284,419 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					13.86	13.61	11.62	15.61
RETAIL AREA									
OTHER AREA	5	14.76	14.87	10.64	16.17				
TOTAL RENT	14	13.84	13.96	11.62	15.58				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	14	13.84	13.96	11.62	15.58				
EXPENSE									
CLEANING	14	.99	.99	.74	1.50	.99	.99	.74	1.50
REPAIR-MAINT	12	2.25	2.00	1.28	2.84	2.25	2.00	1.28	2.84
UTILITIES	12	1.54	1.62	.96	2.07	1.54	1.62	.96	2.07
RDS/GRNDS/SEC	9	.22	.20	.09	.29	.23	.20	.09	.35
ADMINISTRATIVE	14	.46	.50	.36	.60	.48	.50	.36	.85
TOTAL OPER EXP	12	5.40	5.78	4.20	7.41	5.68	5.85	4.20	9.65
FIXED EXPENSES	11	1.56	1.35	1.09	1.79	1.64	1.38	1.10	2.35
TOTAL OPER + FIX	11	6.95	6.85	4.70	9.52	7.30	7.03	4.84	9.94
LEASING EXP	9	.53	.21	.17	1.03				
TOTAL PAYROLL	4	.89	.91	.79	.98				
TOTAL CONTRACT	14	1.08	1.05	.77	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17459	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	421	4
AVG % OFFICE OCCUPANCY	99.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.27	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.99**	**14**
PAYROLL	.08	4
CONTRACT	.94	14
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	**2.25**	**12**
PAYROLL	.61	4
ELEVATOR	.10	9
HVAC	.50	12
ELECTRICAL	.10	12
STRUCT/ROOF	.29	12
PLUMBING	.04	8
FIRE/LIFE SFTY	.37	10
OTHER MAINT/SUP	.63	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.54**	**12**
ELECTRICAL	1.43	12
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.22**	**9**
RDS/GNDS TOTAL	.19	9
RDS/GNDS PAYRL	.04	4
RDS/GNDS CONTR	.16	9
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.09	2
SEC OTHER	.01	3
ADMIN TOTAL	**.46**	**14**
PAYROLL	.16	4
MGMT FEES	.52	10
PROF FEES		
GEN OFC EXP	.21	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.56**	**11**
REAL ESTATE TAX	1.76	10
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.53**	**9**
ADV/PROMOTION		
COMMISSIONS	.38	7
PROF FEES		
TENANT ALTS	.48	3
BUY-OUTS		
OTHER LEASING	.18	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.89**	**4**
CLEANING	.08	4
REPAIR/MAINT	.61	4
RDS/GROUNDS	.04	4
SECURITY		
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	**1.08**	**14**
CLEANING	.94	14
REPAIR/MAINT		
RDS/GROUNDS	.16	9
SECURITY	.09	2
ADMINISTRATIVE	.52	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	872,758 SQ. FT.				807,685 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					20.23	20.21			
RETAIL AREA										
OTHER AREA	2	17.62	18.23							
TOTAL RENT	2	19.97	19.97							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	2	19.97	19.97							
EXPENSE										
CLEANING	4	.87	.83	.70	1.02	.88	.83	.70	1.02	
REPAIR-MAINT	6	1.67	1.49	1.22	1.77	1.67	1.50	1.22	1.77	
UTILITIES	6	1.73	1.67	1.65	2.08	1.74	1.67	1.65	2.08	
RDS/GRNDS/SEC	6	.39	.36	.22	.57	.42	.43	.22	.57	
ADMINISTRATIVE	4	.47	.60	.31	.63	.50	.61	.32	.70	
TOTAL OPER EXP	4	5.21	5.16	4.76	5.80	5.61	5.37	5.08	6.51	
FIXED EXPENSES	2	2.32	2.40			2.79	2.88			
TOTAL OPER + FIX										
LEASING EXP										
TOTAL PAYROLL	3	1.49	.93							
TOTAL CONTRACT	6	1.15	1.10	.90	1.24					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	4	**UTILITIES TOTAL**	1.73	6	SECURITY TOTAL	.37	4	**FIXED EXP TOTAL**	2.32	2	**TOTAL PAYROLL**	1.49	3
PAYROLL			ELECTRICAL	1.52	6	SEC PAYROLL	.02	2	REAL ESTATE TAX	2.32	2	CLEANING		
CONTRACT	.87	4	GAS	.33	2	SEC CONTRACTS	.36	4	BUILDING INS			REPAIR/MAINT	.31	3
SUP/MAT/MISC			FUEL OIL	.18	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.47	4	OTHER TAX			SECURITY	.02	2
REPR/MAINT TOTAL	1.67	6	PURCH CH WTR			PAYROLL	.34	2	**LEASING EXPENSES**			ADMINISTRATIVE	.34	2
PAYROLL	.31	3	COAL			MGMT FEES	.63	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.15	6
ELEVATOR	.13	5	WATER/SEWER	.05	4	PROF FEES			COMMISSIONS			CLEANING	.87	4
HVAC	.35	4	**RDS/GNDS/SEC**	.39	6	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.08	4	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.18	4
STRUCT/ROOF	.45	5	RDS/GNDS TOTAL	.21	4				BUY-OUTS			SECURITY	.36	4
PLUMBING	.04	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.63	2
FIRE/LIFE SFTY	.07	4	RDS/GNDS CONTR	.18	4									
OTHER MAINT/SUP	.62	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	1,256,363 SQ. FT.				1,148,395 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA										
RETAIL AREA										
OTHER AREA										
TOTAL RENT										
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME										
EXPENSE										
CLEANING	3	1.05	1.11			1.10	1.27			
REPAIR-MAINT	3	1.37	1.53			1.44	1.53			
UTILITIES	3	1.33	1.33			1.33	1.33			
RDS/GRNDS/SEC	3	.81	.67			.88	.80			
ADMINISTRATIVE	2	.26	.26			.28	.28			
TOTAL OPER EXP	3	4.73	4.10			5.17	4.82			
FIXED EXPENSES	2	3.12	3.29			3.29	3.70			
TOTAL OPER + FIX	2	8.14	8.27			8.59	8.93			
LEASING EXP										
TOTAL PAYROLL	3	1.34	.76							
TOTAL CONTRACT	3	1.45	.90							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	75912	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	343	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	3	**UTILITIES TOTAL**	1.33	3	SECURITY TOTAL	.65	3	**FIXED EXP TOTAL**	3.12	2	**TOTAL PAYROLL**	1.34	3
PAYROLL	.52	2	ELECTRICAL	1.16	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.52	2
CONTRACT	.63	3	GAS	.21	2	SEC CONTRACTS	.31	2	BUILDING INS			REPAIR/MAINT	.79	2
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER	.24	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.26	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.37	3	PURCH CH WTR			PAYROLL	.22	2	**LEASING EXPENSES**			ADMINISTRATIVE	.22	2
PAYROLL	.79	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.45	3
ELEVATOR	.21	3	WATER/SEWER	.07	2	PROF FEES			COMMISSIONS			CLEANING	.63	3
HVAC	.34	2	**RDS/GNDS/SEC**	.81	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.64	2
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.16	3
STRUCT/ROOF			RDS/GNDS TOTAL	.16	3				BUY-OUTS			SECURITY	.31	2
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR	.16	3									
OTHER MAINT/SUP	.30	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	61 BLDS	11,800,517 SQ. FT.				10,307,806 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	43					19.33	15.43	13.27	17.36
RETAIL AREA	7	16.87	19.74	14.61	21.96				
OTHER AREA	39	12.75	11.97	8.77	14.72				
TOTAL RENT	44	18.51	14.95	12.54	16.79				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	44	18.52	14.95	12.54	16.79				
EXPENSE									
CLEANING	59	.76	.91	.74	1.32	.76	.91	.74	1.32
REPAIR-MAINT	56	1.88	1.59	1.17	2.25	1.88	1.60	1.17	2.25
UTILITIES	61	1.78	1.64	1.31	1.91	1.78	1.65	1.32	1.91
RDS/GRNDS/SEC	48	.39	.32	.16	.59	.45	.39	.22	.77
ADMINISTRATIVE	49	.62	.57	.51	.68	.70	.71	.58	.92
TOTAL OPER EXP	54	5.11	5.01	4.39	6.08	5.84	5.93	4.77	7.19
FIXED EXPENSES	46	3.37	1.96	1.54	2.86	3.90	2.51	1.65	3.60
TOTAL OPER + FIX	40	8.45	7.29	6.27	8.47	9.76	8.95	7.19	10.87
LEASING EXP	29	.15	.19	.03	.35				
TOTAL PAYROLL	23	1.10	.94	.37	1.11				
TOTAL CONTRACT	61	.96	.99	.80	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17084	21
AVG SQFT/RETAIL TENANT	1400	2
AVG SQFT/OFFICE WORKER	239	22
AVG % OFFICE OCCUPANCY	98.4	22
AVG % RETAIL OCCUPANCY	79.5	2
AVG $ RATE YR-END RENT	16.63	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	54

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**59**
PAYROLL	.21	21
CONTRACT	.70	57
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.88**	**56**
PAYROLL	.78	22
ELEVATOR	.19	53
HVAC	.38	54
ELECTRICAL	.14	54
STRUCT/ROOF	.08	51
PLUMBING	.05	34
FIRE/LIFE SFTY	.18	54
OTHER MAINT/SUP	.64	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.78**	**61**
ELECTRICAL	1.34	59
GAS	.21	26
FUEL OIL	.08	17
PURCH STEAM	.52	9
PURCH CH WTR	.36	4
COAL		
WATER/SEWER	.14	44
RDS/GNDS/SEC TOTAL	**.39**	**48**
RDS/GNDS TOTAL	.13	47
RDS/GNDS PAYRL	.01	20
RDS/GNDS CONTR	.13	46
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	23
SEC PAYROLL	.22	13
SEC CONTRACTS	.38	14
SEC OTHER	.38	13
ADMIN TOTAL	**.62**	**49**
PAYROLL	.24	10
MGMT FEES	.64	39
PROF FEES		
GEN OFC EXP	.12	10
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.42**	**46**
REAL ESTATE TAX	3.41	45
BUILDING INS	.05	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.15**	**29**
ADV/PROMOTION		
COMMISSIONS	.04	20
PROF FEES		
TENANT ALTS	.13	19
BUY-OUTS		
OTHER LEASING	.19	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.10**	**23**
CLEANING	.21	21
REPAIR/MAINT	.78	22
RDS/GROUNDS	.01	20
SECURITY	.22	13
ADMINISTRATIVE	.24	10
TOTAL CONTRACTS	**.96**	**61**
CLEANING	.70	57
REPAIR/MAINT	.56	13
RDS/GROUNDS	.13	46
SECURITY	.38	14
ADMINISTRATIVE	.64	39

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	580,776 SQ. FT.				476,708 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					14.26	13.69	12.31	15.64
RETAIL AREA									
OTHER AREA	17	9.57	10.41	4.49	15.33				
TOTAL RENT	21	13.48	13.67	10.88	15.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	21	13.48	13.67	10.88	15.20				
EXPENSE									
CLEANING	23	1.31	1.36	1.01	1.93	1.33	1.36	1.03	1.93
REPAIR-MAINT	19	1.80	1.55	1.22	2.45	1.82	1.55	1.22	2.57
UTILITIES	24	1.49	1.67	1.24	1.98	1.50	1.67	1.24	1.98
RDS/GRNDS/SEC	21	.39	.24	.15	.48	.46	.36	.21	.72
ADMINISTRATIVE	21	.62	.60	.55	.86	.75	.87	.61	1.17
TOTAL OPER EXP	18	5.32	5.70	4.27	6.66	6.37	7.08	4.27	10.08
FIXED EXPENSES	20	1.58	1.52	.91	1.97	1.91	1.77	1.21	3.13
TOTAL OPER + FIX	15	6.80	7.04	5.70	8.01	8.05	9.47	5.72	12.27
LEASING EXP	11	.41	.21	.21	.57				
TOTAL PAYROLL	8	1.00	1.04	.62	1.28				
TOTAL CONTRACT	24	1.68	1.92	1.02	2.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6844	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	365	7
AVG % OFFICE OCCUPANCY	96.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.45	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.31**	**23**
PAYROLL	.29	8
CONTRACT	1.15	23
SUP/MAT/MISC	.03	4
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.80**	**19**
PAYROLL	.51	8
ELEVATOR	.08	17
HVAC	.50	19
ELECTRICAL	.12	19
STRUCT/ROOF	.21	17
PLUMBING	.05	11
FIRE/LIFE SFTY	.07	19
OTHER MAINT/SUP	.53	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.49**	**24**
ELECTRICAL	1.22	24
GAS	.29	10
FUEL OIL	.43	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	17
RDS/GNDS/SEC TOTAL	**.39**	**21**
RDS/GNDS TOTAL	.26	21
RDS/GNDS PAYRL	.01	8
RDS/GNDS CONTR	.26	21
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL	.01	4
SEC CONTRACTS	.19	4
SEC OTHER	.13	7
ADMIN TOTAL	**.62**	**21**
PAYROLL	.30	5
MGMT FEES	.62	16
PROF FEES		
GEN OFC EXP	.32	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.58**	**20**
REAL ESTATE TAX	1.57	20
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.41**	**11**
ADV/PROMOTION		
COMMISSIONS	.27	10
PROF FEES		
TENANT ALTS	.18	3
BUY-OUTS		
OTHER LEASING	.19	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.00**	**8**
CLEANING	.29	8
REPAIR/MAINT	.51	8
RDS/GROUNDS	.01	8
SECURITY	.01	4
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	**1.68**	**24**
CLEANING	1.15	23
REPAIR/MAINT	1.05	3
RDS/GROUNDS	.26	21
SECURITY	.19	4
ADMINISTRATIVE	.62	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	710,246 SQ. FT.				578,098 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.68	12.87	11.41	13.73
RETAIL AREA									
OTHER AREA	4	11.67	12.07	9.83	14.57				
TOTAL RENT	5	11.71	12.22	9.94	13.00				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	11.83	12.22	10.29	13.00				
EXPENSE									
CLEANING	9	.95	.86	.75	.99	.97	.88	.79	.99
REPAIR-MAINT	10	1.66	1.26	1.01	2.16	1.69	1.39	1.02	2.17
UTILITIES	10	1.75	1.82	1.45	1.98	1.77	1.82	1.56	1.98
RDS/GRNDS/SEC	9	.66	.60	.16	1.02	.82	.61	.29	1.25
ADMINISTRATIVE	7	.48	.51	.49	.53	.61	.65	.54	.84
TOTAL OPER EXP	9	5.38	5.02	4.62	6.35	6.46	6.24	5.05	7.69
FIXED EXPENSES	8	1.95	1.62	1.57	2.12	2.41	2.20	1.75	3.17
TOTAL OPER + FIX	7	7.17	7.60	6.26	7.95	8.60	8.91	6.83	9.96
LEASING EXP	4	.76	.23	.01	1.50				
TOTAL PAYROLL	5	.45	.37	.32	.72				
TOTAL CONTRACT	10	1.66	1.41	.88	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4772	5
AVG SQFT/RETAIL TENANT	1400	2
AVG SQFT/OFFICE WORKER	221	6
AVG % OFFICE OCCUPANCY	91.9	6
AVG % RETAIL OCCUPANCY	79.8	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	9	**UTILITIES TOTAL**	1.75	10	SECURITY TOTAL	.64	6	**FIXED EXP TOTAL**	1.95	8	**TOTAL PAYROLL**	.45	5
PAYROLL	.03	4	ELECTRICAL	1.46	10	SEC PAYROLL	.02	3	REAL ESTATE TAX	1.94	8	CLEANING	.03	4
CONTRACT	.93	9	GAS	.45	4	SEC CONTRACTS	.65	5	BUILDING INS			REPAIR/MAINT	.38	4
SUP/MAT/MISC	.02	3	FUEL OIL	.25	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	4
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.48	7	OTHER TAX			SECURITY	.02	3
REPR/MAINT TOTAL	1.66	10	PURCH CH WTR			PAYROLL	.24	2				ADMINISTRATIVE	.24	2
PAYROLL	.38	4	COAL			MGMT FEES	.46	5	**LEASING EXPENSES**	.76	4			
ELEVATOR	.13	9	WATER/SEWER	.09	5	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.66	10
HVAC	.54	9				GEN OFC EXP	.30	2	COMMISSIONS			CLEANING	.93	9
ELECTRICAL	.09	9	**RDS/GNDS/SEC**	.66	9	OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.78	3
STRUCT/ROOF	.17	9	**TOTAL**						TENANT ALTS	1.18	2	RDS/GROUNDS	.21	9
PLUMBING	.07	5	RDS/GNDS TOTAL	.23	9				BUY-OUTS			SECURITY	.65	5
FIRE/LIFE SFTY	.16	8	RDS/GNDS PAYRL	.02	4				OTHER LEASING			ADMINISTRATIVE	.46	5
OTHER MAINT/SUP	.46	9	RDS/GNDS CONTR	.21	9									
			RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,766,229 SQ. FT.				2,393,706 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					17.73	16.05	15.28	20.29
RETAIL AREA									
OTHER AREA	9	13.51	10.08	7.02	16.80				
TOTAL RENT	9	17.22	16.31	14.76	19.26				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	17.22	16.31	14.76	19.26				
EXPENSE									
CLEANING	15	.91	.89	.74	1.00	.91	.89	.75	1.00
REPAIR-MAINT	15	1.79	1.33	1.10	1.92	1.79	1.33	1.10	1.92
UTILITIES	15	1.45	1.47	1.30	1.66	1.45	1.48	1.30	1.66
RDS/GRNDS/SEC	12	.40	.41	.17	.60	.46	.46	.19	.77
ADMINISTRATIVE	12	.53	.54	.45	.61	.61	.60	.51	.67
TOTAL OPER EXP	15	4.90	4.75	4.07	5.26	5.66	5.43	4.58	5.86
FIXED EXPENSES	11	2.56	2.32	2.16	3.14	2.95	2.94	2.39	3.73
TOTAL OPER + FIX	11	7.48	7.06	6.50	7.99	8.62	8.01	7.57	9.50
LEASING EXP	5	.15	.11	.05	.23				
TOTAL PAYROLL	7	1.45	.83	.42	1.98				
TOTAL CONTRACT	15	.92	.89	.80	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16000	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	167	6
AVG % OFFICE OCCUPANCY	99.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	15	**UTILITIES TOTAL**	1.45	15	SECURITY TOTAL	.47	7	**FIXED EXP TOTAL**	2.56	11	**TOTAL PAYROLL**	1.45	7
PAYROLL	.58	6	ELECTRICAL	1.19	14	SEC PAYROLL	.41	5	REAL ESTATE TAX	2.56	11	CLEANING	.58	6
CONTRACT	.77	13	GAS	.14	7	SEC CONTRACTS	.20	4	BUILDING INS			REPAIR/MAINT	.57	7
SUP/MAT/MISC	.16	3	FUEL OIL	.16	5	SEC OTHER	.19	3	PERS PROP TAX			RDS/GROUNDS	.02	6
TRASH REMOVAL	.05	3	PURCH STEAM	.69	3	**ADMIN TOTAL**	.53	12	OTHER TAX			SECURITY	.41	5
REPR/MAINT TOTAL	1.79	15	PURCH CH WTR			PAYROLL	.21	3				ADMINISTRATIVE	.21	3
PAYROLL	.57	7	COAL			MGMT FEES	.58	9	**LEASING EXPENSES**	.15	5			
ELEVATOR	.13	15	WATER/SEWER	.08	12	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.92	15
HVAC	.33	14				GEN OFC EXP			COMMISSIONS			CLEANING	.77	13
ELECTRICAL	.09	14	**RDS/GNDS/SEC**	.40	12	OTHER ADM EXP	.10	3	PROF FEES			REPAIR/MAINT	.42	4
STRUCT/ROOF	.07	13	**TOTAL**						TENANT ALTS	.15	5	RDS/GROUNDS	.16	11
PLUMBING	.03	9	RDS/GNDS TOTAL	.16	12				BUY-OUTS			SECURITY	.20	4
FIRE/LIFE SFTY	.13	15	RDS/GNDS PAYRL	.02	6				OTHER LEASING			ADMINISTRATIVE	.59	9
OTHER MAINT/SUP	.88	14	RDS/GNDS CONTR	.16	11									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,493,558 SQ. FT.				2,238,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.38	16.94	16.25	23.73
RETAIL AREA	3	17.87	19.80						
OTHER AREA	5	12.84	12.15	10.84	14.40				
TOTAL RENT	5	19.77	16.75	15.82	23.34				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.77	16.75	15.82	23.34				
EXPENSE									
CLEANING	6	.62	.63	.50	.69	.62	.64	.50	.70
REPAIR-MAINT	6	1.93	1.98	.81	2.41	1.95	1.99	.81	2.47
UTILITIES	6	1.40	1.35	.96	1.65	1.41	1.36	.96	1.65
RDS/GRNDS/SEC	3	.25	.29			.30	.34		
ADMINISTRATIVE	5	.71	.62	.53	.86	.78	.71	.59	.91
TOTAL OPER EXP	6	4.70	4.84	3.55	5.22	5.24	5.41	4.58	5.59
FIXED EXPENSES	2	2.22	2.20			2.53	2.55		
TOTAL OPER + FIX	2	6.68	6.59			7.63	7.56		
LEASING EXP	5	.22	.13	.02	.52				
TOTAL PAYROLL									
TOTAL CONTRACT	6	.77	.75	.50	.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	6
PAYROLL		
CONTRACT	.59	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.93	6
PAYROLL		
ELEVATOR	.16	6
HVAC	.50	6
ELECTRICAL	.18	6
STRUCT/ROOF	.10	6
PLUMBING	.06	5
FIRE/LIFE SFTY	.28	6
OTHER MAINT/SUP	.64	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	6
ELECTRICAL	1.12	5
GAS	.16	3
FUEL OIL		
PURCH STEAM	.37	2
PURCH CH WTR	.29	2
COAL		
WATER/SEWER	.16	5
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.18	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.71	5
PAYROLL		
MGMT FEES	.71	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.22	5
ADV/PROMOTION		
COMMISSIONS	.04	4
PROF FEES		
TENANT ALTS	.19	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.77	6
CLEANING	.59	6
REPAIR/MAINT		
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.71	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,249,708 SQ. FT.				4,620,466 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.66	20.68	19.62	21.23
RETAIL AREA	2	20.23	21.94						
OTHER AREA	4	13.08	13.08	12.13	14.49				
TOTAL RENT	4	19.82	20.12	18.61	20.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	19.82	20.12	18.61	20.62				
EXPENSE									
CLEANING	6	.66	.65	.43	.87	.66	.65	.43	.87
REPAIR-MAINT	6	1.94	1.81	1.59	2.21	1.94	1.81	1.59	2.21
UTILITIES	6	2.17	2.02	1.68	2.79	2.17	2.02	1.68	2.79
RDS/GRNDS/SEC	3	.37	.48			.42	.52		
ADMINISTRATIVE	4	.65	.65	.60	.69	.73	.71	.70	.75
TOTAL OPER EXP	6	5.37	5.52	4.51	6.08	6.10	6.37	5.60	6.68
FIXED EXPENSES	5	4.32	3.82	2.72	5.84	4.97	4.22	3.25	6.85
TOTAL OPER + FIX	5	9.53	9.87	7.96	10.59	10.96	10.86	9.39	12.44
LEASING EXP	4	.03	.04	.01	.05				
TOTAL PAYROLL	2	1.13	1.14						
TOTAL CONTRACT	6	.89	.75	.43	1.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79618	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	6
PAYROLL	.03	2
CONTRACT	.65	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.94	6
PAYROLL	1.10	2
ELEVATOR	.26	6
HVAC	.31	6
ELECTRICAL	.16	6
STRUCT/ROOF	.05	6
PLUMBING	.06	4
FIRE/LIFE SFTY	.16	6
OTHER MAINT/SUP	.56	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	6
ELECTRICAL	1.49	6
GAS	.24	2
FUEL OIL	.04	4
PURCH STEAM	.52	4
PURCH CH WTR	.40	2
COAL		
WATER/SEWER	.18	4
RDS/GNDS/SEC TOTAL	.37	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.47	2
ADMIN TOTAL	.65	4
PAYROLL		
MGMT FEES	.65	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.32	5
REAL ESTATE TAX	4.32	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	4
ADV/PROMOTION		
COMMISSIONS	.01	4
PROF FEES		
TENANT ALTS	.02	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	2
CLEANING	.03	2
REPAIR/MAINT	1.10	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.89	6
CLEANING	.65	6
REPAIR/MAINT	.59	2
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.65	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	46 BLDS	3,525,215 SQ. FT.				3,120,991 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					19.47	12.27	10.89	14.87
RETAIL AREA	2	12.52	12.46						
OTHER AREA	25	8.83	6.30	2.94	10.42				
TOTAL RENT	35	18.20	11.97	9.44	14.03				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	35	18.20	11.97	9.44	14.03				
EXPENSE									
CLEANING	38	1.00	1.13	.84	1.80	1.02	1.15	.88	1.85
REPAIR-MAINT	38	2.37	1.94	1.35	2.76	2.42	1.99	1.38	2.76
UTILITIES	42	2.18	1.61	1.16	2.29	2.23	1.61	1.16	2.29
RDS/GRNDS/SEC	34	.72	.41	.09	.68	.81	.43	.14	.67
ADMINISTRATIVE	39	.48	.51	.36	.66	.54	.63	.48	.91
TOTAL OPER EXP	31	5.71	5.44	4.98	6.34	6.48	6.21	5.84	7.92
FIXED EXPENSES	34	2.59	1.64	.94	2.08	2.93	1.98	1.25	3.24
TOTAL OPER + FIX	25	9.07	7.79	6.30	9.08	10.30	9.69	7.89	11.98
LEASING EXP	16	.22	.17	.01	.36				
TOTAL PAYROLL	14	2.27	.86	.58	1.14				
TOTAL CONTRACT	45	1.15	1.61	.86	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20982	12
AVG SQFT/RETAIL TENANT	7166	3
AVG SQFT/OFFICE WORKER	150	12
AVG % OFFICE OCCUPANCY	96.8	12
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	29.22	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	41

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	38	**UTILITIES TOTAL**	2.18	42	SECURITY TOTAL	.74	14	**FIXED EXP TOTAL**	2.59	34	**TOTAL PAYROLL**	2.27	14
PAYROLL	.05	9	ELECTRICAL	1.56	42	SEC PAYROLL	.86	5	REAL ESTATE TAX	2.53	34	CLEANING	.05	9
CONTRACT	.98	38	GAS	.38	23	SEC CONTRACTS	.26	10	BUILDING INS	.06	6	REPAIR/MAINT	.52	12
SUP/MAT/MISC	.01	3	FUEL OIL	.20	12	SEC OTHER	.15	6	PERS PROP TAX			RDS/GROUNDS	.01	9
TRASH REMOVAL	.05	5	PURCH STEAM	.61	3				OTHER TAX	.17	2	SECURITY	.86	5
REPR/MAINT TOTAL	2.05	37	PURCH CH WTR	.69	2	**ADMIN TOTAL**	.48	39				ADMINISTRATIVE	.33	9
PAYROLL	.52	12	COAL			PAYROLL	.33	9	**LEASING EXPENSES**	.22	16			
ELEVATOR	.15	23	WATER/SEWER	.08	26	MGMT FEES	.57	30	ADV/PROMOTION			**TOTAL CONTRACTS**	1.15	45
HVAC	.58	37	**RDS/GNDS/SEC**	.72	34	PROF FEES	.02	2	COMMISSIONS	.04	8	CLEANING	.98	38
ELECTRICAL	.14	35	**TOTAL**			GEN OFC EXP	.07	6	PROF FEES			REPAIR/MAINT	.64	6
STRUCT/ROOF	.08	33	RDS/GNDS TOTAL	.12	33	OTHER ADM EXP	.02	2	TENANT ALTS	.21	10	RDS/GROUNDS	.11	33
PLUMBING	.04	19	RDS/GNDS PAYRL	.01	9				BUY-OUTS			SECURITY	.26	10
FIRE/LIFE SFTY	.07	32	RDS/GNDS CONTR	.11	33				OTHER LEASING	.03	4	ADMINISTRATIVE	.30	32
OTHER MAINT/SUP	.75	36	RDS/GNDS OTHER	.03	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	27 BLDS	458,732 SQ. FT.				386,342 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					12.58	12.17	10.89	13.97
RETAIL AREA									
OTHER AREA	19	4.41	5.11	2.81	9.72				
TOTAL RENT	24	11.16	10.89	9.06	13.36				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	24	11.16	10.89	9.06	13.36				
EXPENSE									
CLEANING	21	1.27	1.96	.98	2.13	1.27	1.36	.98	2.13
REPAIR-MAINT	20	2.35	2.01	1.45	2.55	2.35	2.01	1.45	2.55
UTILITIES	24	1.27	1.33	.93	1.77	1.27	1.33	.93	1.77
RDS/GRNDS/SEC	20	.42	.25	.09	.45	.50	.32	.13	.57
ADMINISTRATIVE	25	.54	.54	.41	.65	.64	.67	.52	.91
TOTAL OPER EXP	15	5.25	5.15	4.50	6.72	6.42	6.61	5.17	8.63
FIXED EXPENSES	18	1.63	1.35	.83	1.97	1.97	1.91	.86	3.00
TOTAL OPER + FIX	12	6.84	7.42	5.46	8.30	8.38	8.53	6.74	13.73
LEASING EXP	10	.22	.17	.01	.21				
TOTAL PAYROLL	4	1.14	1.17	.99	1.42				
TOTAL CONTRACT	26	1.49	1.65	1.01	2.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3526	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	564	3
AVG % OFFICE OCCUPANCY	96.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.69	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	24

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	21	**UTILITIES TOTAL**	1.27	24	SECURITY TOTAL	.32	4	**FIXED EXP TOTAL**	1.63	18	**TOTAL PAYROLL**	1.14	4
PAYROLL	.19	3	ELECTRICAL	.77	24	SEC PAYROLL			REAL ESTATE TAX	1.63	18	CLEANING	.19	3
CONTRACT	1.22	21	GAS	.37	13	SEC CONTRACTS	.36	3	BUILDING INS	.02	3	REPAIR/MAINT	.94	3
SUP/MAT/MISC	.01	2	FUEL OIL	.47	11	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.08	2
TRASH REMOVAL	.03	2	PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.35	20	PURCH CH WTR			**ADMIN TOTAL**	.54	25				ADMINISTRATIVE	.40	4
PAYROLL	.94	3	COAL			PAYROLL	.40	4	**LEASING EXPENSES**	.22	10			
ELEVATOR	.09	8	WATER/SEWER	.07	14	MGMT FEES	.53	21	ADV/PROMOTION			**TOTAL CONTRACTS**	1.49	26
HVAC	.46	20	**RDS/GNDS/SEC**	.42	20	PROF FEES			COMMISSIONS	.01	6	CLEANING	1.22	21
ELECTRICAL	.11	18	**TOTAL**			GEN OFC EXP	.26	3	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.21	16	RDS/GNDS TOTAL	.32	20	OTHER ADM EXP			TENANT ALTS	.32	5	RDS/GROUNDS	.31	20
PLUMBING	.07	11	RDS/GNDS PAYRL	.06	2				BUY-OUTS			SECURITY	.36	3
FIRE/LIFE SFTY	.16	16	RDS/GNDS CONTR	.31	20				OTHER LEASING	.18	3	ADMINISTRATIVE	.53	21
OTHER MAINT/SUP	1.14	20	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	560,886 SQ. FT.				458,529 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.88	16.01	11.38	27.96
RETAIL AREA									
OTHER AREA	4	6.57	7.49	4.94	8.78				
TOTAL RENT	5	16.62	14.92	9.66	23.20				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	16.62	14.92	9.66	23.20				
EXPENSE									
CLEANING	7	1.12	.90	.78	1.62	1.19	1.16	.82	1.62
REPAIR-MAINT	8	1.91	1.63	1.17	2.63	2.03	2.00	1.20	2.63
UTILITIES	7	1.77	1.65	1.29	2.20	1.88	1.65	1.29	2.25
RDS/GRNDS/SEC	5	.29	.09	.07	.72	.36	.14	.08	.83
ADMINISTRATIVE	7	.40	.42	.24	.56	.49	.50	.33	.65
TOTAL OPER EXP	7	5.55	5.34	5.19	5.53	6.85	6.21	6.19	7.38
FIXED EXPENSES	6	2.17	1.84	1.09	2.16	2.68	2.04	1.50	2.51
TOTAL OPER + FIX	5	7.59	7.49	6.48	8.40	9.55	8.51	7.95	11.64
LEASING EXP	2	.24	.21						
TOTAL PAYROLL	3	.64	.52						
TOTAL CONTRACT	8	1.17	.91	.72	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9553	3
AVG SQFT/RETAIL TENANT	8393	2
AVG SQFT/OFFICE WORKER	176	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	7	**UTILITIES TOTAL**	1.77	7	SECURITY TOTAL	.28	3	**FIXED EXP TOTAL**	2.17	6	**TOTAL PAYROLL**	.64	3
PAYROLL	.04	2	ELECTRICAL	1.26	7	SEC PAYROLL	–		REAL ESTATE TAX	2.11	6	CLEANING	.04	2
CONTRACT	1.10	7	GAS	.35	5	SEC CONTRACTS	.22	2	BUILDING INS			REPAIR/MAINT	.46	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.91	8	PURCH CH WTR			**ADMIN TOTAL**	.40	7				ADMINISTRATIVE	.19	2
PAYROLL	.46	3	COAL	–		PAYROLL	.19	2	**LEASING EXPENSES**	.24	2			
ELEVATOR	.12	7	WATER/SEWER	.08	6	MGMT FEES	.47	5	ADV/PROMOTION			**TOTAL CONTRACTS**	1.17	8
HVAC	.66	8	**RDS/GNDS/SEC**	.29	5	PROF FEES			COMMISSIONS			CLEANING	1.10	7
ELECTRICAL	.13	8	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.03	8	RDS/GNDS TOTAL	.12	5	OTHER ADM EXP			TENANT ALTS	.24	2	RDS/GROUNDS	.11	5
PLUMBING	.02	5	RDS/GNDS PAYRL	.03	2				BUY-OUTS			SECURITY	–	2
FIRE/LIFE SFTY	.06	8	RDS/GNDS CONTR	.11	5				OTHER LEASING			ADMINISTRATIVE	.47	5
OTHER MAINT/SUP	.73	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	955,974 SQ. FT.				821,869 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.89	.83	.79	1.11	.91	.86	.79	1.11
REPAIR-MAINT	6	2.22	1.41	1.12	1.79	2.26	1.42	1.12	1.79
UTILITIES	6	1.92	2.02	1.87	2.29	1.97	2.02	1.87	2.29
RDS/GRNDS/SEC	5	.72	.70	.50	.99	.85	.80	.58	1.21
ADMINISTRATIVE	2	.20	.20			.22	.22		
TOTAL OPER EXP	6	5.65	5.38	5.10	5.71	6.57	6.16	5.84	7.11
FIXED EXPENSES	5	2.56	2.08	1.69	3.52	3.02	2.59	1.96	4.24
TOTAL OPER + FIX	5	8.21	8.17	6.82	9.08	9.71	9.91	8.47	10.42
LEASING EXP									
TOTAL PAYROLL	5	.79	.71	.53	1.08				
TOTAL CONTRACT	6	1.75	1.89	1.38	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23443	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	5
AVG % OFFICE OCCUPANCY	96.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	6	**UTILITIES TOTAL**	1.92	6	SECURITY TOTAL	.61	5	**FIXED EXP TOTAL**	2.56	5	**TOTAL PAYROLL**	.79	5
PAYROLL	.04	4	ELECTRICAL	1.57	6	SEC PAYROLL	.02	3	REAL ESTATE TAX	2.56	5	CLEANING	.04	4
CONTRACT	.87	6	GAS	.46	4	SEC CONTRACTS	.67	3	BUILDING INS			REPAIR/MAINT	.71	5
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.29	3	PERS PROP TAX			RDS/GROUNDS	.01	5
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY	.02	3
REPR/MAINT TOTAL	2.22	6	PURCH CH WTR			**ADMIN TOTAL**	.20	2				ADMINISTRATIVE		
PAYROLL	.71	5	COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.11	6	WATER/SEWER	.10	2	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.75	6
HVAC	.67	6	**RDS/GNDS/SEC**	.72	5	PROF FEES			COMMISSIONS			CLEANING	.87	6
ELECTRICAL	.09	6	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT	.65	5
STRUCT/ROOF	.10	6	RDS/GNDS TOTAL	.11	5	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.09	5
PLUMBING			RDS/GNDS PAYRL	.01	5				BUY-OUTS			SECURITY	.67	3
FIRE/LIFE SFTY	.09	6	RDS/GNDS CONTR	.09	5				OTHER LEASING			ADMINISTRATIVE		
OTHER MAINT/SUP	.69	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS	3,764,742 SQ. FT.				3,129,617 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	57					15.74	12.84	10.90	15.11
RETAIL AREA	3	8.03	8.12						
OTHER AREA	47	7.98	5.71	4.17	9.24				
TOTAL RENT	57	14.21	11.91	9.28	13.94				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	57	14.21	11.91	9.28	13.94				
EXPENSE									
CLEANING	64	1.21	1.16	.87	1.99	1.22	1.16	.87	1.99
REPAIR-MAINT	62	1.93	2.13	1.36	2.73	1.94	2.21	1.36	2.73
UTILITIES	64	1.45	1.31	1.06	1.75	1.45	1.32	1.06	1.75
RDS/GRNDS/SEC	43	.32	.16	.10	.36	.38	.21	.12	.46
ADMINISTRATIVE	64	.49	.48	.40	.61	.59	.60	.46	.84
TOTAL OPER EXP	59	5.38	5.50	4.85	6.45	6.51	7.10	5.53	8.80
FIXED EXPENSES	51	2.06	1.65	1.04	2.06	2.51	2.11	1.24	2.83
TOTAL OPER + FIX	45	7.22	7.24	6.39	8.49	8.88	9.86	7.44	12.09
LEASING EXP	32	.26	.16	.02	.23				
TOTAL PAYROLL	13	2.09	.90	.75	2.31				
TOTAL CONTRACT	64	1.24	1.35	.91	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16437	11
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	236	13
AVG % OFFICE OCCUPANCY	99.1	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.17	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	60

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**64**
PAYROLL	.98	12
CONTRACT	.96	64
SUP/MAT/MISC	.10	9
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	**1.93**	**62**
PAYROLL	.51	13
ELEVATOR	.17	43
HVAC	.43	61
ELECTRICAL	.11	59
STRUCT/ROOF	.18	54
PLUMBING	.03	41
FIRE/LIFE SFTY	.17	56
OTHER MAINT/SUP	.79	62

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.45**	**64**
ELECTRICAL	1.05	64
GAS	.27	36
FUEL OIL	.19	21
PURCH STEAM	.65	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	52
RDS/GNDS/SEC	**.32**	**43**
TOTAL		
RDS/GNDS TOTAL	.15	42
RDS/GNDS PAYRL	.05	10
RDS/GNDS CONTR	.13	40
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	11
SEC PAYROLL	.03	6
SEC CONTRACTS	.40	11
SEC OTHER		
ADMIN TOTAL	**.49**	**64**
PAYROLL	.23	12
MGMT FEES	.53	53
PROF FEES		
GEN OFC EXP	.07	9
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.06**	**51**
REAL ESTATE TAX	2.07	50
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.26**	**32**
ADV/PROMOTION		
COMMISSIONS	.07	14
PROF FEES		
TENANT ALTS	.27	23
BUY-OUTS		
OTHER LEASING	.18	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.09**	**13**
CLEANING	.98	12
REPAIR/MAINT	.51	13
RDS/GROUNDS	.05	10
SECURITY	.03	6
ADMINISTRATIVE	.23	12
TOTAL CONTRACTS	**1.24**	**64**
CLEANING	.96	64
REPAIR/MAINT	.63	8
RDS/GROUNDS	.13	40
SECURITY	.40	11
ADMINISTRATIV	.53	53

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	858,952 SQ. FT.				688,176 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					11.88	11.60	10.29	13.07
RETAIL AREA									
OTHER AREA	30	6.26	4.74	3.74	8.89				
TOTAL RENT	38	10.64	10.27	8.75	12.56				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	38	10.64	10.27	8.75	12.56				
EXPENSE									
CLEANING	40	1.40	1.30	.97	1.97	1.41	1.31	.97	1.97
REPAIR-MAINT	38	2.25	2.31	1.55	3.29	2.26	2.31	1.55	3.29
UTILITIES	40	1.34	1.28	.99	1.77	1.35	1.31	.99	1.77
RDS/GRNDS/SEC	31	.24	.16	.11	.31	.30	.21	.14	.34
ADMINISTRATIVE	40	.50	.47	.40	.61	.63	.63	.48	.83
TOTAL OPER EXP	36	5.65	5.88	4.89	6.93	7.17	7.63	5.96	9.83
FIXED EXPENSES	35	1.61	1.41	.96	1.92	2.05	1.85	1.12	2.75
TOTAL OPER + FIX	31	7.52	7.45	6.73	8.49	9.72	10.44	8.03	12.67
LEASING EXP	19	.45	.17	.04	.34				
TOTAL PAYROLL	6	1.43	1.07	.73	2.29				
TOTAL CONTRACT	40	1.48	1.47	1.10	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5016	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	369	6
AVG % OFFICE OCCUPANCY	97.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.06	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.40**	**40**
PAYROLL	.79	5
CONTRACT	1.27	40
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	**2.25**	**38**
PAYROLL	.37	6
ELEVATOR	.09	20
HVAC	.51	38
ELECTRICAL	.08	37
STRUCT/ROOF	.33	33
PLUMBING	.04	24
FIRE/LIFE SFTY	.07	34
OTHER MAINT/SUP	1.13	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.34**	**40**
ELECTRICAL	.94	40
GAS	.27	19
FUEL OIL	.51	14
PURCH STEAM	.55	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	31
RDS/GNDS/SEC	**.24**	**31**
TOTAL		
RDS/GNDS TOTAL	.20	30
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.19	29
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL		
SEC CONTRACTS	.21	5
SEC OTHER		
ADMIN TOTAL	**.50**	**40**
PAYROLL	.31	6
MGMT FEES	.52	34
PROF FEES		
GEN OFC EXP	.12	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.61**	**35**
REAL ESTATE TAX	1.67	34
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.45**	**19**
ADV/PROMOTION		
COMMISSIONS	.14	10
PROF FEES		
TENANT ALTS	.51	12
BUY-OUTS		
OTHER LEASING	.18	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.43**	**6**
CLEANING	.79	5
REPAIR/MAINT	.37	6
RDS/GROUNDS	.09	4
SECURITY		
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	**1.48**	**40**
CLEANING	1.27	40
REPAIR/MAINT	.34	2
RDS/GROUNDS	.19	29
SECURITY	.21	5
ADMINISTRATIVE	.52	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	615,955 SQ. FT.				503,619 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.12	14.50	12.94	15.22
RETAIL AREA									
OTHER AREA	6	8.48	7.31	5.91	9.70				
TOTAL RENT	6	12.99	13.11	12.00	13.88				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	12.99	13.11	12.00	13.88				
EXPENSE									
CLEANING	8	1.46	1.74	.79	2.07	1.46	1.34	.79	2.07
REPAIR-MAINT	8	1.77	1.50	1.21	2.37	1.77	1.50	1.21	2.37
UTILITIES	8	1.39	1.13	.96	1.72	1.39	1.13	.96	1.72
RDS/GRNDS/SEC	4	.25	.14	.06	.45	.28	.14	.07	.49
ADMINISTRATIVE	7	.48	.51	.41	.52	.58	.54	.45	.71
TOTAL OPER EXP	8	5.17	5.46	4.24	6.11	6.32	6.90	4.86	7.88
FIXED EXPENSES	4	1.89	1.97	1.22	2.44	2.14	2.31	1.33	2.90
TOTAL OPER + FIX	4	6.69	6.91	4.87	8.31	7.59	8.01	5.52	9.51
LEASING EXP	4	.56	.17	.07	1.07				
TOTAL PAYROLL	3	.83	.84						
TOTAL CONTRACT	8	1.76	1.89	1.12	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27742	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	3
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.46**	**8**
PAYROLL	.04	3
CONTRACT	1.44	8
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.77**	**8**
PAYROLL	.61	3
ELEVATOR	.16	8
HVAC	.38	8
ELECTRICAL	.14	7
STRUCT/ROOF	.21	8
PLUMBING	.03	6
FIRE/LIFE SFTY	.07	8
OTHER MAINT/SUP	.58	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.39**	**8**
ELECTRICAL	1.04	8
GAS	.29	7
FUEL OIL	.16	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	**.25**	**4**
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL	.01	3
SEC CONTRACTS	.21	3
SEC OTHER		
ADMIN TOTAL	**.48**	**7**
PAYROLL	.27	2
MGMT FEES	.52	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.89**	**4**
REAL ESTATE TAX	1.89	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.56**	**4**
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	.63	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.83**	**3**
CLEANING	.04	3
REPAIR/MAINT	.61	3
RDS/GROUNDS	.01	3
SECURITY	.01	3
ADMINISTRATIVE	.27	2
TOTAL CONTRACTS	**1.76**	**8**
CLEANING	1.44	8
REPAIR/MAINT	.64	2
RDS/GROUNDS	.10	3
SECURITY	.21	3
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,930,704 SQ. FT.				1,804,503 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					15.35	14.99	12.91	16.72
RETAIL AREA	3	8.03	8.12						
OTHER AREA	10	7.77	7.81	5.62	10.90				
TOTAL RENT	10	13.72	13.55	12.45	15.82				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	13.72	13.55	12.45	15.82				
EXPENSE									
CLEANING	13	1.13	.75	.68	1.14	1.13	.75	.68	1.14
REPAIR-MAINT	14	1.87	1.89	1.38	2.51	1.88	1.89	1.38	2.53
UTILITIES	13	1.50	1.45	1.18	1.89	1.51	1.45	1.19	1.90
RDS/GRNDS/SEC	6	.40	.36	.09	.81	.48	.38	.11	.86
ADMINISTRATIVE	14	.42	.47	.30	.52	.51	.55	.31	.70
TOTAL OPER EXP	13	5.42	4.93	4.50	5.74	6.56	6.21	5.34	7.81
FIXED EXPENSES	9	1.73	1.68	1.28	2.23	2.18	2.37	1.78	3.00
TOTAL OPER + FIX	8	6.59	6.77	6.15	7.16	8.46	8.35	7.45	9.83
LEASING EXP	8	.20	.02		.23				
TOTAL PAYROLL	4	2.90	2.00	.81	4.70				
TOTAL CONTRACT	13	1.05	.78	.70	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47917	3
AVG SQFT/RETAIL TENANT	2221	2
AVG SQFT/OFFICE WORKER	206	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.13**	**13**
PAYROLL	1.48	4
CONTRACT	.68	13
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.87**	**14**
PAYROLL	.51	4
ELEVATOR	.17	14
HVAC	.40	13
ELECTRICAL	.12	13
STRUCT/ROOF	.11	12
PLUMBING	.02	10
FIRE/LIFE SFTY	.20	13
OTHER MAINT/SUP	.77	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**13**
ELECTRICAL	1.06	13
GAS	.29	10
FUEL OIL	.15	3
PURCH STEAM	.66	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	**.40**	**6**
RDS/GNDS TOTAL	.13	6
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.10	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	3
SEC PAYROLL	.04	2
SEC CONTRACTS	.60	3
SEC OTHER		
ADMIN TOTAL	**.42**	**14**
PAYROLL	.20	4
MGMT FEES	.46	11
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.73**	**9**
REAL ESTATE TAX	1.73	9
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.20**	**8**
ADV/PROMOTION		
COMMISSIONS	.04	2
PROF FEES		
TENANT ALTS	.22	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.90**	**4**
CLEANING	1.48	4
REPAIR/MAINT	.51	4
RDS/GROUNDS	.06	3
SECURITY	.04	2
ADMINISTRATIVE	.20	4
TOTAL CONTRACTS	**1.05**	**13**
CLEANING	.68	13
REPAIR/MAINT	.67	4
RDS/GROUNDS	.10	6
SECURITY	.60	3
ADMINISTRATIVE	.46	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS		819,080 SQ. FT.			656,040 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					14.22	10.22	10.22	12.95
RETAIL AREA									
OTHER AREA	17	8.53	4.55	4.55	9.73				
TOTAL RENT	22	13.09	9.00	8.69	12.95				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	22	13.09	9.00	8.69	12.95				
EXPENSE									
CLEANING	21	1.00	.54	.47	.92	1.00	.54	.47	.92
REPAIR-MAINT	20	2.94	2.54	1.77	3.54	2.94	2.54	1.77	3.54
UTILITIES	21	1.98	1.36	1.02	1.74	1.98	1.36	1.02	1.74
RDS/GRNDS/SEC	18	.26	.29	.17	.34	.36	.38	.29	.44
ADMINISTRATIVE	22	.55	.46	.36	.64	.69	.63	.47	.84
TOTAL OPER EXP	19	5.74	5.82	4.27	6.74	6.75	6.49	5.49	8.58
FIXED EXPENSES	19	1.11	.58	.57	.80	1.47	.75	.73	.90
TOTAL OPER + FIX	17	6.24	6.38	4.63	8.02	7.64	7.26	5.76	10.35
LEASING EXP	11	.27	.21	.12	.36				
TOTAL PAYROLL	3	.82	1.04						
TOTAL CONTRACT	22	1.11	.79	.71	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9622	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	426	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.93	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.00**	**21**
PAYROLL	.09	3
CONTRACT	.99	21
SUP/MAT/MISC	.01	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.94**	**20**
PAYROLL	.42	3
ELEVATOR	.12	17
HVAC	.83	20
ELECTRICAL	.09	19
STRUCT/ROOF	.27	20
PLUMBING	.04	19
FIRE/LIFE SFTY	.19	18
OTHER MAINT/SUP	1.33	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.98**	**21**
ELECTRICAL	1.27	20
GAS	.30	5
FUEL OIL	.55	12
PURCH STEAM	1.02	2
PURCH CH WTR		
COAL		
WATER/SEWER	.20	9
RDS/GNDS/SEC	**.26**	**18**
TOTAL		
RDS/GNDS TOTAL	.26	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	18
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER	.01	2
ADMIN TOTAL	**.55**	**22**
PAYROLL	.31	3
MGMT FEES	.57	19
PROF FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.11**	**19**
REAL ESTATE TAX	1.10	19
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.27**	**11**
ADV/PROMOTION		
COMMISSIONS	.02	4
PROF FEES		
TENANT ALTS	.28	8
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**3**
CLEANING	.09	3
REPAIR/MAINT	.42	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	**1.11**	**22**
CLEANING	.99	21
REPAIR/MAINT		
RDS/GROUNDS	.26	18
SECURITY	.04	2
ADMINISTRATIVE	.57	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS		453,549 SQ. FT.			360,123 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					10.88	10.22	9.66	10.56
RETAIL AREA									
OTHER AREA	14	5.44	4.55	4.55	6.04				
TOTAL RENT	19	9.76	8.92	8.57	10.06				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	19	9.76	8.92	8.57	10.06				
EXPENSE									
CLEANING	18	.66	.51	.47	.87	.66	.51	.47	.87
REPAIR-MAINT	18	2.42	2.49	1.69	3.25	2.42	2.49	1.69	3.25
UTILITIES	18	1.29	1.30	.96	1.45	1.29	1.30	.96	1.45
RDS/GRNDS/SEC	17	.23	.29	.14	.33	.29	.37	.22	.43
ADMINISTRATIVE	19	.49	.39	.36	.60	.61	.58	.47	.80
TOTAL OPER EXP	17	4.88	4.91	3.90	6.42	6.01	6.29	4.99	9.00
FIXED EXPENSES	17	.72	.58	.56	.73	.92	.74	.72	.84
TOTAL OPER + FIX	16	5.65	5.93	4.63	7.50	6.95	7.14	5.76	10.00
LEASING EXP	8	.25	.21	.12	.35				
TOTAL PAYROLL	3	.82	1.04						
TOTAL CONTRACT	19	.80	.77	.72	.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9622	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	426	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.93	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.66**	**18**
PAYROLL	.09	3
CONTRACT	.63	18
SUP/MAT/MISC	.01	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.42**	**15**
PAYROLL	.42	3
ELEVATOR	.03	15
HVAC	.76	18
ELECTRICAL	.05	17
STRUCT/ROOF	.30	18
PLUMBING	.04	17
FIRE/LIFE SFTY	.13	16
OTHER MAINT/SUP	1.03	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.29**	**18**
ELECTRICAL	.64	17
GAS	.16	2
FUEL OIL	.73	11
PURCH STEAM	1.02	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC	**.23**	**17**
TOTAL		
RDS/GNDS TOTAL	.22	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	17
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER	.01	2
ADMIN TOTAL	**.49**	**19**
PAYROLL	.31	3
MGMT FEES	.50	16
PROF FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.72**	**17**
REAL ESTATE TAX	.72	17
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.25**	**8**
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS	.29	5
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.82**	**3**
CLEANING	.09	3
REPAIR/MAINT	.42	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	**.80**	**15**
CLEANING	.63	18
REPAIR/MAINT		
RDS/GROUNDS	.22	17
SECURITY	.04	2
ADMINISTRATIVE	.50	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	2,979,081 SQ. FT.				2,390,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	43					17.58	13.69	10.09	16.21
RETAIL AREA									
OTHER AREA	35	7.87	5.85	2.93	9.41				
TOTAL RENT	43	15.63	13.17	8.30	14.44				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	43	15.63	13.17	8.30	14.44				
EXPENSE									
CLEANING	44	.76	.83	.63	1.17	.76	.83	.63	1.17
REPAIR-MAINT	43	2.45	2.03	1.59	2.49	2.45	2.03	1.59	2.49
UTILITIES	45	1.38	1.29	.89	1.66	1.38	1.29	.89	1.66
RDS/GRNDS/SEC	17	.23	.19	.12	.39	.30	.22	.14	.56
ADMINISTRATIVE	44	.53	.48	.37	.62	.67	.61	.42	.81
TOTAL OPER EXP	42	5.21	5.21	4.31	6.19	6.55	6.47	5.38	7.74
FIXED EXPENSES	39	2.34	1.51	1.16	2.41	2.81	2.08	1.46	3.20
TOTAL OPER + FIX	35	7.28	6.81	5.62	8.08	8.83	8.30	7.43	10.47
LEASING EXP	24	.57	.21	.02	.44				
TOTAL PAYROLL	7	2.05	1.25	.92	2.00				
TOTAL CONTRACT	45	.80	.78	.66	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10134	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	358	7
AVG % OFFICE OCCUPANCY	86.3	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.20	6
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**44**
PAYROLL	.14	7
CONTRACT	.75	44
SUP/MAT/MISC	.01	5
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	**2.45**	**43**
PAYROLL	.66	7
ELEVATOR	.17	31
HVAC	.52	43
ELECTRICAL	.16	38
STRUCT/ROOF	.15	42
PLUMBING	.04	29
FIRE/LIFE SFTY	.29	40
OTHER MAINT/SUP	1.08	43

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.38**	**45**
ELECTRICAL	.95	44
GAS	.27	23
FUEL OIL	.15	13
PURCH STEAM	.39	7
PURCH CH WTR	.40	3
COAL		
WATER/SEWER	.05	36
RDS/GNDS/SEC TOTAL	**.23**	**17**
RDS/GNDS TOTAL	.28	15
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	15
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER	.01	3
ADMIN TOTAL	**.53**	**44**
PAYROLL	.25	7
MGMT FEES	.55	37
PROF FEES		
GEN OFC EXP	.18	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.34**	**39**
REAL ESTATE TAX	2.33	39
BUILDING INS	.02	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.57**	**24**
ADV/PROMOTION		
COMMISSIONS	.01	14
PROF FEES		
TENANT ALTS	.63	15
BUY-OUTS		
OTHER LEASING	.18	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.05**	**7**
CLEANING	.14	7
REPAIR/MAINT	.66	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	7
TOTAL CONTRACTS	**.80**	**45**
CLEANING	.75	44
REPAIR/MAINT		
RDS/GROUNDS	.28	15
SECURITY	.02	2
ADMINISTRATIVE	.55	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	497,103 SQ. FT.				411,601 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					13.17	11.41	9.04	15.79
RETAIL AREA									
OTHER AREA	19	5.22	3.72	2.89	6.18				
TOTAL RENT	26	11.88	9.97	8.09	14.21				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	26	11.88	9.97	8.09	14.21				
EXPENSE									
CLEANING	26	1.14	1.05	.74	1.39	1.14	1.05	.74	1.39
REPAIR-MAINT	26	1.92	1.82	1.57	2.45	1.92	1.82	1.57	2.45
UTILITIES	27	1.39	1.37	.95	1.70	1.39	1.37	.95	1.70
RDS/GRNDS/SEC	15	.35	.20	.14	.39	.40	.27	.16	.56
ADMINISTRATIVE	27	.51	.48	.33	.64	.61	.63	.38	.83
TOTAL OPER EXP	25	5.10	5.31	4.25	6.30	6.12	6.44	5.41	8.07
FIXED EXPENSES	24	1.72	1.29	.99	1.92	2.06	1.58	1.24	2.32
TOTAL OPER + FIX	21	6.79	6.54	5.62	8.39	8.05	7.76	6.89	11.54
LEASING EXP	10	.32	.21	.05	.22				
TOTAL PAYROLL	5	1.09	1.25	.72	2.00				
TOTAL CONTRACT	27	1.22	1.09	.73	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7566	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	403	5
AVG % OFFICE OCCUPANCY	86.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.65	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**26**
PAYROLL	.20	5
CONTRACT	1.08	26
SUP/MAT/MISC	.02	4
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.92**	**26**
PAYROLL	.69	5
ELEVATOR	.13	14
HVAC	.29	26
ELECTRICAL	.13	22
STRUCT/ROOF	.25	25
PLUMBING	.07	16
FIRE/LIFE SFTY	.05	23
OTHER MAINT/SUP	.88	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.39**	**27**
ELECTRICAL	.97	26
GAS	.50	13
FUEL OIL	.27	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	20
RDS/GNDS/SEC TOTAL	**.35**	**15**
RDS/GNDS TOTAL	.38	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.38	14
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.51**	**27**
PAYROLL	.20	5
MGMT FEES	.54	22
PROF FEES		
GEN OFC EXP	.21	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.72**	**24**
REAL ESTATE TAX	1.71	24
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.32**	**10**
ADV/PROMOTION		
COMMISSIONS	.03	7
PROF FEES		
TENANT ALTS	.41	4
BUY-OUTS		
OTHER LEASING	.18	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.09**	**5**
CLEANING	.20	5
REPAIR/MAINT	.69	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	5
TOTAL CONTRACTS	**1.22**	**27**
CLEANING	1.08	26
REPAIR/MAINT		
RDS/GROUNDS	.38	14
SECURITY		
ADMINISTRATIVE	.54	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	660,872 SQ. FT.				535,160 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.57	13.94	11.26	15.23
RETAIL AREA									
OTHER AREA	7	5.81	5.89	4.81	8.54				
TOTAL RENT	8	11.91	13.18	10.61	13.73				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	8	11.91	13.18	10.61	13.73				
EXPENSE									
CLEANING	9	.75	.71	.61	.87	.75	.71	.61	.87
REPAIR-MAINT	9	2.20	2.20	1.13	2.75	2.20	2.20	1.13	2.75
UTILITIES	9	1.05	1.08	.78	1.17	1.05	1.08	.78	1.17
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.49	.45	.38	.62	.60	.67	.42	.78
TOTAL OPER EXP	9	4.91	4.61	3.64	5.73	6.06	6.55	4.49	7.03
FIXED EXPENSES	8	1.82	1.75	1.48	2.40	2.32	2.66	1.72	3.24
TOTAL OPER + FIX	8	6.46	6.57	5.56	7.45	8.23	8.30	7.76	9.69
LEASING EXP	6	.08	.02		.21				
TOTAL PAYROLL	2	2.87	2.43						
TOTAL CONTRACT	9	.80	.70	.64	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4308	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	2
AVG % OFFICE OCCUPANCY	86.5	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	9	**UTILITIES TOTAL**	1.05	9	SECURITY TOTAL			**FIXED EXP TOTAL**	1.82	8	**TOTAL PAYROLL**	2.87	2
PAYROLL	.08	2	ELECTRICAL	.75	9	SEC PAYROLL			REAL ESTATE TAX	1.82	8	CLEANING	.08	2
CONTRACT	.74	9	GAS	.18	7	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.63	2
SUP/MAT/MISC			FUEL OIL	.13	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.49	9	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.20	9	PURCH CH WTR			PAYROLL	.29	2				ADMINISTRATIVE	.29	2
PAYROLL	.63	2	COAL			MGMT FEES	.53	7	**LEASING EXPENSES**	.08	6			
ELEVATOR	.16	9	WATER/SEWER	.03	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.80	9
HVAC	.48	9	**RDS/GNDS/SEC**			GEN OFC EXP			COMMISSIONS	.01	4	CLEANING	.74	9
ELECTRICAL	.24	8	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.19	9	RDS/GNDS TOTAL						TENANT ALTS	.09	3	RDS/GROUNDS		
PLUMBING	.05	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.11	9	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.53	7
OTHER MAINT/SUP	.89	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	984,719 SQ. FT.				770,204 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.52	15.80	14.82	17.93
RETAIL AREA									
OTHER AREA	7	9.22	10.00	9.41	11.00				
TOTAL RENT	7	14.93	14.44	13.58	17.62				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	14.93	14.44	13.58	17.62				
EXPENSE									
CLEANING	7	.65	.65	.59	.66	.65	.65	.59	.66
REPAIR-MAINT	6	2.49	2.25	1.75	3.64	2.49	2.25	1.75	3.64
UTILITIES	7	1.54	1.38	1.14	1.83	1.54	1.38	1.14	1.83
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	.42	.47	.33	.54	.56	.58	.55	.60
TOTAL OPER EXP	6	5.00	4.88	3.47	6.91	6.60	6.74	5.19	7.45
FIXED EXPENSES	6	2.31	2.59	1.33	3.07	2.90	2.97	2.08	3.38
TOTAL OPER + FIX	5	7.27	8.19	4.65	9.88	9.47	8.83	7.77	11.77
LEASING EXP	6	1.39	.66	.04	1.16				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.68	.65	.61	.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	7	**UTILITIES TOTAL**	1.54	7	SECURITY TOTAL			**FIXED EXP TOTAL**	2.31	6	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.90	7	SEC PAYROLL			REAL ESTATE TAX	2.31	6	CLEANING		
CONTRACT	.65	7	GAS	.07	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.26	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.50	4	**ADMIN TOTAL**	.42	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.49	6	PURCH CH WTR	.40	3	PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.42	6	**LEASING EXPENSES**	1.39	6			
ELEVATOR	.20	6	WATER/SEWER	.07	7	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.68	7
HVAC	.63	6	**RDS/GNDS/SEC**			GEN OFC EXP			COMMISSIONS			CLEANING	.65	7
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.12	6	RDS/GNDS TOTAL						TENANT ALTS	1.39	6	RDS/GROUNDS		
PLUMBING	.05	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.09	6	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.42	6
OTHER MAINT/SUP	1.36	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	28,379,377 SQ. FT.				23,947,796 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	172					18.06	15.04	12.16	17.17
RETAIL AREA	28	20.92	19.77	12.11	30.59				
OTHER AREA	145	11.00	9.09	5.53	12.80				
TOTAL RENT	173	16.87	13.88	11.31	16.02				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	173	16.87	13.88	11.31	16.02				
EXPENSE									
CLEANING	203	.97	.88	.68	1.20	.98	.89	.69	1.21
REPAIR-MAINT	201	2.08	1.87	1.36	2.64	2.10	1.92	1.38	2.67
UTILITIES	211	1.90	1.53	1.12	1.91	1.92	1.55	1.12	1.92
RDS/GRNDS/SEC	123	.52	.23	.10	.55	.60	.27	.12	.66
ADMINISTRATIVE	194	.52	.52	.40	.62	.62	.62	.48	.81
TOTAL OPER EXP	192	5.56	5.24	4.44	6.06	6.57	6.18	5.19	7.88
FIXED EXPENSES	163	2.73	1.81	1.24	2.58	3.25	2.28	1.47	3.34
TOTAL OPER + FIX	142	8.37	7.30	6.05	8.71	9.94	9.00	7.03	10.79
LEASING EXP	119	.21	.15	.02	.21				
TOTAL PAYROLL	72	1.63	.96	.47	1.38				
TOTAL CONTRACT	217	1.10	.95	.68	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22522	62
AVG SQFT/RETAIL TENANT	5295	13
AVG SQFT/OFFICE WORKER	223	65
AVG % OFFICE OCCUPANCY	98.5	66
AVG % RETAIL OCCUPANCY	98.3	13
AVG $ RATE YR-END RENT	21.54	27
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.44	190

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**203**	**UTILITIES TOTAL**	**1.90**	**211**	SECURITY TOTAL	.50	67	**FIXED EXP TOTAL**	**2.74**	**162**	**TOTAL PAYROLL**	**1.63**	**72**
PAYROLL	.32	62	ELECTRICAL	1.27	208	SEC PAYROLL	.41	35	REAL ESTATE TAX	2.60	160	CLEANING	.32	62
CONTRACT	.86	201	GAS	.23	113	SEC CONTRACTS	.30	40	BUILDING INS	.06	29	REPAIR/MAINT	.75	69
SUP/MAT/MISC	.04	42	FUEL OIL	.11	48	SEC OTHER	.29	28	PERS PROP TAX			RDS/GROUNDS	.05	51
TRASH REMOVAL	.03	30	PURCH STEAM	.69	59	**ADMIN TOTAL**	**.52**	**194**	OTHER TAX	.17	2	SECURITY	.41	35
REPR/MAINT TOTAL	**2.04**	**200**	PURCH CH WTR	.52	24	PAYROLL	.22	50				ADMINISTRATIVE	.22	50
PAYROLL	.75	69	COAL			MGMT FEES	.60	145	**LEASING EXPENSES**	**.21**	**119**			
ELEVATOR	.19	176	WATER/SEWER	.15	177	PROF FEES	.02	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.10**	**217**
HVAC	.45	195	**RDS/GNDS/SEC**	**.52**	**123**	GEN OFC EXP	.05	45	COMMISSIONS	.03	72	CLEANING	.86	201
ELECTRICAL	.13	192	**TOTAL**			OTHER ADM EXP	.03	10	PROF FEES			REPAIR/MAINT	.62	38
STRUCT/ROOF	.12	188	RDS/GNDS TOTAL	.15	117				TENANT ALTS	.20	82	RDS/GROUNDS	.11	114
PLUMBING	.07	146	RDS/GNDS PAYRL	.05	51				BUY-OUTS			SECURITY	.30	40
FIRE/LIFE SFTY	.15	193	RDS/GNDS CONTR	.11	114				OTHER LEASING	.11	24	ADMINISTRATIVE	.57	147
OTHER MAINT/SUP	.73	197	RDS/GNDS OTHER	.05	19									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	73 BLDS	1,953,428 SQ. FT.				1,707,326 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	68					12.94	12.89	10.85	15.11
RETAIL AREA									
OTHER AREA	45	6.12	5.63	3.71	11.00				
TOTAL RENT	68	12.15	12.02	9.62	14.63				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	68	12.15	12.02	9.62	14.63				
EXPENSE									
CLEANING	71	1.11	1.00	.77	1.36	1.11	1.02	.77	1.36
REPAIR-MAINT	67	2.13	2.02	1.45	2.67	2.14	2.02	1.45	2.71
UTILITIES	70	1.34	1.30	.87	1.77	1.35	1.30	.87	1.77
RDS/GRNDS/SEC	53	.26	.14	.10	.31	.29	.17	.11	.35
ADMINISTRATIVE	69	.51	.49	.38	.61	.59	.58	.42	.82
TOTAL OPER EXP	65	5.21	5.31	4.27	6.14	5.97	6.05	4.45	7.91
FIXED EXPENSES	58	1.63	1.43	1.04	1.97	1.85	1.62	1.17	2.76
TOTAL OPER + FIX	54	6.77	6.88	5.28	8.44	7.68	8.05	5.36	10.77
LEASING EXP	45	.29	.21	.10	.21				
TOTAL PAYROLL	25	1.10	1.10	.79	1.43				
TOTAL CONTRACT	73	1.18	1.06	.78	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6241	24
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	386	24
AVG % OFFICE OCCUPANCY	95.5	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.17	21
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	52

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.11**	**71**	**UTILITIES TOTAL**	**1.34**	**70**	SECURITY TOTAL	.14	20	**FIXED EXP TOTAL**	**1.63**	**58**	**TOTAL PAYROLL**	**1.10**	**25**
PAYROLL	.33	24	ELECTRICAL	.99	68	SEC PAYROLL	.03	6	REAL ESTATE TAX	1.65	57	CLEANING	.33	24
CONTRACT	.98	71	GAS	.26	38	SEC CONTRACTS	.11	13	BUILDING INS	.02	21	REPAIR/MAINT	.55	25
SUP/MAT/MISC	.03	16	FUEL OIL	.35	15	SEC OTHER	.09	13	PERS PROP TAX			RDS/GROUNDS	.04	16
TRASH REMOVAL	.04	9	PURCH STEAM	.73	7	**ADMIN TOTAL**	**.51**	**69**	OTHER TAX			SECURITY	.03	6
REPR/MAINT TOTAL	**2.13**	**67**	PURCH CH WTR			PAYROLL	.23	22				ADMINISTRATIVE	.23	22
PAYROLL	.55	25	COAL			MGMT FEES	.55	47	**LEASING EXPENSES**	**.29**	**45**			
ELEVATOR	.10	46	WATER/SEWER	.08	59	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.18**	**73**
HVAC	.45	67	**RDS/GNDS/SEC**	**.26**	**53**	GEN OFC EXP	.21	22	COMMISSIONS	.11	34	CLEANING	.98	71
ELECTRICAL	.12	66	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.86	4
STRUCT/ROOF	.24	64	RDS/GNDS TOTAL	.20	51				TENANT ALTS	.28	18	RDS/GROUNDS	.19	50
PLUMBING	.06	49	RDS/GNDS PAYRL	.04	16				BUY-OUTS			SECURITY	.11	13
FIRE/LIFE SFTY	.16	65	RDS/GNDS CONTR	.19	50				OTHER LEASING	.18	21	ADMINISTRATIVE	.55	47
OTHER MAINT/SUP	.83	67	RDS/GNDS OTHER	.01	5									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	2,410,696 SQ. FT.				1,916,319 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					15.44	14.87	13.20	16.29
RETAIL AREA	2	12.72	14.34						
OTHER AREA	22	9.06	8.80	5.91	11.80				
TOTAL RENT	24	13.87	13.68	11.98	14.97				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	24	13.89	13.68	11.98	14.97				
EXPENSE									
CLEANING	30	1.08	.81	.68	1.10	1.10	.86	.68	1.16
REPAIR-MAINT	31	2.12	2.03	1.21	2.62	2.16	2.10	1.21	2.62
UTILITIES	31	1.71	1.45	1.10	1.91	1.74	1.53	1.10	1.91
RDS/GRNDS/SEC	16	.45	.26	.08	.75	.56	.31	.10	.95
ADMINISTRATIVE	27	.50	.52	.42	.62	.64	.67	.49	.82
TOTAL OPER EXP	29	5.38	5.26	4.54	6.00	6.67	6.24	5.13	8.11
FIXED EXPENSES	26	2.17	1.86	1.54	2.41	2.67	2.52	1.74	3.21
TOTAL OPER+FIX	23	7.28	7.28	6.16	7.95	8.74	8.51	7.38	10.02
LEASING EXP	17	.30	.16	.01	.35				
TOTAL PAYROLL	10	.56	.55	.37	.76				
TOTAL CONTRACT	33	1.30	.88	.68	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8027	10
AVG SQFT/RETAIL TENANT	4316	3
AVG SQFT/OFFICE WORKER	212	11
AVG % OFFICE OCCUPANCY	94.8	11
AVG % RETAIL OCCUPANCY	94.8	3
AVG $ RATE YR-END RENT	16.85	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	30	**UTILITIES TOTAL**	1.71	31	SECURITY TOTAL	.40	11	**FIXED EXP TOTAL**	2.17	26	**TOTAL PAYROLL**	.56	10
PAYROLL	.03	8	ELECTRICAL	1.25	31	SEC PAYROLL	.02	5	REAL ESTATE TAX	2.15	26	CLEANING	.03	8
CONTRACT	1.07	30	GAS	.27	19	SEC CONTRACTS	.38	9	BUILDING INS	.06	4	REPAIR/MAINT	.45	9
SUP/MAT/MISC	.02	4	FUEL OIL	.15	8	SEC OTHER	.32	3	PERS PROP TAX			RDS/GROUNDS	.01	7
TRASH REMOVAL	.04	2	PURCH STEAM	.68	4	**ADMIN TOTAL**	.50	27	OTHER TAX			SECURITY	.02	5
REPR/MAINT TOTAL	2.12	31	PURCH CH WTR	.77	3	PAYROLL	.23	5				ADMINISTRATIVE	.23	5
PAYROLL	.45	9	COAL			MGMT FEES	.52	22	**LEASING EXPENSES**	.30	17			
ELEVATOR	.15	29	WATER/SEWER	.10	23	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.30	33
HVAC	.56	30	**RDS/GNDS/SEC**	.45	16	GEN OFC EXP	.21	5	COMMISSIONS	.09	8	CLEANING	1.07	30
ELECTRICAL	.16	29	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.68	5
STRUCT/ROOF	.16	30	RDS/GNDS TOTAL	.20	15				TENANT ALTS	.38	10	RDS/GROUNDS	.20	14
PLUMBING	.05	20	RDS/GNDS PAYRL	.01	7				BUY-OUTS			SECURITY	.38	9
FIRE/LIFE SFTY	.10	29	RDS/GNDS CONTR	.20	14				OTHER LEASING	.18	2	ADMINISTRATIVE	.52	22
OTHER MAINT/SUP	.66	30	RDS/GNDS OTHER	.04	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS	8,019,802 SQ. FT.				6,638,588 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					16.89	16.16	14.86	18.65
RETAIL AREA	6	12.33	16.56	8.12	22.36				
OTHER AREA	34	10.25	9.65	7.72	13.50				
TOTAL RENT	34	15.61	15.35	13.38	18.55				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	34	15.61	15.35	13.38	18.55				
EXPENSE									
CLEANING	48	.97	.78	.65	1.11	.97	.78	.65	1.11
REPAIR-MAINT	49	2.03	1.78	1.23	2.58	2.04	1.78	1.25	2.60
UTILITIES	49	1.71	1.63	1.31	2.05	1.71	1.63	1.31	2.07
RDS/GRNDS/SEC	24	.48	.54	.18	.71	.56	.59	.21	.82
ADMINISTRATIVE	43	.47	.51	.35	.58	.57	.60	.45	.70
TOTAL OPER EXP	45	5.36	5.10	4.42	5.77	6.44	6.19	5.27	7.63
FIXED EXPENSES	37	2.27	2.12	1.62	2.92	2.83	2.59	2.06	3.57
TOTAL OPER+FIX	31	7.44	7.29	6.18	8.28	9.25	8.86	7.74	10.24
LEASING EXP	29	.33	.04	.02	.23				
TOTAL PAYROLL	18	1.61	.93	.48	3.01				
TOTAL CONTRACT	50	1.04	.83	.65	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20202	14
AVG SQFT/RETAIL TENANT	2230	3
AVG SQFT/OFFICE WORKER	186	15
AVG % OFFICE OCCUPANCY	98.5	16
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	48

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	48	**UTILITIES TOTAL**	1.71	49	SECURITY TOTAL	.50	17	**FIXED EXP TOTAL**	2.27	37	**TOTAL PAYROLL**	1.61	18
PAYROLL	.66	14	ELECTRICAL	1.16	49	SEC PAYROLL	.19	12	REAL ESTATE TAX	2.27	37	CLEANING	.66	14
CONTRACT	.81	46	GAS	.28	24	SEC CONTRACTS	.43	13	BUILDING INS			REPAIR/MAINT	.53	18
SUP/MAT/MISC	.12	8	FUEL OIL	.16	15	SEC OTHER	.16	5	PERS PROP TAX			RDS/GROUNDS	.03	14
TRASH REMOVAL	.04	8	PURCH STEAM	.55	15	**ADMIN TOTAL**	.47	43	OTHER TAX			SECURITY	.19	12
REPR/MAINT TOTAL	2.03	49	PURCH CH WTR	.41	9	PAYROLL	.24	10				ADMINISTRATIVE	.24	10
PAYROLL	.53	18	COAL			MGMT FEES	.51	34	**LEASING EXPENSES**	.33	29			
ELEVATOR	.17	46	WATER/SEWER	.13	40	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.04	50
HVAC	.49	46	**RDS/GNDS/SEC**	.48	24	GEN OFC EXP	.01	6	COMMISSIONS	.03	14	CLEANING	.81	46
ELECTRICAL	.10	46	**TOTAL**			OTHER ADM EXP	.10	3	PROF FEES			REPAIR/MAINT	.63	13
STRUCT/ROOF	.14	44	RDS/GNDS TOTAL	.15	23				TENANT ALTS	.35	26	RDS/GROUNDS	.13	22
PLUMBING	.05	33	RDS/GNDS PAYRL	.03	14				BUY-OUTS			SECURITY	.43	13
FIRE/LIFE SFTY	.11	47	RDS/GNDS CONTR	.13	22				OTHER LEASING			ADMINISTRATIVE	.51	34
OTHER MAINT/SUP	.68	47	RDS/GNDS OTHER	.05	3									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	7,620,510 SQ. FT.				6,691,587 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					22.04	17.19	16.30	28.01
RETAIL AREA	6	17.49	25.92	12.00	43.71				
OTHER AREA	14	11.97	11.71	10.70	14.23				
TOTAL RENT	15	20.81	16.75	15.65	27.19				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	15	20.81	16.75	15.65	27.19				
EXPENSE									
CLEANING	19	.72	.68	.54	.85	.73	.69	.54	.85
REPAIR-MAINT	19	2.18	1.96	1.58	2.86	2.20	1.96	1.59	2.86
UTILITIES	19	1.74	1.53	1.34	1.80	1.74	1.54	1.34	1.80
RDS/GRNDS/SEC	7	.45	.44	.19	.58	.50	.56	.22	.69
ADMINISTRATIVE	17	.60	.57	.41	.79	.68	.65	.54	.94
TOTAL OPER EXP	19	5.35	5.22	4.82	6.00	6.10	5.86	5.30	6.32
FIXED EXPENSES	13	3.00	2.37	1.56	4.32	3.37	2.65	2.01	4.67
TOTAL OPER + FIX	13	8.59	8.57	6.71	10.53	9.63	9.68	7.56	12.22
LEASING EXP	15	.15	.07	.02	.16				
TOTAL PAYROLL	5	.97	.41	.32	1.75				
TOTAL CONTRACT	19	.84	.77	.54	.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42783	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	5
AVG % OFFICE OCCUPANCY	98.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**19**
PAYROLL	.45	3
CONTRACT	.64	19
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	**2.18**	**19**
PAYROLL	.51	4
ELEVATOR	.21	19
HVAC	.48	18
ELECTRICAL	.16	17
STRUCT/ROOF	.10	16
PLUMBING	.10	15
FIRE/LIFE SFTY	.30	18
OTHER MAINT/SUP	.81	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**19**
ELECTRICAL	1.15	18
GAS	.24	9
FUEL OIL	.01	4
PURCH STEAM	.67	8
PURCH CH WTR	.49	4
COAL		
WATER/SEWER	.14	17
RDS/GNDS/SEC TOTAL	**.45**	**7**
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	5
SEC PAYROLL	.46	2
SEC CONTRACTS	.24	4
SEC OTHER	.24	2
ADMIN TOTAL	**.60**	**17**
PAYROLL	.19	3
MGMT FEES	.68	14
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.06**	**12**
REAL ESTATE TAX	3.36	11
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.15**	**15**
ADV/PROMOTION		
COMMISSIONS	.02	7
PROF FEES	-	
TENANT ALTS	.14	15
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.97**	**5**
CLEANING	.45	3
REPAIR/MAINT	.51	4
RDS/GROUNDS		
SECURITY	.46	2
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	**.84**	**19**
CLEANING	.64	19
REPAIR/MAINT	.60	3
RDS/GROUNDS	.14	6
SECURITY	.24	4
ADMINISTRATIVE	.62	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,054,592 SQ. FT.				3,510,289 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.15	18.58		
RETAIL AREA	2	20.23	21.94						
OTHER AREA	2	13.08	13.55						
TOTAL RENT	3	14.48	17.15						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.48	17.15						
EXPENSE									
CLEANING	4	.76	.83	.58	.89	.76	.83	.58	.89
REPAIR-MAINT	5	2.00	1.61	1.55	2.84	2.01	1.62	1.55	2.90
UTILITIES	5	2.11	1.84	1.67	2.83	2.12	1.84	1.67	2.87
RDS/GRNDS/SEC	3	.79	.53			.91	.66		
ADMINISTRATIVE	3	.61	.55			.71	.71		
TOTAL OPER EXP	4	4.98	4.75	4.45	5.52	5.80	5.89	5.27	6.43
FIXED EXPENSES	5	4.02	3.82	1.51	5.84	4.64	4.22	1.93	6.85
TOTAL OPER + FIX	4	9.76	9.90	8.60	10.59	11.38	10.89	10.12	12.44
LEASING EXP	2	.02	.01						
TOTAL PAYROLL	3	2.39	1.27						
TOTAL CONTRACT	5	.97	.91	.34	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79618	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**4**
PAYROLL	.03	2
CONTRACT	.74	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.58**	**4**
PAYROLL	1.10	2
ELEVATOR	.22	4
HVAC	.29	4
ELECTRICAL	.18	4
STRUCT/ROOF	.07	4
PLUMBING	.06	2
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.11**	**5**
ELECTRICAL	1.49	5
GAS		
FUEL OIL	.06	3
PURCH STEAM	.40	3
PURCH CH WTR	.40	2
COAL		
WATER/SEWER	.26	3
RDS/GNDS/SEC TOTAL	**.79**	**3**
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.77	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.36	3
ADMIN TOTAL	**.61**	**3**
PAYROLL		
MGMT FEES	.65	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**4.02**	**5**
REAL ESTATE TAX	4.02	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.02**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.01	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.39**	**3**
CLEANING	.03	2
REPAIR/MAINT	1.10	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.97**	**5**
CLEANING	.74	4
REPAIR/MAINT	.59	2
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	120 BLDS	5,775,867 SQ. FT.				4,892,077 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	102					17.92	12.07	10.22	15.05
RETAIL AREA	2	18.73	15.48						
OTHER AREA	79	9.94	6.09	4.08	10.75				
TOTAL RENT	102	16.73	10.67	8.45	14.22				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	102	16.73	10.67	8.45	14.22				
EXPENSE									
CLEANING	107	.91	1.27	.78	2.02	.91	1.27	.78	2.02
REPAIR-MAINT	101	2.24	2.20	1.45	3.06	2.25	2.21	1.45	3.06
UTILITIES	113	2.03	1.47	1.13	2.00	2.04	1.48	1.13	2.00
RDS/GRNDS/SEC	85	.26	.30	.16	.51	.31	.38	.22	.63
ADMINISTRATIVE	106	.58	.51	.41	.65	.67	.67	.50	.99
TOTAL OPER EXP	90	5.89	6.08	4.88	7.29	6.96	7.38	6.12	10.13
FIXED EXPENSES	88	2.11	1.26	.76	1.84	2.51	1.63	.95	2.78
TOTAL OPER+FIX	70	8.13	7.42	6.40	9.15	9.62	10.06	7.62	12.58
LEASING EXP	33	.20	.21	.02	1.67				
TOTAL PAYROLL	15	1.89	.93	.83	1.01				
TOTAL CONTRACT	117	.98	1.59	.85	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14077	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	8
AVG % OFFICE OCCUPANCY	96.8	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.34	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.19	110

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.91**	**107**
PAYROLL	.64	14
CONTRACT	.84	101
SUP/MAT/MISC	.07	11
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	**2.25**	**101**
PAYROLL	.86	14
ELEVATOR	.20	68
HVAC	.37	100
ELECTRICAL	.09	92
STRUCT/ROOF	.12	89
PLUMBING	.05	63
FIRE/LIFE SFTY	.25	84
OTHER MAINT/SUP	1.08	103

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.03**	**113**
ELECTRICAL	1.50	111
GAS	.20	44
FUEL OIL	.24	47
PURCH STEAM	.72	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	64
RDS/GNDS/SEC	**.26**	**85**
TOTAL		
RDS/GNDS TOTAL	.18	84
RDS/GNDS PAYRL	.01	7
RDS/GNDS CONTR	.18	84
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	9
SEC PAYROLL	.02	3
SEC CONTRACTS	.49	7
SEC OTHER	.33	4
ADMIN TOTAL	**.58**	**106**
PAYROLL	.34	8
MGMT FEES	.59	98
PROF FEES		
GEN OFC EXP	.22	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.11**	**88**
REAL ESTATE TAX	2.13	87
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.20**	**33**
ADV/PROMOTION		
COMMISSIONS	.06	17
PROF FEES		
TENANT ALTS	.18	21
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.89**	**15**
CLEANING	.64	14
REPAIR/MAINT	.86	14
RDS/GROUNDS	.01	7
SECURITY	.02	3
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	**.98**	**117**
CLEANING	.84	101
REPAIR/MAINT	.32	10
RDS/GROUNDS	.18	84
SECURITY	.49	7
ADMINISTRATIVE	.59	98

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	92 BLDS	1,393,382 SQ. FT.				1,056,474 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	86					12.46	11.25	10.22	13.72
RETAIL AREA									
OTHER AREA	67	7.42	4.83	3.72	10.55				
TOTAL RENT	86	11.11	10.21	8.24	13.67				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	86	11.11	10.21	8.24	13.67				
EXPENSE									
CLEANING	81	1.28	1.32	.83	2.08	1.28	1.36	.83	2.08
REPAIR-MAINT	75	2.31	2.27	1.53	3.11	2.32	2.29	1.53	3.11
UTILITIES	85	1.49	1.44	1.08	1.91	1.50	1.44	1.08	1.91
RDS/GRNDS/SEC	64	.36	.29	.17	.47	.47	.37	.23	.65
ADMINISTRATIVE	87	.52	.51	.41	.66	.69	.68	.48	1.02
TOTAL OPER EXP	65	5.71	5.98	4.88	7.40	7.67	8.20	6.26	10.76
FIXED EXPENSES	74	1.24	1.02	.70	1.68	1.66	1.54	.82	2.37
TOTAL OPER+FIX	57	7.07	7.32	6.26	8.52	9.45	10.12	7.55	12.69
LEASING EXP	25	.61	.21	.04	1.67				
TOTAL PAYROLL	5	.92	.96	.82	1.01				
TOTAL CONTRACT	89	1.53	1.63	.91	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11361	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	486	4
AVG % OFFICE OCCUPANCY	99.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.34	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	88

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.28**	**81**
PAYROLL	.06	4
CONTRACT	1.27	81
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**2.31**	**75**
PAYROLL	.55	4
ELEVATOR	.06	44
HVAC	.60	75
ELECTRICAL	.07	68
STRUCT/ROOF	.34	65
PLUMBING	.04	44
FIRE/LIFE SFTY	.05	61
OTHER MAINT/SUP	1.13	77

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.49**	**85**
ELECTRICAL	.97	84
GAS	.47	26
FUEL OIL	.67	36
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	40
RDS/GNDS/SEC	**.36**	**64**
TOTAL		
RDS/GNDS TOTAL	.31	64
RDS/GNDS PAYRL	.02	4
RDS/GNDS CONTR	.30	64
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	5
SEC PAYROLL	.01	2
SEC CONTRACTS	.41	4
SEC OTHER	.01	3
ADMIN TOTAL	**.52**	**87**
PAYROLL	.45	5
MGMT FEES	.51	82
PROF FEES		
GEN OFC EXP	.22	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.24**	**74**
REAL ESTATE TAX	1.27	73
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.61**	**25**
ADV/PROMOTION		
COMMISSIONS	.54	12
PROF FEES		
TENANT ALTS	.52	15
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.92**	**5**
CLEANING	.06	4
REPAIR/MAINT	.55	4
RDS/GROUNDS	.02	4
SECURITY	.01	2
ADMINISTRATIVE	.45	5
TOTAL CONTRACTS	**1.53**	**89**
CLEANING	1.27	81
REPAIR/MAINT		
RDS/GROUNDS	.30	64
SECURITY	.41	4
ADMINISTRATIVE	.51	82

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	569,349 SQ. FT.				476,769 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.67	12.94	10.42	13.97
RETAIL AREA									
OTHER AREA	4	9.91	6.97	5.76	10.09				
TOTAL RENT	5	11.54	12.43	9.41	12.91				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	11.54	12.43	9.41	12.91				
EXPENSE									
CLEANING	8	1.34	1.08	.84	1.76	1.35	1.08	.84	1.81
REPAIR-MAINT	8	1.86	1.63	1.25	2.34	1.87	1.63	1.25	2.34
UTILITIES	8	1.48	1.48	1.08	1.86	1.49	1.48	1.08	1.86
RDS/GRNDS/SEC	5	.37	.31	.14	.62	.45	.38	.24	.68
ADMINISTRATIVE	8	.38	.42	.30	.49	.46	.53	.32	.57
TOTAL OPER EXP	8	5.76	5.95	4.89	6.54	6.88	6.88	5.88	7.15
FIXED EXPENSES	4	1.94	1.60	1.34	2.48	2.61	2.47	1.65	3.62
TOTAL OPER + FIX	4	7.53	7.93	6.97	7.95	10.14	9.28	8.62	12.65
LEASING EXP	2	1.18	1.28						
TOTAL PAYROLL	3	2.08	.90						
TOTAL CONTRACT	8	1.70	1.60	1.13	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7067	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	92.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.34**	**8**
PAYROLL	.07	3
CONTRACT	1.31	8
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.86**	**8**
PAYROLL	.63	3
ELEVATOR	.15	6
HVAC	.36	8
ELECTRICAL	.09	7
STRUCT/ROOF	.15	8
PLUMBING	.06	7
FIRE/LIFE SFTY	.18	8
OTHER MAINT/SUP	.63	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.48**	**8**
ELECTRICAL	1.12	8
GAS	.38	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	**.37**	**5**
RDS/GNDS TOTAL	.16	5
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	2
SEC PAYROLL		
SEC CONTRACTS	.50	2
SEC OTHER		
ADMIN TOTAL	**.38**	**8**
PAYROLL	.26	3
MGMT FEES	.46	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.94**	**4**
REAL ESTATE TAX	1.94	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.18**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.08**	**3**
CLEANING	.07	3
REPAIR/MAINT	.63	3
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	**1.70**	**8**
CLEANING	1.31	8
REPAIR/MAINT	.55	2
RDS/GROUNDS	.15	5
SECURITY	.50	2
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,315,232 SQ. FT.				1,206,004 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.41	16.63	13.65	22.33
RETAIL AREA									
OTHER AREA	5	14.78	10.75	9.88	20.91				
TOTAL RENT	5	18.08	16.64	13.30	22.10				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	18.08	16.64	13.30	22.10				
EXPENSE									
CLEANING	6	.75	.76	.60	.89	.75	.77	.60	.89
REPAIR-MAINT	7	2.10	1.79	1.18	1.97	2.10	1.82	1.18	1.97
UTILITIES	7	1.48	1.47	1.40	1.68	1.48	1.49	1.40	1.68
RDS/GRNDS/SEC	6	.31	.27	.14	.50	.34	.31	.15	.56
ADMINISTRATIVE	5	.62	.55	.49	.74	.67	.62	.56	.78
TOTAL OPER EXP	6	5.07	4.86	4.01	4.99	5.57	5.38	4.66	5.50
FIXED EXPENSES	5	2.65	2.64	1.88	3.77	2.88	2.97	2.09	4.03
TOTAL OPER + FIX	5	7.94	7.06	6.50	9.87	8.63	7.94	7.19	10.49
LEASING EXP	2	.17	.15						
TOTAL PAYROLL									
TOTAL CONTRACT	7	.89	.82	.79	.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**6**
PAYROLL		
CONTRACT	.75	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.10**	**7**
PAYROLL		
ELEVATOR	.14	7
HVAC	.27	6
ELECTRICAL	.08	6
STRUCT/ROOF	.09	6
PLUMBING	.03	3
FIRE/LIFE SFTY	.16	6
OTHER MAINT/SUP	1.25	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.48**	**7**
ELECTRICAL	1.33	6
GAS	.22	3
FUEL OIL	.10	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	**.31**	**6**
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.62**	**5**
PAYROLL		
MGMT FEES	.62	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.65**	**5**
REAL ESTATE TAX	2.65	5
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.17**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.16	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.92**	**7**
CLEANING	.75	6
REPAIR/MAINT		
RDS/GROUNDS	.17	5
SECURITY		
ADMINISTRATIVE	.62	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Canada Government Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	568,475 SQ. FT.				501,178 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					15.69	13.82		
RETAIL AREA									
OTHER AREA	2	12.54	10.27						
TOTAL RENT	3	14.74	10.50						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.82	10.50						
EXPENSE									
CLEANING	3	.75	.74			.78	.89		
REPAIR-MAINT	3	2.41	2.41			2.51	2.47		
UTILITIES	3	1.15	1.15			1.20	1.18		
RDS/GRNDS/SEC	2	.12	.21			.14	.25		
ADMINISTRATIVE	3	.65	.67			.74	.75		
TOTAL OPER EXP	3	5.09	5.01			5.77	5.59		
FIXED EXPENSES	2	1.53	1.53			1.87	1.88		
TOTAL OPER + FIX	2	6.94	7.07			8.48	8.69		
LEASING EXP	2	.12	.07						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.84	.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.68	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3	**UTILITIES TOTAL**	1.15	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.53	2	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.91	3	SEC PAYROLL			REAL ESTATE TAX	1.51	2	CLEANING		
CONTRACT	.74	3	GAS	.17	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.41	3	PURCH CH WTR			**ADMIN TOTAL**	.65	3				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	.12	2			
ELEVATOR	.08	3	WATER/SEWER	.08	3	MGMT FEES	.61	3	ADV/PROMOTION			**TOTAL CONTRACTS**	.84	3
HVAC	.65	3	**RDS/GNDS/SEC**	.12	2	PROF FEES			COMMISSIONS			CLEANING	.74	3
ELECTRICAL	.11	3	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.12	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.11	2
PLUMBING	.04	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.74	2	RDS/GNDS CONTR	.11	2				OTHER LEASING			ADMINISTRATIVE	.61	3
OTHER MAINT/SUP	.86	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Fredericton, NB

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	22,847 SQ. FT.				14,620 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.99	11.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.19	9.76						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	8.19	9.76						
EXPENSE									
CLEANING	3	1.15	1.32			1.15	1.32		
REPAIR-MAINT									
UTILITIES	3	1.34	1.88			1.34	1.88		
RDS/GRNDS/SEC	2	.19	.60			.31	.65		
ADMINISTRATIVE	3	.69	.99			1.07	1.03		
TOTAL OPER EXP									
FIXED EXPENSES	3	1.61	1.60			2.51	1.60		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.53	4.12						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.58	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	3	**UTILITIES TOTAL**	1.34	3	SECURITY TOTAL			**FIXED EXP TOTAL**	1.61	3	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.98	2	SEC PAYROLL			REAL ESTATE TAX	1.61	3	CLEANING		
CONTRACT	1.15	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.34	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			**ADMIN TOTAL**	.69	3				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.07	3	MGMT FEES	.69	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.53	3
HVAC			**RDS/GNDS/SEC**	.19	2	PROF FEES			COMMISSIONS			CLEANING	1.15	3
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.19	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.19	2
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.19	2				OTHER LEASING			ADMINISTRATIVE	.69	3
OTHER MAINT/SUP			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Halifax, NS

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	101,560 SQ. FT.				75,430 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					12.79	10.68	9.40	13.64
RETAIL AREA									
OTHER AREA	6	.83	3.02	.65	3.72				
TOTAL RENT	7	9.70	7.54	6.89	10.54				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	9.70	7.54	6.89	10.54				
EXPENSE									
CLEANING	7	.91	1.02	.96	1.15	.91	1.02	.96	1.15
REPAIR-MAINT	4	2.92	2.30	2.26	2.84	2.92	2.30	2.26	2.84
UTILITIES	7	1.83	1.60	1.40	2.10	1.83	1.60	1.40	2.10
RDS/GRNDS/SEC	5	.41	.68	.24	.84	.57	.94	.27	1.17
ADMINISTRATIVE	7	.51	.60	.47	.71	.69	.66	.63	1.05
TOTAL OPER EXP	4	6.41	6.41	5.82	6.61	8.36	8.28	6.27	10.13
FIXED EXPENSES	7	1.72	1.59	1.37	2.01	2.32	2.14	1.77	2.68
TOTAL OPER + FIX	4	8.01	7.77	6.86	8.41	10.45	9.97	8.07	11.89
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	7	1.27	1.70	1.18	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	7	**UTILITIES TOTAL**	1.83	7	SECURITY TOTAL			**FIXED EXP TOTAL**	1.72	7	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.43	7	SEC PAYROLL			REAL ESTATE TAX	1.72	7	CLEANING		
CONTRACT	.91	7	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.63	5	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.92	4	PURCH CH WTR			**ADMIN TOTAL**	.51	7				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.09	3	WATER/SEWER	.10	7	MGMT FEES	.51	7	ADV/PROMOTION			**TOTAL CONTRACTS**	1.27	7
HVAC	.60	4	**RDS/GNDS/SEC**	.41	5	PROF FEES			COMMISSIONS			CLEANING	.91	7
ELECTRICAL	.07	3	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.53	4	RDS/GNDS TOTAL	.41	5	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.41	5
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.06	3	RDS/GNDS CONTR	.41	5				OTHER LEASING			ADMINISTRATIVE	.51	7
OTHER MAINT/SUP	1.58	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kamloops, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	76,478 SQ. FT.				59,797 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.10	11.62		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.21	10.76						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.21	10.76						
EXPENSE									
CLEANING	3	1.11	1.05			1.11	1.05		
REPAIR-MAINT	3	1.53	1.87			1.53	1.87		
UTILITIES	3	.98	.93			.98	.93		
RDS/GRNDS/SEC	3	.20	.22			.25	.22		
ADMINISTRATIVE	3	.42	.36			.54	.36		
TOTAL OPER EXP	3	4.24	4.63			5.42	5.43		
FIXED EXPENSES	3	1.67	1.97			2.13	2.27		
TOTAL OPER + FIX	3	5.91	6.60			7.55	7.70		
LEASING EXP	3	.11	.20						
TOTAL PAYROLL	2	1.47	1.70						
TOTAL CONTRACT	3	.95	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9798	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	544	2
AVG % OFFICE OCCUPANCY	93.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.66	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	3	**UTILITIES TOTAL**	.98	3	SECURITY TOTAL	.07	2	**FIXED EXP TOTAL**	1.67	3	**TOTAL PAYROLL**	1.47	3
PAYROLL	.50	2	ELECTRICAL	.70	3	SEC PAYROLL			REAL ESTATE TAX	1.66	3	CLEANING	.50	2
CONTRACT	.61	3	GAS	.21	2	SEC CONTRACTS			BUILDING INS	.02	2	REPAIR/MAINT	.76	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.53	3	PURCH CH WTR			**ADMIN TOTAL**	.42	3				ADMINISTRATIVE	.12	2
PAYROLL	.76	2	COAL			PAYROLL	.12	2	**LEASING EXPENSES**	.11	3			
ELEVATOR	.06	2	WATER/SEWER	.07	3	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.95	3
HVAC	.34	3	**RDS/GNDS/SEC**	.20	3	PROF FEES			COMMISSIONS	.02	3	CLEANING	.81	3
ELECTRICAL	.11	3	**TOTAL**			GEN OFC EXP	.20	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.06	3	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.10	3
PLUMBING	.03	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	3	RDS/GNDS CONTR	.10	3				OTHER LEASING	.17	2	ADMINISTRATIVE		
OTHER MAINT/SUP	.52	3	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Kelowna Area, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	137,984 SQ. FT.				131,081 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.47	11.50	8.94	11.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.94	11.17	8.94	11.91				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	10.94	11.17	8.94	11.91				
EXPENSE									
CLEANING	6	1.20	1.10	1.03	1.14	1.20	1.10	1.03	1.14
REPAIR-MAINT	6	1.90	1.53	1.07	2.31	1.90	1.53	1.07	2.31
UTILITIES	6	.77	.68	.66	.98	.77	.68	.66	.98
RDS/GRNDS/SEC	6	.20	.16	.10	.38	.21	.18	.10	.38
ADMINISTRATIVE	6	.40	.32	.26	.36	.42	.32	.26	.36
TOTAL OPER EXP	6	4.48	4.19	3.86	4.86	4.71	4.19	3.86	4.86
FIXED EXPENSES	6	1.18	1.13	.83	1.25	1.25	1.13	.83	1.25
TOTAL OPER + FIX	6	5.66	5.32	4.66	5.69	5.96	5.32	4.66	5.69
LEASING EXP	6	.20	.21	.21	.21				
TOTAL PAYROLL	5	1.34	1.26	.96	1.93				
TOTAL CONTRACT	6	1.02	1.15	.87	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4489	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	496	5
AVG % OFFICE OCCUPANCY	97.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.97	5
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.20**	**6**
PAYROLL	.43	5
CONTRACT	.84	6
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**1.90**	**6**
PAYROLL	.76	5
ELEVATOR	.06	2
HVAC	.46	6
ELECTRICAL	.13	6
STRUCT/ROOF	.15	6
PLUMBING	.04	5
FIRE/LIFE SFTY	.08	5
OTHER MAINT/SUP	.47	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.77**	**6**
ELECTRICAL	.53	6
GAS	.22	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	**.20**	**6**
RDS/GNDS TOTAL	.20	6
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.18	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	**.40**	**6**
PAYROLL	.13	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.17	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.18**	**6**
REAL ESTATE TAX	1.17	6
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.20**	**6**
ADV/PROMOTION		
COMMISSIONS	.03	5
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.18	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.34**	**5**
CLEANING	.43	5
REPAIR/MAINT	.76	5
RDS/GROUNDS	.03	3
SECURITY		
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	**1.02**	**6**
CLEANING	.84	6
REPAIR/MAINT		
RDS/GROUNDS	.18	6
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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London, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	340,175 SQ. FT.				286,688 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.50	15.60		
RETAIL AREA									
OTHER AREA	3	7.98	5.49						
TOTAL RENT	3	14.32	13.59						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.32	13.59						
EXPENSE									
CLEANING	3	.83	.89			.83	.89		
REPAIR-MAINT	3	1.93	1.93			1.93	1.93		
UTILITIES	3	1.29	1.12			1.29	1.12		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.62	.63			.73	.68		
TOTAL OPER EXP	3	4.72	4.61			5.60	5.29		
FIXED EXPENSES	2	2.05	1.89			2.42	2.36		
TOTAL OPER + FIX	2	6.91	6.68			8.14	8.56		
LEASING EXP	2	.07	.06						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.89	.94						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.65	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.83**	**3**
PAYROLL		
CONTRACT	.83	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.93**	**3**
PAYROLL		
ELEVATOR	.22	3
HVAC	.29	3
ELECTRICAL	.07	3
STRUCT/ROOF	.08	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.34	3
OTHER MAINT/SUP	.91	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.29**	**3**
ELECTRICAL	.77	3
GAS	.02	3
FUEL OIL		
PURCH STEAM	.52	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.62**	**3**
PAYROLL	.62	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.05**	**2**
REAL ESTATE TAX	2.05	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.07**	**2**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.89**	**3**
CLEANING	.83	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Moncton, NB

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	194,707 SQ. FT.				164,794 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					14.77	14.63	12.67	16.63	
RETAIL AREA										
OTHER AREA	4	12.12	8.09	3.47	26.38					
TOTAL RENT	4	14.36	13.66	9.56	21.14					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	4	14.36	13.66	9.56	21.14					
EXPENSE										
CLEANING	3	.89	.89			.89	.89			
REPAIR-MAINT	2	1.85	1.82			1.85	1.82			
UTILITIES	3	1.51	1.43			1.51	1.43			
RDS/GRNDS/SEC	3	.22	.31			.25	.38			
ADMINISTRATIVE	3	.49	.54			.57	.59			
TOTAL OPER EXP	2	4.81	4.77			5.53	5.53			
FIXED EXPENSES	3	3.82	3.36			4.44	4.64			
TOTAL OPER + FIX	2	8.66	8.55			9.95	9.90			
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	4	1.05	1.06	.56	2.11					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.89**	**3**	**UTILITIES TOTAL**	**1.51**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	3.82	3	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.40	3	SEC PAYROLL			REAL ESTATE TAX	3.82	3	CLEANING		
CONTRACT	.89	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.49**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.85**	**2**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.49	3	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.05**	**4**
ELEVATOR	.13	2	WATER/SEWER	.11	3	PROF FEES			COMMISSIONS			CLEANING	.89	3
HVAC	.14	2	**RDS/GNDS/SEC**	**.22**	**3**	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.01	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.22	3
STRUCT/ROOF	.15	2	RDS/GNDS TOTAL	.22	3				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.49	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR	.22	3									
OTHER MAINT/SUP	1.31	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	17 BLDS	3,030,254 SQ. FT.				2,435,540 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	13					17.46	17.44	13.50	18.36	
RETAIL AREA	6	7.17	6.99							
OTHER AREA	13	10.52	11.77	7.90	12.81					
TOTAL RENT	13	15.57	15.66	13.51	17.21					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	13	15.57	15.66	13.51	17.21					
EXPENSE										
CLEANING	17	.77	.76	.60	.87	.77	.76	.61	.87	
REPAIR-MAINT	17	2.24	2.33	1.72	3.73	2.24	2.34	1.72	3.73	
UTILITIES	17	1.56	1.55	1.48	1.83	1.56	1.55	1.49	1.83	
RDS/GRNDS/SEC	6	.50	.48	.44	.65	.58	.69	.52	.87	
ADMINISTRATIVE	13	.48	.51	.40	.57	.66	.69	.56	.80	
TOTAL OPER EXP	17	5.06	5.49	4.33	6.64	6.30	7.62	5.36	8.83	
FIXED EXPENSES	12	3.54	1.66	1.54	2.06	4.08	2.16	1.91	2.66	
TOTAL OPER + FIX	12	8.46	7.43	5.91	8.93	9.75	9.69	7.48	10.94	
LEASING EXP	9	.13	.09	.03	.87					
TOTAL PAYROLL	4	.87	.80	.50	1.07					
TOTAL CONTRACT	17	1.07	.83	.68	1.55					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28480	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	346	4
AVG % OFFICE OCCUPANCY	98.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.25	16

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**17**	**UTILITIES TOTAL**	**1.56**	**17**	SECURITY TOTAL	.47	4	**FIXED EXP TOTAL**	3.77	11	**TOTAL PAYROLL**	**.87**	**4**
PAYROLL	.07	4	ELECTRICAL	1.16	17	SEC PAYROLL			REAL ESTATE TAX	3.77	11	CLEANING	.07	4
CONTRACT	.73	17	GAS	.41	12	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.80	4
SUP/MAT/MISC			FUEL OIL	.11	2	SEC OTHER	.47	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.48**	**13**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.24**	**17**	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	**.13**	**9**	ADMINISTRATIVE		
PAYROLL	.80	4	COAL			MGMT FEES	.48	13	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.07**	**17**
ELEVATOR	.16	15	WATER/SEWER	.03	12	PROF FEES			COMMISSIONS			CLEANING	.73	17
HVAC	.40	17	**RDS/GNDS/SEC**	**.50**	**6**	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.52	4
ELECTRICAL	.13	17	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.13	9	RDS/GROUNDS	.05	5
STRUCT/ROOF	.13	17	RDS/GNDS TOTAL	.05	5				BUY-OUTS			SECURITY		
PLUMBING	.04	13	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.48	13
FIRE/LIFE SFTY	.36	17	RDS/GNDS CONTR	.05	5									
OTHER MAINT/SUP	.61	17	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	90,084 SQ. FT.				64,635 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.51	13.50	12.33	18.82
RETAIL AREA									
OTHER AREA	5	9.02	11.65	2.29	15.60				
TOTAL RENT	5	13.67	13.51	10.25	16.74				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	13.67	13.51	10.25	16.74				
EXPENSE									
CLEANING	5	.89	.75	.49	1.82	.89	.75	.49	1.82
REPAIR-MAINT	5	2.71	2.45	1.75	3.46	2.71	2.45	1.75	3.46
UTILITIES	5	1.60	1.70	1.20	2.39	1.60	1.70	1.20	2.39
RDS/GRNDS/SEC	2	.36	.32			.68	.61		
ADMINISTRATIVE	5	.45	.41	.40	.54	.63	.73	.56	.87
TOTAL OPER EXP	5	5.78	5.97	4.25	7.82	8.05	8.83	6.43	13.04
FIXED EXPENSES	5	1.44	1.55	.96	1.66	2.00	1.96	1.74	2.45
TOTAL OPER + FIX	5	7.22	7.07	5.50	9.43	10.06	10.79	8.18	15.49
LEASING EXP	2	.48	.46						
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.01	.80	.57	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.71	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	5	**UTILITIES TOTAL**	1.60	5	SECURITY TOTAL			**FIXED EXP TOTAL**	1.44	5	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.18	5	SEC PAYROLL			REAL ESTATE TAX	1.44	5	CLEANING		
CONTRACT	.89	5	GAS	.60	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.45	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.71	5	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.48	2	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.45	5	ADV/PROMOTION			**TOTAL CONTRACTS**	1.01	5
ELEVATOR	.2	3	WATER/SEWER	.07	4	PROF FEES			COMMISSIONS			CLEANING	.89	5
HVAC	.37	5	**RDS/GNDS/SEC**	.36	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.08	5	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.48	2	RDS/GROUNDS	.36	2
STRUCT/ROOF	.43	5	RDS/GNDS TOTAL	.36	2				BUY-OUTS			SECURITY		
PLUMBING	.04	5	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.45	5
FIRE/LIFE SFTY	.48	5	RDS/GNDS CONTR	.36	2									
OTHER MAINT/SUP	1.21	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	394,960 SQ. FT.				331,051 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.85	.77			.86	.77		
REPAIR-MAINT	3	1.78	1.79			1.79	1.79		
UTILITIES	3	1.80	1.87			1.81	1.87		
RDS/GRNDS/SEC	2	.67	.67			.83	.83		
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.07	5.27			6.04	5.87		
FIXED EXPENSES	3	1.73	1.66			2.07	1.88		
TOTAL OPER + FIX	3	6.80	6.93			8.11	7.73		
LEASING EXP									
TOTAL PAYROLL	2	.83	.86						
TOTAL CONTRACT	3	1.34	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10878	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	2
AVG % OFFICE OCCUPANCY	90.1	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	3	**UTILITIES TOTAL**	1.80	3	SECURITY TOTAL	.47	2	**FIXED EXP TOTAL**	1.73	3	**TOTAL PAYROLL**	.83	3
PAYROLL	.01	2	ELECTRICAL	1.52	3	SEC PAYROLL			REAL ESTATE TAX	1.73	3	CLEANING	.01	2
CONTRACT	.84	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.82	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.47	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.78	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.82	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.34	3
ELEVATOR	.13	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.84	3
HVAC	.41	3	**RDS/GNDS/SEC**	.67	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.54	2
ELECTRICAL	.12	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.20	2
STRUCT/ROOF	.14	3	RDS/GNDS TOTAL	.20	2				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.20	2									
OTHER MAINT/SUP	.45	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,091,982 SQ. FT.				831,354 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					17.42	17.44		
RETAIL AREA									
OTHER AREA	2	9.45	10.39						
TOTAL RENT	2	15.47	15.74						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	15.47	15.74						
EXPENSE									
CLEANING	3	.65	.60			.65	.61		
REPAIR-MAINT	3	2.96	3.73			2.96	3.73		
UTILITIES	3	1.54	1.55			1.54	1.55		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.45	.47			.60	.60		
TOTAL OPER EXP	3	5.60	6.19			7.35	7.49		
FIXED EXPENSES	2	1.98	1.98			2.38	2.40		
TOTAL OPER + FIX	2	7.14	7.08			8.57	8.44		
LEASING EXP	2	.07	.08						
TOTAL PAYROLL									
TOTAL CONTRACT	3	.84	.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.96	3
PAYROLL		
ELEVATOR	.14	3
HVAC	.54	3
ELECTRICAL	.24	3
STRUCT/ROOF	.16	3
PLUMBING	.02	2
FIRE/LIFE SFTY	.87	3
OTHER MAINT/SUP	.94	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	3
ELECTRICAL	1.18	3
GAS	.45	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.45	2
PAYROLL		
MGMT FEES	45	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.84	3
CLEANING	.58	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	2,587,149 SQ. FT.				2,345,271 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					20.61	19.51	12.15	21.22
RETAIL AREA									
OTHER AREA	7	11.65	9.69	7.63	12.73				
TOTAL RENT	9	19.83	18.00	11.34	20.57				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	19.83	18.00	11.34	20.57				
EXPENSE									
CLEANING	8	.58	.82	.53	1.53	.59	.84	.53	1.53
REPAIR-MAINT	8	2.66	2.64	2.22	3.85	2.68	2.71	2.22	3.85
UTILITIES	8	2.61	2.03	1.66	2.80	2.63	2.03	1.66	2.80
RDS/GRNDS/SEC	3	.08	.13			.09	.13		
ADMINISTRATIVE	8	.64	.62	.41	.65	.70	.68	.42	.73
TOTAL OPER EXP	8	6.52	6.67	5.80	7.93	7.18	7.05	6.50	8.88
FIXED EXPENSES	8	2.57	1.38	.73	2.50	2.87	1.48	.83	2.92
TOTAL OPER + FIX	7	9.38	8.59	7.91	10.50	10.48	9.41	8.06	11.91
LEASING EXP	5	.07	.05	.01	.17				
TOTAL PAYROLL									
TOTAL CONTRACT	8	.61	.82	.64	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.11	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	8
PAYROLL		
CONTRACT	.58	8
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.66	8
PAYROLL		
ELEVATOR	.33	6
HVAC	.34	8
ELECTRICAL	.12	7
STRUCT/ROOF	.03	7
PLUMBING	.06	6
FIRE/LIFE SFTY	.43	8
OTHER MAINT/SUP	1.35	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.61	8
ELECTRICAL	1.96	7
GAS	.11	4
FUEL OIL	.01	3
PURCH STEAM	.72	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC	.08	3
TOTAL		
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.64	8
PAYROLL		
MGMT FEES	.64	8
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	8
REAL ESTATE TAX	2.57	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	5
ADV/PROMOTION		
COMMISSIONS	.02	5
PROF FEES		
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.61	8
CLEANING	.58	8
REPAIR/MAINT		
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Montreal, PQ

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	72,478 SQ. FT.				61,895 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.81	12.25	11.02	25.63
RETAIL AREA									
OTHER AREA	3	8.03	6.50						
TOTAL RENT	5	12.03	12.70	9.97	22.66				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	12.03	12.70	9.97	22.66				
EXPENSE									
CLEANING	4	1.45	1.53	.79	2.86	1.45	1.53	.79	2.86
REPAIR-MAINT	4	2.44	2.91	1.91	3.85	2.44	2.91	1.91	3.85
UTILITIES	4	2.33	1.83	1.66	2.33	2.33	1.83	1.66	2.33
RDS/GRNDS/SEC	2	.15	.17			.18	.27		
ADMINISTRATIVE	4	.53	.41	.34	.69	.60	.42	.37	1.15
TOTAL OPER EXP	4	6.87	6.70	5.43	9.18	7.85	7.16	5.99	14.15
FIXED EXPENSES	5	1.09	.83	.34	1.38	1.28	1.03	.36	1.48
TOTAL OPER + FIX	4	8.07	7.91	6.81	9.52	9.22	8.06	7.47	14.51
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.58	1.53	.86	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.45**	**4**	**UTILITIES TOTAL**	**2.33**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.09**	**5**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.43	4	SEC PAYROLL			REAL ESTATE TAX	1.09	5	CLEANING		
CONTRACT	1.45	4	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.44**	**4**	PURCH CH WTR			**ADMIN TOTAL**	**.53**	**4**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR	.12	2	WATER/SEWER			MGMT FEES	.53	4	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.58**	**4**
HVAC	.50	4				PROF FEES			COMMISSIONS			CLEANING	1.45	4
ELECTRICAL	.16	3	**RDS/GNDS/SEC**	**.15**	**2**	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.29	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.15	2
PLUMBING	.17	2	RDS/GNDS TOTAL	.15	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	4	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.53	4
OTHER MAINT/SUP	1.38	4	RDS/GNDS CONTR	.15	2									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	8,434,142 SQ. FT.				6,964,673 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					19.15	17.01	15.74	18.62
RETAIL AREA	17	13.79	22.52	14.34	37.87				
OTHER AREA	45	12.75	12.15	9.41	13.95				
TOTAL RENT	46	18.05	15.86	15.15	17.91				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	46	18.05	15.86	15.15	17.91				
EXPENSE									
CLEANING	42	.87	.66	.50	.84	.88	.66	.50	.90
REPAIR-MAINT	38	2.38	2.74	1.74	3.54	2.40	2.76	1.89	3.54
UTILITIES	42	2.58	2.07	1.70	2.83	2.59	2.08	1.70	3.01
RDS/GRNDS/SEC	3	.09	.09			.10	.14		
ADMINISTRATIVE	42	.59	.56	.50	.67	.71	.69	.62	.85
TOTAL OPER EXP	36	6.36	6.90	5.05	7.47	7.61	7.70	6.06	10.69
FIXED EXPENSES	38	2.56	2.43	1.72	3.64	3.10	3.22	2.17	4.00
TOTAL OPER + FIX	32	8.96	8.90	7.60	10.37	10.73	10.45	8.83	12.56
LEASING EXP	35	.25	.06	.02	.26				
TOTAL PAYROLL	2	.41	.45						
TOTAL CONTRACT	43	.85	.65	.49	.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	278780	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	101	2
AVG % OFFICE OCCUPANCY	96.4	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	30.80	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	33	46

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.87**	**42**	**UTILITIES TOTAL**	**2.58**	**42**	SECURITY TOTAL	.03	2	**FIXED EXP TOTAL**	**2.56**	**38**	**TOTAL PAYROLL**	**.41**	**2**
PAYROLL			ELECTRICAL	1.28	40	SEC PAYROLL			REAL ESTATE TAX	2.54	38	CLEANING		
CONTRACT	.87	42	GAS	.17	11	SEC CONTRACTS	.03	2	BUILDING INS	.11	2	REPAIR/MAINT	.25	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM	.76	37				OTHER TAX	.17	2	SECURITY		
REPR/MAINT TOTAL	**2.38**	**38**	PURCH CH WTR	.52	24	**ADMIN TOTAL**	**.59**	**42**				ADMINISTRATIVE	.16	2
PAYROLL	.25	2	COAL			PAYROLL	.16	2	**LEASING EXPENSES**	**.25**	**35**			
ELEVATOR	.25	38	WATER/SEWER	.28	42	MGMT FEES	.61	40	ADV/PROMOTION			**TOTAL CONTRACTS**	**.85**	**43**
HVAC	.48	38				PROF FEES			COMMISSIONS	.02	27	CLEANING	.87	42
ELECTRICAL	.20	38	**RDS/GNDS/SEC**	**.09**	**3**	GEN OFC EXP	.10	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.10	35	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.25	32	RDS/GROUNDS	.06	3
PLUMBING	.12	38	RDS/GNDS TOTAL	.06	3				BUY-OUTS			SECURITY	.03	2
FIRE/LIFE SFTY	.05	38	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.58	41
OTHER MAINT/SUP	1.17	38	RDS/GNDS CONTR	.06	3									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	115,262 SQ. FT.				90,804 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.30	12.11	10.68	15.01
RETAIL AREA									
OTHER AREA	4	7.25	7.57	5.28	10.65				
TOTAL RENT	4	12.01	11.35	9.56	14.15				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	12.01	11.35	9.56	14.15				
EXPENSE									
CLEANING	4	.65	.69	.49	.78	.65	.69	.49	.78
REPAIR-MAINT	2	3.95	3.77			3.95	3.77		
UTILITIES	4	1.94	1.78	1.70	2.32	1.94	1.78	1.70	2.32
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.78	.67	.53	1.20	.99	.79	.70	1.30
TOTAL OPER EXP	2	7.35	7.38			10.42	10.32		
FIXED EXPENSES	2	2.40	2.14			2.81	2.55		
TOTAL OPER + FIX									
LEASING EXP	4	.37	.37	.12	.61				
TOTAL PAYROLL									
TOTAL CONTRACT	4	.65	.69	.50	.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	4	**UTILITIES TOTAL**	1.94	4	SECURITY TOTAL			**FIXED EXP TOTAL**	2.40	2	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.85	3	SEC PAYROLL			REAL ESTATE TAX	2.40	2	CLEANING		
CONTRACT	.65	4	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	1.11	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	3.95	2	PURCH CH WTR			**ADMIN TOTAL**	.78	4				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	.37	4			
ELEVATOR	.13	2	WATER/SEWER	.38	4	MGMT FEES	.78	4	ADV/PROMOTION			**TOTAL CONTRACTS**	.65	4
HVAC	.55	2				PROF FEES			COMMISSIONS	.02	3	CLEANING	.65	4
ELECTRICAL	.39	2	**RDS/GNDS/SEC**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			**TOTAL**			OTHER ADM EXP			TENANT ALTS	.51	3	RDS/GROUNDS		
PLUMBING	.09	2	RDS/GNDS TOTAL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.04	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.78	4
OTHER MAINT/SUP	2.48	2	RDS/GNDS CONTR											
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	318,491 SQ. FT.				204,320 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.79	16.26	15.77	25.17
RETAIL AREA	2	12.72	14.34						
OTHER AREA	4	13.60	13.42	11.40	14.20				
TOTAL RENT	4	18.13	15.52	15.11	20.76				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	18.13	15.52	15.11	20.76				
EXPENSE									
CLEANING	4	1.72	1.29	.68	2.64	1.87	1.46	.86	2.64
REPAIR-MAINT	3	3.41	4.70			3.96	4.70		
UTILITIES	4	3.47	2.97	2.31	4.25	3.78	3.52	2.79	4.32
RDS/GRNDS/SEC	2	.26	.25			.44	.44		
ADMINISTRATIVE	4	.49	.53	.41	.57	.76	.74	.55	.96
TOTAL OPER EXP	3	7.60	9.11			11.12	11.17		
FIXED EXPENSES	3	4.04	4.22			6.33	6.63		
TOTAL OPER + FIX	2	12.13	13.12			17.27	17.70		
LEASING EXP	2	.20	.20						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.85	1.31	.71	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.75	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.72	4	**UTILITIES TOTAL**	3.47	4	SECURITY TOTAL			**FIXED EXP TOTAL**	4.04	3	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	2.08	4	SEC PAYROLL			REAL ESTATE TAX	3.94	3	CLEANING		
CONTRACT	1.71	4	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.73	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	3.41	3	PURCH CH WTR	.77	3	**ADMIN TOTAL**	.49	4				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	.20	2			
ELEVATOR	.19	3	WATER/SEWER	.23	4	MGMT FEES	.56	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.85	4
HVAC	.54	3				PROF FEES			COMMISSIONS			CLEANING	1.71	4
ELECTRICAL	.20	3	**RDS/GNDS/SEC**	.26	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.05	3	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.23	2
PLUMBING	.13	3	RDS/GNDS TOTAL	.23	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.05	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.56	3
OTHER MAINT/SUP	2.14	3	RDS/GNDS CONTR	.23	2									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Ottawa, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,471,260 SQ. FT.				2,049,033 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					17.77	17.26	16.27	18.65
RETAIL AREA	3	13.14	20.90						
OTHER AREA	14	11.31	10.59	8.85	13.50				
TOTAL RENT	14	16.68	16.50	15.19	18.55				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	14	16.68	16.50	15.19	18.55				
EXPENSE									
CLEANING	13	.93	.65	.52	1.37	.93	.65	.53	1.40
REPAIR-MAINT	12	2.78	2.74	1.93	3.68	2.81	2.76	1.93	3.68
UTILITIES	13	2.04	2.00	1.59	2.33	2.06	2.00	1.60	2.33
RDS/GRNDS/SEC									
ADMINISTRATIVE	13	.54	.54	.51	.62	.66	.68	.61	.75
TOTAL OPER EXP	10	6.24	6.94	4.81	7.22	7.30	7.48	6.34	8.24
FIXED EXPENSES	13	2.44	2.45	1.72	3.51	2.98	2.79	2.17	3.70
TOTAL OPER + FIX	9	8.47	8.36	6.71	10.16	10.02	9.95	8.13	11.26
LEASING EXP	14	.46	.05	.02	.26				
TOTAL PAYROLL									
TOTAL CONTRACT	14	.83	.62	.50	.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.62	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	13
PAYROLL		
CONTRACT	.93	13
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.78	12
PAYROLL		
ELEVATOR	.24	12
HVAC	.70	12
ELECTRICAL	.13	12
STRUCT/ROOF	.13	11
PLUMBING	.09	12
FIRE/LIFE SFTY	.07	12
OTHER MAINT/SUP	1.44	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	13
ELECTRICAL	1.06	13
GAS	.33	3
FUEL OIL		
PURCH STEAM	.54	10
PURCH CH WTR	.41	9
COAL		
WATER/SEWER	.22	13
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.54	13
PAYROLL		
MGMT FEES	.54	13
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.44	13
REAL ESTATE TAX	2.44	13
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	14
ADV/PROMOTION		
COMMISSIONS	.03	10
PROF FEES		
TENANT ALTS	.47	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	14
CLEANING	.93	13
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.54	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,790,591 SQ. FT.				2,400,866 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					20.21	16.94	15.99	17.32
RETAIL AREA	4	13.49	37.87	22.02	49.51				
OTHER AREA	6	12.37	11.84	11.38	13.66				
TOTAL RENT	7	19.15	16.51	15.49	16.79				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	19.15	16.51	15.49	16.79				
EXPENSE									
CLEANING	7	.55	.50	.45	.56	.55	.50	.45	.56
REPAIR-MAINT	7	2.43	2.82	1.78	3.09	2.44	2.82	1.78	3.09
UTILITIES	7	2.30	2.06	1.73	2.94	2.31	2.08	1.73	2.94
RDS/GRNDS/SEC									
ADMINISTRATIVE	7	.51	.52	.47	.59	.59	.62	.56	.70
TOTAL OPER EXP	7	5.81	5.95	5.09	6.47	6.73	6.06	5.75	7.68
FIXED EXPENSES	6	2.47	2.25	1.18	3.63	2.86	2.56	1.83	4.46
TOTAL OPER + FIX	6	8.49	7.83	7.08	10.52	9.84	9.66	7.92	12.52
LEASING EXP	7	.23	.15	.03	.30				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.55	.50	.45	.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	7
PAYROLL		
CONTRACT	.54	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.43	7
PAYROLL		
ELEVATOR	.27	7
HVAC	.37	7
ELECTRICAL	.23	7
STRUCT/ROOF	.10	6
PLUMBING	.18	7
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	1.22	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.30	7
ELECTRICAL	1.14	6
GAS		
FUEL OIL		
PURCH STEAM	.73	7
PURCH CH WTR	.49	4
COAL		
WATER/SEWER	.28	7
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.51	7
PAYROLL		
MGMT FEES	.56	6
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.47	6
REAL ESTATE TAX	2.40	6
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	7
ADV/PROMOTION		
COMMISSIONS	.01	5
PROF FEES		
TENANT ALTS	.23	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.55	7
CLEANING	.54	7
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Prince George, BC

ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	7 BLDS	248,117 SQ. FT.				223,625 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	
OFFICE AREA	6					12.26	11.90	10.06	13.85	
RETAIL AREA										
OTHER AREA	5	5.14	6.72	4.23	13.34					
TOTAL RENT	6	12.01	11.88	10.09	13.85					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	6	12.01	11.88	10.09	13.85					
EXPENSE										
CLEANING	7	1.07	1.02	.90	1.20	1.09	1.04	.93	1.24	
REPAIR-MAINT	7	1.71	1.39	1.29	2.13	1.76	1.39	1.29	2.14	
UTILITIES	7	.85	.77	.70	.83	.87	.77	.70	.83	
RDS/GRNDS/SEC	5	.20	.18	.13	.28	.21	.20	.15	.28	
ADMINISTRATIVE	7	.49	.46	.40	.59	.54	.55	.42	.80	
TOTAL OPER EXP	7	4.27	4.09	3.75	4.82	4.74	4.38	4.06	6.61	
FIXED EXPENSES	5	1.00	.86	.72	1.51	1.06	.86	.73	1.91	
TOTAL OPER + FIX	5	5.09	5.24	4.38	6.31	5.39	5.24	4.42	8.24	
LEASING EXP	5	.32	.21	.21	.47					
TOTAL PAYROLL	4	.96	1.01	.89	1.08					
TOTAL CONTRACT	7	1.13	.97	.96	1.29					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4948	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	529	4
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.80	4
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.07**	**7**
PAYROLL	.11	4
CONTRACT	.98	7
SUP/MAT/MISC	.01	4
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.71**	**7**
PAYROLL	.59	4
ELEVATOR	.09	6
HVAC	.44	7
ELECTRICAL	.11	7
STRUCT/ROOF	.24	6
PLUMBING	.06	5
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	.34	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.85**	**7**
ELECTRICAL	.56	7
GAS	.25	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	**.20**	**5**
RDS/GNDS TOTAL	.16	5
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.05	3
SEC OTHER		
ADMIN TOTAL	**.49**	**7**
PAYROLL	.24	4
MGMT FEES	.41	3
PROF FEES		
GEN OFC EXP	.28	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.00**	**5**
REAL ESTATE TAX	.98	5
BUILDING INS	.02	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.32**	**5**
ADV/PROMOTION		
COMMISSIONS	.17	5
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.18	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.96**	**4**
CLEANING	.11	4
REPAIR/MAINT	.59	4
RDS/GROUNDS	.01	3
SECURITY	.01	2
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	**1.13**	**7**
CLEANING	.98	7
REPAIR/MAINT		
RDS/GROUNDS	.15	5
SECURITY	.05	3
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	6 BLDS	186,350 SQ. FT.				162,515 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MID RANGE MEDIAN	LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	
OFFICE AREA	5					12.59	12.37	9.59	14.64	
RETAIL AREA										
OTHER AREA	4	5.06	9.12	4.23	13.34					
TOTAL RENT	5	12.23	12.38	8.89	14.45					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	5	12.23	12.38	8.89	14.45					
EXPENSE										
CLEANING	6	1.14	1.03	.96	1.36	1.18	1.08	1.02	1.36	
REPAIR-MAINT	6	1.88	1.51	1.37	2.63	1.95	1.51	1.37	2.65	
UTILITIES	6	.90	.77	.70	.89	.94	.77	.70	.89	
RDS/GRNDS/SEC	4	.21	.19	.13	.28	.23	.22	.16	.28	
ADMINISTRATIVE	6	.51	.50	.37	.63	.59	.63	.41	.89	
TOTAL OPER EXP	6	4.58	4.23	3.97	5.26	5.26	5.47	4.10	6.67	
FIXED EXPENSES	4	1.18	1.13	.83	1.51	1.27	1.24	.84	1.91	
TOTAL OPER + FIX	4	5.61	5.47	5.01	6.31	6.08	5.48	5.03	8.24	
LEASING EXP	4	.36	.21	.21	.47					
TOTAL PAYROLL	3	1.03	1.07							
TOTAL CONTRACT	6	1.19	1.06	.97	1.43					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3553	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	505	3
AVG % OFFICE OCCUPANCY	92.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.58	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.14**	**6**
PAYROLL	.15	3
CONTRACT	1.04	6
SUP/MAT/MISC	.01	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.88**	**6**
PAYROLL	.60	3
ELEVATOR	.11	5
HVAC	.53	6
ELECTRICAL	.13	6
STRUCT/ROOF	.26	5
PLUMBING	.08	4
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.43	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.90**	**6**
ELECTRICAL	.63	6
GAS	.24	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	**.21**	**4**
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	**.51**	**6**
PAYROLL	.27	3
MGMT FEES	.41	3
PROF FEES		
GEN OFC EXP	.32	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.18**	**4**
REAL ESTATE TAX	1.16	4
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.36**	**4**
ADV/PROMOTION		
COMMISSIONS	.23	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.03**	**3**
CLEANING	.15	3
REPAIR/MAINT	.60	3
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	**1.19**	**6**
CLEANING	1.04	6
REPAIR/MAINT		
RDS/GROUNDS	.17	4
SECURITY	.06	2
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,770,144 SQ. FT.				2,298,436 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					12.60	13.49	11.12	14.87
RETAIL AREA									
OTHER AREA	8	8.21	9.30	6.27	15.65				
TOTAL RENT	10	11.87	13.03	10.28	14.77				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	10	11.87	13.03	10.28	14.77				
EXPENSE									
CLEANING	16	.75	.78	.70	.84	.75	.78	.70	.84
REPAIR-MAINT	18	1.91	2.10	1.58	2.63	1.91	2.10	1.58	2.65
UTILITIES	18	1.58	1.67	1.24	2.00	1.59	1.67	1.24	2.00
RDS/GRNDS/SEC	12	.49	.31	.17	.52	.60	.37	.18	.61
ADMINISTRATIVE	10	.44	.48	.37	.51	.52	.52	.42	.59
TOTAL OPER EXP	16	4.81	5.10	4.72	5.47	5.81	6.14	5.39	6.78
FIXED EXPENSES	18	4.63	2.14	1.42	3.60	5.58	2.61	1.70	4.39
TOTAL OPER + FIX	16	9.55	8.17	6.55	9.60	11.53	9.91	7.39	11.33
LEASING EXP	5	.39	.25	.07	1.03				
TOTAL PAYROLL	8	1.26	1.02	.76	1.32				
TOTAL CONTRACT	18	1.38	1.12	.76	1.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48884	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	234	8
AVG % OFFICE OCCUPANCY	100.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.75**	**16**	**UTILITIES TOTAL**	**1.58**	**18**	SECURITY TOTAL	.48	8	**FIXED EXP TOTAL**	**4.63**	**18**	**TOTAL PAYROLL**	**1.26**	**8**
PAYROLL	.03	7	ELECTRICAL	1.48	18	SEC PAYROLL	.01	4	REAL ESTATE TAX	4.63	18	CLEANING	.03	7
CONTRACT	.73	16	GAS	.36	5	SEC CONTRACTS	.50	4	BUILDING INS			REPAIR/MAINT	1.02	8
SUP/MAT/MISC			FUEL OIL	.03	9	SEC OTHER	.43	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.44**	**10**	OTHER TAX			SECURITY	.01	4
REPR/MAINT TOTAL	**1.91**	**18**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	1.02	8	COAL			MGMT FEES	.44	10	**LEASING EXPENSES**	**.39**	**5**			
ELEVATOR	.14	18	WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.38**	**18**
HVAC	.41	18				GEN OFC EXP			COMMISSIONS	.47	3	CLEANING	.73	16
ELECTRICAL	.09	18	**RDS/GNDS/SEC**	**.49**	**12**	OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.65	8
STRUCT/ROOF	.15	18	**TOTAL**						TENANT ALTS	.33	3	RDS/GROUNDS	.06	11
PLUMBING	.04	9	RDS/GNDS TOTAL	.06	12				BUY-OUTS			SECURITY	.50	4
FIRE/LIFE SFTY	.09	18	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.44	10
OTHER MAINT/SUP	.21	18	RDS/GNDS CONTR	.06	11									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	170,940 SQ. FT.				160,608 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.36	14.82	11.95	15.56
RETAIL AREA									
OTHER AREA	4	8.04	10.73	6.27	15.65				
TOTAL RENT	6	13.95	14.31	11.64	14.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	13.95	14.31	11.64	14.87				
EXPENSE									
CLEANING	5	.82	.85	.64	1.17	.82	.85	.64	1.17
REPAIR-MAINT	6	2.94	2.43	2.10	2.76	2.94	2.43	2.10	2.76
UTILITIES	6	1.91	1.94	1.54	2.31	1.91	1.94	1.54	2.31
RDS/GRNDS/SEC	3	.20	.20			.21	.22		
ADMINISTRATIVE	6	.45	.48	.32	.51	.48	.50	.34	.52
TOTAL OPER EXP	5	6.59	6.22	5.18	7.32	7.02	6.70	5.52	7.93
FIXED EXPENSES	6	1.79	1.55	1.30	1.82	1.90	1.60	1.38	1.86
TOTAL OPER + FIX	5	8.55	8.45	6.50	9.60	9.11	8.45	6.93	10.87
LEASING EXP	3	.86	.74						
TOTAL PAYROLL									
TOTAL CONTRACT	6	.79	.88	.58	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.74	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.82**	**5**	**UTILITIES TOTAL**	**1.91**	**6**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.79**	**6**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.82	6	SEC PAYROLL			REAL ESTATE TAX	1.79	6	CLEANING		
CONTRACT	.82	5	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.23	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.45**	**6**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.94**	**6**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.45	6	**LEASING EXPENSES**	**.86**	**3**			
ELEVATOR	.08	6	WATER/SEWER			PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.79**	**6**
HVAC	.77	6				GEN OFC EXP			COMMISSIONS	.92	2	CLEANING	.82	5
ELECTRICAL	.11	6	**RDS/GNDS/SEC**	**.20**	**3**	OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.50	6	**TOTAL**						TENANT ALTS	.57	2	RDS/GROUNDS	.20	3
PLUMBING	.04	5	RDS/GNDS TOTAL	.20	3				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.63	6	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.45	6
OTHER MAINT/SUP	.83	6	RDS/GNDS CONTR	.20	3									
			RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	319,136 SQ. FT.				276,343 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					12.34	12.21		
RETAIL AREA									
OTHER AREA	3	7.96	10.25						
TOTAL RENT	3	11.82	12.22						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	11.82	12.22						
EXPENSE									
CLEANING	4	.76	.77	.68	.90	.76	.77	.68	.90
REPAIR-MAINT	4	2.11	2.20	1.68	2.62	2.12	2.21	1.69	2.62
UTILITIES	4	1.42	1.45	1.16	1.69	1.43	1.45	1.16	1.69
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.45	.51			.51	.52		
TOTAL OPER EXP	4	4.65	4.98	4.13	5.39	5.37	5.42	4.59	6.51
FIXED EXPENSES	4	1.88	1.90	1.57	2.27	2.18	2.16	1.70	2.83
TOTAL OPER + FIX	4	6.54	6.55	6.02	7.32	7.55	7.38	6.75	8.89
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	.94	.95	.81	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	4
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.11	4
PAYROLL		
ELEVATOR	.14	4
HVAC	.57	4
ELECTRICAL	.14	4
STRUCT/ROOF	.37	4
PLUMBING	.05	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.59	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	4
ELECTRICAL	1.23	4
GAS	.24	2
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.45	3
PAYROLL		
MGMT FEES	.45	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.88	4
REAL ESTATE TAX	1.88	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.94	4
CLEANING	.76	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	648,252 SQ. FT.				513,299 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.73	.79			.74	.79		
REPAIR-MAINT	4	1.71	1.43	1.17	2.08	1.72	1.43	1.17	2.10
UTILITIES	4	1.78	1.80	1.44	2.11	1.79	1.80	1.45	2.11
RDS/GRNDS/SEC	4	.49	.33	.20	.82	.61	.40	.25	.99
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.01	5.10			6.38	6.19		
FIXED EXPENSES	4	2.78	2.99	2.07	3.52	3.51	3.61	2.63	4.24
TOTAL OPER + FIX	3	7.76	8.17			9.90	9.91		
LEASING EXP									
TOTAL PAYROLL	3	1.71	1.02						
TOTAL CONTRACT	4	1.58	1.52	.95	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42140	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	206	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	3
PAYROLL	.05	2
CONTRACT	.70	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.71	4
PAYROLL	.69	3
ELEVATOR	.10	4
HVAC	.45	4
ELECTRICAL	.09	4
STRUCT/ROOF	.15	4
PLUMBING		
FIRE/LIFE SFTY	.16	4
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	4
ELECTRICAL	1.48	4
GAS	.45	2
FUEL OIL	.04	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.49	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	3
SEC PAYROLL	.02	3
SEC CONTRACTS	.60	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.78	4
REAL ESTATE TAX	2.78	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.71	3
CLEANING	.05	2
REPAIR/MAINT	.69	3
RDS/GROUNDS		
SECURITY	.02	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.58	4
CLEANING	.70	4
REPAIR/MAINT	.67	3
RDS/GROUNDS	.05	4
SECURITY	.60	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Quebec, PQ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	319,555 SQ. FT.				281,870 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.36	13.27	11.94	13.53
RETAIL AREA									
OTHER AREA	4	7.61	6.25	3.30	11.36				
TOTAL RENT	4	12.57	11.13	9.20	13.26				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	12.57	11.13	9.20	13.26				
EXPENSE									
CLEANING	5	.76	1.45	.73	2.88	.76	1.45	.73	2.88
REPAIR-MAINT	4	1.66	2.02	1.01	3.16	1.66	2.02	1.01	3.16
UTILITIES	6	1.75	1.67	1.48	3.40	1.75	1.67	1.48	3.40
RDS/GRNDS/SEC	4	.40	.47	.28	.69	.45	.61	.34	1.03
ADMINISTRATIVE	4	.50	.48	.46	.50	.58	.66	.61	.72
TOTAL OPER EXP	4	4.64	5.79	4.59	6.94	5.24	7.83	5.76	9.28
FIXED EXPENSES	5	2.30	.96	.88	2.13	2.61	1.56	1.23	2.39
TOTAL OPER + FIX	4	6.96	7.25	6.39	8.18	7.87	9.51	8.15	10.64
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	6	.96	2.66	.97	3.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.83	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	5	**UTILITIES TOTAL**	1.75	6	SECURITY TOTAL			**FIXED EXP TOTAL**	2.30	5	TOTAL PAYROLL		
PAYROLL			ELECTRICAL	1.60	6	SEC PAYROLL			REAL ESTATE TAX	2.30	5	CLEANING		
CONTRACT	.75	5	GAS	.50	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.59	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.50	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.66	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.50	4	ADV/PROMOTION			**TOTAL CONTRACTS**	.96	6
ELEVATOR	.15	2	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	.75	5
HVAC	.22	4	**RDS/GNDS/SEC**	.40	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.08	4	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.07	4
STRUCT/ROOF	.18	4	RDS/GNDS TOTAL	.07	4				BUY-OUTS			SECURITY		
PLUMBING	.14	2	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.50	4
FIRE/LIFE SFTY	.06	2	RDS/GNDS CONTR	.07	4									
OTHER MAINT/SUP	.37	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	13,793 SQ. FT.				9,629 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.07	13.01		
RETAIL AREA									
OTHER AREA	3	7.10	4.65						
TOTAL RENT	3	10.57	9.34						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	10.57	9.34						
EXPENSE									
CLEANING	3	2.55	2.74			2.55	2.74		
REPAIR-MAINT	2	2.31	2.00			2.31	2.00		
UTILITIES	3	2.24	1.48			2.24	1.48		
RDS/GRNDS/SEC	2	.63	.66			.97	1.03		
ADMINISTRATIVE	3	.47	.47			.68	.67		
TOTAL OPER EXP	2	6.75	6.40			9.56	9.28		
FIXED EXPENSES	3	.90	.89			1.29	1.30		
TOTAL OPER + FIX	2	7.65	7.32			10.84	10.64		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.90	3.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.55	3	**UTILITIES TOTAL**	2.24	3	SECURITY TOTAL			**FIXED EXP TOTAL**	.90	3	TOTAL PAYROLL		
PAYROLL			ELECTRICAL	2.03	3	SEC PAYROLL			REAL ESTATE TAX	.90	3	CLEANING		
CONTRACT	2.55	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.47	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.31	2	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.47	3	ADV/PROMOTION			**TOTAL CONTRACTS**	2.90	3
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	2.55	3
HVAC	.36	2	**RDS/GNDS/SEC**	.63	2	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.06	2	**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.63	2
STRUCT/ROOF	.41	2	RDS/GNDS TOTAL	.63	2				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.47	3
FIRE/LIFE SFTY			RDS/GNDS CONTR	.63	2									
OTHER MAINT/SUP	1.44	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Regina, SK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	211,289 SQ. FT.				181,271 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					14.65	14.04	13.38	15.20	
RETAIL AREA										
OTHER AREA	4	6.12	4.33	3.32	7.55					
TOTAL RENT	4	13.44	12.61	11.08	14.46					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	4	13.44	12.61	11.08	14.46					
EXPENSE										
CLEANING	4	.96	.94	.84	1.03	.96	.94	.84	1.03	
REPAIR-MAINT	4	2.56	2.56	2.40	2.91	2.56	2.56	2.40	2.91	
UTILITIES	4	1.83	1.52	1.29	1.99	1.83	1.52	1.29	1.99	
RDS/GRNDS/SEC										
ADMINISTRATIVE	4	.59	.61	.55	.65	.68	.77	.66	.82	
TOTAL OPER EXP	4	5.94	5.82	5.36	6.32	6.93	7.04	6.39	7.91	
FIXED EXPENSES	4	1.87	1.79	1.71	2.12	2.18	2.18	1.89	2.83	
TOTAL OPER + FIX	4	7.82	7.61	7.06	8.43	9.11	9.22	8.28	10.74	
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	4	.96	.94	.84	1.04					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.96**	**4**
PAYROLL		
CONTRACT	.96	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.56**	**4**
PAYROLL		
ELEVATOR	.23	3
HVAC	.58	4
ELECTRICAL	.16	3
STRUCT/ROOF	.02	4
PLUMBING	.08	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	1.50	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.83**	**4**
ELECTRICAL	1.46	4
GAS	.27	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.59**	**4**
PAYROLL		
MGMT FEES	.59	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**4**
REAL ESTATE TAX	1.87	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.96**	**4**
CLEANING	.96	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.59	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	55,624 SQ. FT.				40,695 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	2					8.70	9.23			
RETAIL AREA										
OTHER AREA	2	3.34	3.03							
TOTAL RENT	2	7.25	7.42							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	2	7.25	7.42							
EXPENSE										
CLEANING	2	.88	1.28			.88	1.28			
REPAIR-MAINT	3	2.96	2.29			2.96	2.29			
UTILITIES	3	.99	1.01			.99	1.01			
RDS/GRNDS/SEC	2	.15	.12			.20	.16			
ADMINISTRATIVE	2	.23	.26			.31	.36			
TOTAL OPER EXP	2	5.59	5.70			7.65	7.99			
FIXED EXPENSES	3	1.73	1.29			2.36	1.85			
TOTAL OPER + FIX	2	7.38	7.31			10.10	10.22			
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	2	1.03	1.39							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**2**
PAYROLL		
CONTRACT	.88	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.96**	**3**
PAYROLL		
ELEVATOR		
HVAC	.99	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.74	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**.99**	**3**
ELECTRICAL	.60	3
GAS	.34	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC	**.15**	**2**
TOTAL		
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.23**	**2**
PAYROLL		
MGMT FEES	.23	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.73**	**3**
REAL ESTATE TAX	1.73	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.03**	**2**
CLEANING	.88	2
REPAIR/MAINT		
RDS/GROUNDS	.15	2
SECURITY		
ADMINISTRATIVE	.23	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Regina, SK

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	55,624 SQ. FT.				40,695 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.70	9.23		
RETAIL AREA									
OTHER AREA	2	3.34	3.03						
TOTAL RENT	2	7.25	7.42						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	7.25	7.42						
EXPENSE									
CLEANING	2	.88	1.28			.88	1.28		
REPAIR-MAINT	3	2.96	2.29			2.96	2.29		
UTILITIES	3	.99	1.01			.99	1.01		
RDS/GRNDS/SEC	2	.15	.12			.20	.16		
ADMINISTRATIVE	2	.23	.26			.31	.36		
TOTAL OPER EXP	2	5.59	5.70			7.65	7.99		
FIXED EXPENSES	3	1.73	1.29			2.36	1.85		
TOTAL OPER + FIX	2	7.38	7.31			10.10	10.22		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.03	1.39						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.88**	**2**	**UTILITIES TOTAL**	**.99**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.73**	**3**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.60	3	SEC PAYROLL			REAL ESTATE TAX	1.73	3	CLEANING		
CONTRACT	.88	2	GAS	.34	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.96**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.23**	**2**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.06	2	MGMT FEES	.23	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.03**	**2**
HVAC	.99	3	**RDS/GNDS/SEC**	**.15**	**2**	PROF FEES			COMMISSIONS			CLEANING	.88	2
ELECTRICAL	.06	3	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF			RDS/GNDS TOTAL	.15	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.15	2
PLUMBING	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.15	2				OTHER LEASING			ADMINISTRATIVE	.23	2
OTHER MAINT/SUP	1.74	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Rimouski, PQ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	155,212 SQ. FT.				95,670 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.20	12.18	10.73	15.70
RETAIL AREA									
OTHER AREA	9	12.21	10.68	7.81	13.60				
TOTAL RENT	9	12.20	11.46	10.67	14.32				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	12.20	11.46	10.67	14.32				
EXPENSE									
CLEANING	9	1.25	1.51	1.20	1.76	1.25	1.51	1.20	1.76
REPAIR-MAINT	9	2.75	2.78	1.81	3.55	2.75	2.78	1.81	3.55
UTILITIES	9	1.83	1.62	1.37	2.03	1.83	1.62	1.37	2.03
RDS/GRNDS/SEC	7	.26	.23	.17	.37	.46	.36	.34	.48
ADMINISTRATIVE	9	.48	.47	.43	.59	.79	.70	.59	.92
TOTAL OPER EXP	9	6.54	6.82	5.11	7.72	10.61	11.17	6.08	13.66
FIXED EXPENSES	9	1.54	1.62	.83	1.69	2.50	2.11	1.13	3.27
TOTAL OPER + FIX	9	8.08	8.50	6.78	9.52	13.11	14.78	8.08	16.04
LEASING EXP	3	1.92	.17						
TOTAL PAYROLL									
TOTAL CONTRACT	9	1.48	1.71	1.36	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.72	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.25**	**9**	**UTILITIES TOTAL**	**1.83**	**9**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.54**	**9**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.76	9	SEC PAYROLL			REAL ESTATE TAX	1.54	9	CLEANING		
CONTRACT	1.25	9	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.75**	**9**	PURCH CH WTR			**ADMIN TOTAL**	**.48**	**9**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**1.92**	**3**			
ELEVATOR	.26	4	WATER/SEWER	.05	2	MGMT FEES	.48	9	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.48**	**9**
HVAC	.42	9	**RDS/GNDS/SEC**	**.26**	**7**	PROF FEES			COMMISSIONS			CLEANING	1.25	9
ELECTRICAL	.12	9	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.23	8	RDS/GNDS TOTAL	.26	7	OTHER ADM EXP			TENANT ALTS	1.92	3	RDS/GROUNDS	.26	7
PLUMBING	.06	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.49	8	RDS/GNDS CONTR	.26	7				OTHER LEASING			ADMINISTRATIVE	.48	9
OTHER MAINT/SUP	1.26	9	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Rimouski, PQ

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	84,667 SQ. FT.				59,782 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.15	12.27	10.97	15.70
RETAIL AREA									
OTHER AREA	8	12.03	10.42	7.81	13.08				
TOTAL RENT	8	12.82	12.37	10.67	14.32				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	8	12.82	12.37	10.67	14.32				
EXPENSE									
CLEANING	8	1.51	1.57	1.33	1.76	1.51	1.57	1.33	1.76
REPAIR-MAINT	8	2.74	2.85	1.61	3.55	2.74	2.85	1.61	3.55
UTILITIES	8	1.68	1.60	1.37	1.85	1.68	1.60	1.37	1.85
RDS/GRNDS/SEC	6	.37	.26	.16	.44	.56	.41	.33	.50
ADMINISTRATIVE	8	.50	.51	.43	.59	.70	.69	.59	.88
TOTAL OPER EXP	8	6.69	7.06	5.11	7.72	9.47	9.97	6.08	13.66
FIXED EXPENSES	8	1.50	1.63	.83	1.69	2.12	2.00	1.13	3.11
TOTAL OPER + FIX	8	8.18	8.50	6.78	9.52	11.59	12.25	8.08	15.96
LEASING EXP	2	14	14						
TOTAL PAYROLL									
TOTAL CONTRACT	8	1.77	1.72	1.63	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.51	8	**UTILITIES TOTAL**	1.68	8	SECURITY TOTAL			**FIXED EXP TOTAL**	1.50	8	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.58	8	SEC PAYROLL			REAL ESTATE TAX	1.50	8	CLEANING		
CONTRACT	1.51	8	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.50	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.74	8	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.14	2	ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.50	8	ADV/PROMOTION			**TOTAL CONTRACTS**	1.77	8
ELEVATOR	.29	3	WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING	1.51	8
HVAC	.47	8	**RDS/GNDS/SEC**	.37	6	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL	.19	8	**TOTAL**			OTHER ADM EXP			TENANT ALTS	.14	2	RDS/GROUNDS	.37	6
STRUCT/ROOF	.31	7	RDS/GNDS TOTAL	.37	6				BUY-OUTS			SECURITY		
PLUMBING	.06	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.50	8
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.37	6									
OTHER MAINT/SUP	1.57	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Saskatoon, SK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	67,610 SQ. FT.				51,879 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.59	13.68	7.60	17.87
RETAIL AREA									
OTHER AREA	4	10.91	10.22	3.76	16.14				
TOTAL RENT	5	15.22	14.69	6.02	17.13				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	15.22	14.69	6.02	17.13				
EXPENSE									
CLEANING	5	1.09	.94	.60	1.64	1.09	.94	.60	1.64
REPAIR-MAINT	3	2.77	2.84			2.77	2.84		
UTILITIES	5	1.17	1.19	.79	1.90	1.17	1.19	.79	1.90
RDS/GRNDS/SEC	4	.31	.23	.10	.42	.50	.41	.16	.71
ADMINISTRATIVE	6	.61	.58	.18	.83	.80	.87	.33	1.16
TOTAL OPER EXP	2	5.08	4.39			5.86	6.21		
FIXED EXPENSES	4	1.37	1.35	.88	1.78	2.23	2.13	1.52	2.98
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	6	1.14	.97	.34	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.66	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	5	**UTILITIES TOTAL**	1.17	5	SECURITY TOTAL			**FIXED EXP TOTAL**	1.37	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.75	5	SEC PAYROLL			REAL ESTATE TAX	1.37	4	CLEANING		
CONTRACT	1.09	5	GAS	.37	4	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.61	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.77	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.61	6	ADV/PROMOTION			**TOTAL CONTRACTS**	1.14	6
ELEVATOR			WATER/SEWER	.03	4	PROF FEES			COMMISSIONS			CLEANING	1.09	5
HVAC	.44	3	**RDS/GNDS/SEC**	.31	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			**TOTAL**			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.31	4
STRUCT/ROOF	.59	2	RDS/GNDS TOTAL	.31	4				BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE	.61	6
FIRE/LIFE SFTY			RDS/GNDS CONTR	.31	4									
OTHER MAINT/SUP	1.70	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Saskatoon, SK

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	67,610 SQ. FT.				51,878 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.59	13.68	7.60	17.67
RETAIL AREA									
OTHER AREA	4	10.91	10.22	3.76	16.14				
TOTAL RENT	5	15.22	14.69	6.02	17.13				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	15.22	14.69	6.02	17.13				
EXPENSE									
CLEANING	5	1.09	.94	.60	1.64	1.09	.94	.60	1.64
REPAIR-MAINT	3	2.77	2.84			2.77	2.84		
UTILITIES	5	1.17	1.19	.79	1.90	1.17	1.19	.79	1.90
RDS/GRNDS/SEC	4	.31	.23	.10	.42	.50	.41	.16	.71
ADMINISTRATIVE	6	.61	.58	.18	.83	.80	.87	.33	1.16
TOTAL OPER EXP	2	5.08	4.39			5.86	6.21		
FIXED EXPENSES	4	1.37	1.35	.88	1.78	2.23	2.13	1.52	2.98
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	6	1.14	.97	.34	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.66	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.09**	**5**	**UTILITIES TOTAL**	**1.17**	**5**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.37**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.75	5	SEC PAYROLL			REAL ESTATE TAX	1.37	4	CLEANING		
CONTRACT	1.09	5	GAS	.37	4	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.77**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.61**	**6**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.03	4	MGMT FEES	.61	6	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.14**	**6**
HVAC	.44	3	**RDS/GNDS/SEC**	**.31**	**4**	PROF FEES			COMMISSIONS			CLEANING	1.09	5
ELECTRICAL			**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.59	2	RDS/GNDS TOTAL	.31	4	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.31	4
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY			RDS/GNDS CONTR	.31	4				OTHER LEASING			ADMINISTRATIVE	.61	6
OTHER MAINT/SUP	1.70	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sherbrooke, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	165,008 SQ. FT.				108,731 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.88	14.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.51	13.83						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.51	13.83						
EXPENSE									
CLEANING	3	1.26	1.11			1.26	1.11		
REPAIR-MAINT	3	2.42	2.57			2.42	2.68		
UTILITIES	3	1.63	1.94			1.63	1.94		
RDS/GRNDS/SEC	3	.26	.10			.39	.11		
ADMINISTRATIVE	2	.53	.51			.84	.72		
TOTAL OPER EXP	3	5.97	6.16			9.06	7.96		
FIXED EXPENSES	3	1.88	1.65			2.86	2.38		
TOTAL OPER + FIX	3	7.85	8.44			11.92	12.70		
LEASING EXP	2	.12	.37						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.34	1.17						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.26**	**3**	**UTILITIES TOTAL**	**1.03**	**3**	SECURITY TOTAL			**FIXED EXP TOTAL**	**1.88**	**3**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.27	3	SEC PAYROLL			REAL ESTATE TAX	1.88	3	CLEANING		
CONTRACT	.99	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.42**	**3**	PURCH CH WTR			**ADMIN TOTAL**	**.53**	**2**				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	**.12**	**2**			
ELEVATOR	.14	3	WATER/SEWER	.02	2	MGMT FEES	.53	2	ADV/PROMOTION			**TOTAL CONTRACTS**	**1.34**	**3**
HVAC	.14	3	**RDS/GNDS/SEC**	**.26**	**3**	PROF FEES			COMMISSIONS			CLEANING	.99	3
ELECTRICAL	.09	3	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.16	3	RDS/GNDS TOTAL	.16	3	OTHER ADM EXP			TENANT ALTS	.12	2	RDS/GROUNDS	.16	3
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.05	3	RDS/GNDS CONTR	.16	3				OTHER LEASING			ADMINISTRATIVE	.53	2
OTHER MAINT/SUP	1.80	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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St. John, NF

ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 22 BLDS 371,533 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 283,419 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	22					10.62	10.22	10.22	10.51
RETAIL AREA									
OTHER AREA	14	5.57	4.55	4.55	5.42				
TOTAL RENT	22	9.38	9.00	8.45	10.22				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	22	9.38	9.00	8.45	10.22				
EXPENSE									
CLEANING	20	.71	.64	.47	1.43	.71	.64	.47	1.43
REPAIR-MAINT	22	2.78	2.73	2.10	3.25	2.78	2.73	2.10	3.25
UTILITIES	20	1.46	1.43	1.14	1.87	1.46	1.43	1.14	1.87
RDS/GRNDS/SEC	19	.30	.32	.27	.40	.40	.38	.35	.49
ADMINISTRATIVE	21	.44	.46	.36	.81	.58	.59	.47	.92
TOTAL OPER EXP	19	5.63	6.31	4.88	7.46	7.23	8.09	6.26	9.54
FIXED EXPENSES	19	.59	.58	.54	.68	.78	.73	.71	.79
TOTAL OPER + FIX	17	6.32	7.04	5.46	7.99	8.11	8.82	7.01	10.35
LEASING EXP	8	.90	1.67	.36	5.75				
TOTAL PAYROLL									
TOTAL CONTRACT	22	.92	.82	.76	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	20
PAYROLL		
CONTRACT	.71	20
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.78	22
PAYROLL		
ELEVATOR		
HVAC	.93	22
ELECTRICAL	.03	20
STRUCT/ROOF	.51	22
PLUMBING	.05	14
FIRE/LIFE SFTY	.05	16
OTHER MAINT/SUP	1.22	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	20
ELECTRICAL	.68	20
GAS		
FUEL OIL	.89	14
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.30	19
TOTAL		
RDS/GNDS TOTAL	.30	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	19
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.44	21
PAYROLL		
MGMT FEES	.44	21
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.59	19
REAL ESTATE TAX	.59	19
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.90	8
ADV/PROMOTION		
COMMISSIONS	2.80	4
PROF FEES		
TENANT ALTS	.57	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.92	22
CLEANING	.71	20
REPAIR/MAINT		
RDS/GROUNDS	.30	19
SECURITY		
ADMINISTRATIVE	.44	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA 21 BLDS 370,280 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 282,166 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA	21					10.61	10.22	9.99	10.39
RETAIL AREA									
OTHER AREA	14	5.57	4.55	4.55	5.42				
TOTAL RENT	21	9.38	8.99	8.41	10.05				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	21	9.38	8.99	8.41	10.05				
EXPENSE									
CLEANING	19	.70	.56	.47	1.41	.70	.56	.47	1.41
REPAIR-MAINT	21	2.78	2.59	2.02	3.23	2.78	2.59	2.02	3.23
UTILITIES	19	1.46	1.42	1.14	1.74	1.46	1.42	1.14	1.74
RDS/GRNDS/SEC	18	.30	.31	.26	.34	.40	.38	.35	.48
ADMINISTRATIVE	20	.43	.44	.36	.67	.57	.54	.47	.83
TOTAL OPER EXP	18	5.61	6.22	4.86	7.40	7.22	7.74	6.24	9.43
FIXED EXPENSES	18	.59	.57	.53	.65	.78	.73	.70	.77
TOTAL OPER + FIX	16	6.30	6.96	5.46	7.82	8.09	8.31	7.01	10.00
LEASING EXP	7	.83	1.18	.36	2.86				
TOTAL PAYROLL									
TOTAL CONTRACT	21	.92	.81	.75	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	19
PAYROLL		
CONTRACT	.70	19
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.78	21
PAYROLL		
ELEVATOR		
HVAC	.93	21
ELECTRICAL	.03	19
STRUCT/ROOF	.51	21
PLUMBING	.05	14
FIRE/LIFE SFTY	.05	16
OTHER MAINT/SUP	1.21	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	19
ELECTRICAL	.67	19
GAS		
FUEL OIL	.89	14
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	.30	18
TOTAL		
RDS/GNDS TOTAL	.30	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	18
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.43	20
PAYROLL		
MGMT FEES	.43	20
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.59	18
REAL ESTATE TAX	.59	18
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	7
ADV/PROMOTION		
COMMISSIONS	2.44	3
PROF FEES		
TENANT ALTS	.57	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.92	21
CLEANING	.70	19
REPAIR/MAINT		
RDS/GROUNDS	.30	18
SECURITY		
ADMINISTRATIVE	.43	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Sudbury, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	633,168 SQ. FT.				522,280 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	2					16.17	15.51		
RETAIL AREA									
OTHER AREA	2	9.83	9.44						
TOTAL RENT	2	14.94	13.81						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	14.94	13.81						
EXPENSE									
CLEANING	3	.93	1.12			.93	1.13		
REPAIR-MAINT	3	1.19	1.38			1.19	1.39		
UTILITIES	3	1.04	.96			1.04	.96		
RDS/GRNDS/SEC	2	.42	.50			.49	.58		
ADMINISTRATIVE	3	.38	.49			.46	.58		
TOTAL OPER EXP	3	3.90	4.57			4.73	5.21		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP	2	.04	.08						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.26	1.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3	**UTILITIES TOTAL**	1.04	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.82	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	.92	3	GAS	.17	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.19	3	PURCH CH WTR			**ADMIN TOTAL**	.38	3				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	.04	2			
ELEVATOR	.05	2	WATER/SEWER	.05	3	MGMT FEES	.50	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.26	3
HVAC	.39	2	**RDS/GNDS/SEC**	.42	2	PROF FEES			COMMISSIONS			CLEANING	.92	3
ELECTRICAL	.09	2	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.46	3	RDS/GNDS TOTAL	.25	2	OTHER ADM EXP			TENANT ALTS	.04	2	RDS/GROUNDS	.22	2
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.06	2	RDS/GNDS CONTR	.22	2				OTHER LEASING			ADMINISTRATIVE	.50	2
OTHER MAINT/SUP	.28	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	38,436 SQ. FT.				26,491 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	3					17.88	17.54		
RETAIL AREA									
OTHER AREA	2	15.67	11.51						
TOTAL RENT	3	17.19	17.46						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	17.19	17.46						
EXPENSE									
CLEANING	2	2.69	2.38			2.69	2.38		
REPAIR-MAINT	2	.95	1.05			.95	1.05		
UTILITIES	3	1.63	1.71			1.63	1.71		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.69	.79			1.01	1.06		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	3.33	3.22						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.69	2	**UTILITIES TOTAL**	1.63	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.09	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT	2.69	2	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.95	2	PURCH CH WTR			**ADMIN TOTAL**	.69	3				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**					
ELEVATOR			WATER/SEWER	.05	2	MGMT FEES	.69	3	ADV/PROMOTION			**TOTAL CONTRACTS**	3.33	3
HVAC	.08	2	**RDS/GNDS/SEC**			PROF FEES			COMMISSIONS			CLEANING	2.69	2
ELECTRICAL	.08	2	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.28	2	RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
PLUMBING	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.03	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE	.69	3
OTHER MAINT/SUP	.40	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Thunder Bay, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	307,638 SQ. FT.				250,736 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.78	16.57		
RETAIL AREA									
OTHER AREA	3	8.24	4.42						
TOTAL RENT	3	14.23	14.45						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	14.23	14.45						
EXPENSE									
CLEANING	5	1.12	.98	.67	1.66	1.12	.98	.67	1.66
REPAIR-MAINT	5	.98	1.15	.70	1.61	.98	1.15	.70	1.61
UTILITIES	5	1.54	1.32	1.21	2.17	1.54	1.32	1.21	2.17
RDS/GRNDS/SEC	3	.67	.50			.75	.53		
ADMINISTRATIVE	5	.50	.61	.33	.66	.62	.73	.36	.94
TOTAL OPER EXP	5	4.60	5.09	4.14	5.32	5.64	6.24	4.70	7.54
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	2	.75	.66						
TOTAL CONTRACT	5	1.43	1.26	1.02	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	233	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.12**	**5**	**UTILITIES TOTAL**	**1.54**	**5**	SECURITY TOTAL	.48	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**.75**	**2**
PAYROLL	.04	2	ELECTRICAL	1.12	5	SEC PAYROLL	.18	2	REAL ESTATE TAX			CLEANING	.04	2
CONTRACT	1.10	5	GAS	.37	5	SEC CONTRACTS	.30	2	BUILDING INS			REPAIR/MAINT	.10	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.50**	**5**	OTHER TAX			SECURITY	.18	2
REPR/MAINT TOTAL	**.98**	**5**	PURCH CH WTR			PAYROLL	.40	2				ADMINISTRATIVE	.40	2
PAYROLL	.10	2	COAL			MGMT FEES	.64	3	**LEASING EXPENSES**	**.01**	**2**			
ELEVATOR	.11	5	WATER/SEWER	.05	5	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.43**	**5**
HVAC	.29	5	**RDS/GNDS/SEC**	**.67**	**3**	GEN OFC EXP			COMMISSIONS			CLEANING	1.10	5
ELECTRICAL	.10	5	**TOTAL**			OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.14	4	RDS/GNDS TOTAL	.25	3				TENANT ALTS	.01	2	RDS/GROUNDS	.22	3
PLUMBING	.03	5	RDS/GNDS PAYRL	.03	2				BUY-OUTS			SECURITY	.30	2
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.22	3				OTHER LEASING			ADMINISTRATIVE	.64	3
OTHER MAINT/SUP	.27	5	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	5,494,812 SQ. FT.				5,089,120 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					22.66	25.92	17.43	30.19
RETAIL AREA									
OTHER AREA	6	13.87	9.23	5.89	17.06				
TOTAL RENT	7	21.70	25.43	14.28	29.40				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	7	21.70	25.43	14.28	29.40				
EXPENSE									
CLEANING	21	1.35	1.10	.85	1.27	1.36	1.10	.85	1.27
REPAIR-MAINT	22	2.02	1.67	1.28	2.02	2.04	1.67	1.32	2.02
UTILITIES	22	2.11	1.92	1.49	2.33	2.12	1.92	1.49	2.34
RDS/GRNDS/SEC	16	.86	.71	.55	1.12	.94	.73	.62	1.16
ADMINISTRATIVE	22	.48	.30	.22	.79	.52	.31	.23	.92
TOTAL OPER EXP	21	6.12	5.73	5.04	6.80	6.58	5.86	5.36	7.87
FIXED EXPENSES	6	2.33	3.16	.06	4.18	2.49	3.85	.08	4.51
TOTAL OPER + FIX	5	8.66	9.05	5.49	10.46	9.13	9.21	6.85	11.38
LEASING EXP	6	.11	.05	.01	.23				
TOTAL PAYROLL	16	2.88	2.08	.85	4.55				
TOTAL CONTRACT	23	1.32	1.04	.73	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	70736	10
AVG SQFT/RETAIL TENANT	2647	9
AVG SQFT/OFFICE WORKER	241	12
AVG % OFFICE OCCUPANCY	100.0	12
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.79	23

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**21**	**UTILITIES TOTAL**	**2.11**	**22**	SECURITY TOTAL	.68	15	**FIXED EXP TOTAL**	**2.33**	**6**	**TOTAL PAYROLL**	**2.88**	**16**
PAYROLL	.61	14	ELECTRICAL	1.56	22	SEC PAYROLL	.58	14	REAL ESTATE TAX	2.90	5	CLEANING	.61	14
CONTRACT	.94	21	GAS	.17	17	SEC CONTRACTS	.23	6	BUILDING INS	.04	2	REPAIR/MAINT	.88	15
SUP/MAT/MISC	.04	14	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS	.14	13
TRASH REMOVAL	.02	15	PURCH STEAM	.59	11	**ADMIN TOTAL**	**.48**	**22**	OTHER TAX			SECURITY	.58	14
REPR/MAINT TOTAL	**1.79**	**21**	PURCH CH WTR			PAYROLL	.22	16				ADMINISTRATIVE	.22	16
PAYROLL	.88	15	COAL			MGMT FEES	.92	7	**LEASING EXPENSES**	**.11**	**6**			
ELEVATOR	.24	21	WATER/SEWER	.11	22	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**1.32**	**23**
HVAC	.43	20	**RDS/GNDS/SEC**	**.86**	**16**	GEN OFC EXP	.01	13	COMMISSIONS	.05	2	CLEANING	.94	21
ELECTRICAL	.07	20	**TOTAL**			OTHER ADM EXP	.02	4	PROF FEES			REPAIR/MAINT	.64	15
STRUCT/ROOF	.09	20	RDS/GNDS TOTAL	.24	15				TENANT ALTS	.10	5	RDS/GROUNDS	.08	15
PLUMBING	.03	18	RDS/GNDS PAYRL	.14	13				BUY-OUTS			SECURITY	.23	6
FIRE/LIFE SFTY	.18	20	RDS/GNDS CONTR	.08	15				OTHER LEASING			ADMINISTRATIVE	.68	8
OTHER MAINT/SUP	.28	20	RDS/GNDS OTHER	.05	11									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	606,471 SQ. FT.				585,127 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	2.00	1.21	1.14	3.17	2.02	1.21	1.14	3.27
REPAIR-MAINT	5	1.22	1.19	.88	1.48	1.24	1.27	.89	1.48
UTILITIES	5	2.01	2.04	1.60	2.33	2.04	2.17	1.60	2.36
RDS/GRNDS/SEC	4	.78	.76	.67	.93	.82	.80	.69	1.00
ADMINISTRATIVE	5	.24	.23	.18	.30	.25	.24	.19	.31
TOTAL OPER EXP	5	6.63	5.64	4.75	8.63	6.87	5.84	4.94	8.93
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.50	.99	.67	4.70				
TOTAL CONTRACT	5	1.90	2.21	1.34	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	54521	4
AVG SQFT/RETAIL TENANT	2230	3
AVG SQFT/OFFICE WORKER	203	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.00**	**5**
PAYROLL	1.48	4
CONTRACT	.66	5
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**1.22**	**5**
PAYROLL	.50	5
ELEVATOR	.18	5
HVAC	.27	5
ELECTRICAL	.13	5
STRUCT/ROOF	.02	5
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.05	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.01**	**5**
ELECTRICAL	1.52	5
GAS	.35	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	5
RDS/GNDS/SEC	**.78**	**4**
TOTAL		
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	4
SEC PAYROLL	.03	3
SEC CONTRACTS	.58	4
SEC OTHER		
ADMIN TOTAL	**.24**	**5**
PAYROLL	.20	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.50**	**5**
CLEANING	1.48	4
REPAIR/MAINT	.50	5
RDS/GROUNDS	.06	4
SECURITY	.03	3
ADMINISTRATIVE	.20	5
TOTAL CONTRACTS	**1.90**	**5**
CLEANING	.66	5
REPAIR/MAINT	.69	5
RDS/GROUNDS	.12	4
SECURITY	.58	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,116,037 SQ. FT.				2,039,670 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					29.32	30.19	28.01	30.27
RETAIL AREA									
OTHER AREA	4	16.00	13.88	9.23	18.16				
TOTAL RENT	4	28.71	29.40	27.19	29.87				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	28.71	29.40	27.19	29.87				
EXPENSE									
CLEANING	5	.94	.88	.73	1.19	.94	.88	.73	1.19
REPAIR-MAINT	5	2.00	1.84	1.74	2.29	2.00	1.84	1.74	2.29
UTILITIES	5	1.53	1.51	1.41	1.65	1.53	1.51	1.41	1.65
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.83	.94	.55	1.07	.86	1.03	.59	1.09
TOTAL OPER EXP	5	5.58	5.81	5.06	5.88	5.79	5.86	5.30	6.21
FIXED EXPENSES	4	3.28	4.04	1.99	5.02	3.42	4.24	2.03	5.46
TOTAL OPER + FIX	4	8.78	9.10	7.49	10.46	9.16	9.54	7.58	11.38
LEASING EXP	4	.10	.05	.02	.15				
TOTAL PAYROLL									
TOTAL CONTRACT	5	.91	.88	.75	1.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.94**	**5**
PAYROLL		
CONTRACT	.69	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**2.00**	**5**
PAYROLL		
ELEVATOR	.26	5
HVAC	.69	4
ELECTRICAL	.05	4
STRUCT/ROOF	.11	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.43	4
OTHER MAINT/SUP	.52	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.53**	**5**
ELECTRICAL	1.27	5
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.83**	**5**
PAYROLL		
MGMT FEES	.99	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**3.28**	**4**
REAL ESTATE TAX	4.65	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.10**	**4**
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.91**	**5**
CLEANING	.69	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.99	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Toronto, ON

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	271,875 SQ. FT.				256,460 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.21	1.22			1.23	1.22		
REPAIR-MAINT	3	1.19	1.14			1.21	1.14		
UTILITIES	3	1.59	1.72			1.61	1.72		
RDS/GRNDS/SEC	3	.84	.72			.90	.79		
ADMINISTRATIVE	4	.36	.30	.23	.62	.38	.32	.24	.63
TOTAL OPER EXP	3	5.76	5.58			6.17	6.19		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	1.90	.90	.86	2.56				
TOTAL CONTRACT	4	1.86	1.89	1.52	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7067	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	92.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**3**
PAYROLL	.07	3
CONTRACT	1.13	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.19**	**3**
PAYROLL	.63	3
ELEVATOR	.11	3
HVAC	.27	3
ELECTRICAL	.03	2
STRUCT/ROOF	.03	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**3**
ELECTRICAL	1.12	3
GAS	.39	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.84**	**3**
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	3
SEC PAYROLL		
SEC CONTRACTS	.57	3
SEC OTHER		
ADMIN TOTAL	**.36**	**4**
PAYROLL	.36	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.90**	**4**
CLEANING	.07	3
REPAIR/MAINT	.63	3
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.36	4
TOTAL CONTRACTS	**1.86**	**4**
CLEANING	1.13	3
REPAIR/MAINT	.55	2
RDS/GROUNDS	.23	3
SECURITY	.57	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	230,788 SQ. FT.				215,373 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.21	1.22			1.23	1.22		
REPAIR-MAINT	3	1.19	1.14			1.21	1.14		
UTILITIES	3	1.59	1.72			1.61	1.72		
RDS/GRNDS/SEC	2	.62	.62			.69	.68		
ADMINISTRATIVE	3	.26	.28			.28	.29		
TOTAL OPER EXP	3	5.76	5.58			6.17	6.19		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.08	.90						
TOTAL CONTRACT	3	1.91	2.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7067	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	92.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**3**
PAYROLL	.07	3
CONTRACT	1.13	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.19**	**3**
PAYROLL	.63	3
ELEVATOR	.11	3
HVAC	.27	3
ELECTRICAL	.03	2
STRUCT/ROOF	.03	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.59**	**3**
ELECTRICAL	1.12	3
GAS	.39	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.62**	**2**
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	2
SEC PAYROLL		
SEC CONTRACTS	.50	2
SEC OTHER		
ADMIN TOTAL	**.26**	**3**
PAYROLL	.26	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.08**	**3**
CLEANING	.07	3
REPAIR/MAINT	.63	3
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	**1.91**	**3**
CLEANING	1.13	3
REPAIR/MAINT	.55	2
RDS/GROUNDS	.08	2
SECURITY	.50	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Vancouver, BC

ALL DOWNTOWN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	5 BLDS	607,672 SQ. FT.				492,725 SQ. FT.			
OFFICE AREA	5					19.19	20.45	11.14	20.99
RETAIL AREA									
OTHER AREA	4	7.27	4.56	1.06	9.14				
TOTAL RENT	5	19.19	18.76	10.72	20.76				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	19.19	18.76	10.72	20.76				
EXPENSE									
CLEANING	5	1.09	.75	.67	1.28	1.21	.75	.67	1.50
REPAIR-MAINT	5	2.59	2.09	.76	3.69	2.88	2.09	.76	4.38
UTILITIES	5	1.28	1.16	.81	1.40	1.42	1.16	.81	1.64
RDS/GRNDS/SEC	2	.03	.05			.04	.05		
ADMINISTRATIVE	5	.62	.61	.37	.72	.77	.65	.40	.97
TOTAL OPER EXP	5	5.60	4.85	2.99	6.63	6.91	5.84	3.17	8.60
FIXED EXPENSES	5	2.07	2.00	.85	3.15	2.55	2.14	1.05	3.69
TOTAL OPER + FIX	5	7.67	7.44	5.18	8.15	9.46	8.01	5.52	10.99
LEASING EXP	4	.12	.10	.01	.20				
TOTAL PAYROLL	2	.31	.29						
TOTAL CONTRACT	5	1.04	.78	.69	1.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	83316	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	103	2
AVG % OFFICE OCCUPANCY	93.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.96	2
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.11	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	5	**UTILITIES TOTAL**	1.28	5	SECURITY TOTAL			**FIXED EXP TOTAL**	2.07	5	**TOTAL PAYROLL**	.31	2
PAYROLL			ELECTRICAL	.93	5	SEC PAYROLL			REAL ESTATE TAX	2.04	5	CLEANING		
CONTRACT	1.03	5	GAS	.15	3	SEC CONTRACTS			BUILDING INS	.07	2	REPAIR/MAINT	.30	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.08	2	PURCH STEAM	.35	3				OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.59	5	PURCH CH WTR			**ADMIN TOTAL**	.62	5				ADMINISTRATIVE		
PAYROLL	.20	2	COAL			PAYROLL			**LEASING EXPENSES**	.12	4			
ELEVATOR	.21	5	WATER/SEWER	.02	5	MGMT FEES	.61	4	ADV/PROMOTION			**TOTAL CONTRACTS**	1.04	5
HVAC	.66	5	**RDS/GNDS/SEC**	.03	2	PROF FEES			COMMISSIONS	.03	4	CLEANING	1.03	5
ELECTRICAL	.18	5	**TOTAL**			GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.05	5	RDS/GNDS TOTAL	.03	2	OTHER ADM EXP			TENANT ALTS	.12	2	RDS/GROUNDS	.03	2
PLUMBING	.04	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.46	5	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.63	4
OTHER MAINT/SUP	1.21	4	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL SUBURBAN

INCOME	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	6 BLDS	285,853 SQ. FT.				222,536 SQ. FT.			
OFFICE AREA	6					12.54	13.74	12.43	15.07
RETAIL AREA									
OTHER AREA	5	9.86	10.20	5.85	14.20				
TOTAL RENT	6	11.94	13.52	10.19	15.05				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	11.94	13.52	10.19	15.05				
EXPENSE									
CLEANING	5	.66	1.64	.90	2.33	.68	1.64	.96	2.33
REPAIR-MAINT	6	1.95	2.09	1.92	2.27	1.99	2.19	1.92	2.29
UTILITIES	6	.92	1.10	.83	1.26	.93	1.10	.83	1.40
RDS/GRNDS/SEC	6	.29	.22	.10	.33	.34	.27	.14	.38
ADMINISTRATIVE	6	.47	.74	.50	1.10	.56	.92	.52	1.59
TOTAL OPER EXP	5	4.28	6.38	4.62	8.20	5.14	7.37	5.93	10.27
FIXED EXPENSES	5	2.23	2.18	1.86	3.18	2.96	2.83	2.48	3.38
TOTAL OPER + FIX	4	7.66	9.20	7.71	11.37	10.57	11.62	10.65	13.10
LEASING EXP	2	.19	.25						
TOTAL PAYROLL									
TOTAL CONTRACT	6	1.04	2.39	1.40	3.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	5	**UTILITIES TOTAL**	.92	6	SECURITY TOTAL			**FIXED EXP TOTAL**	2.23	5	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.73	6	SEC PAYROLL			REAL ESTATE TAX	2.23	5	CLEANING		
CONTRACT	.66	5	GAS	.12	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.38	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM						OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.95	6	PURCH CH WTR			**ADMIN TOTAL**	.47	6				ADMINISTRATIVE		
PAYROLL			COAL			PAYROLL			**LEASING EXPENSES**	.19	2			
ELEVATOR	.11	3	WATER/SEWER	.02	5	MGMT FEES	.47	6	ADV/PROMOTION			**TOTAL CONTRACTS**	1.04	6
HVAC	.44	6	**RDS/GNDS/SEC**	.29	6	PROF FEES			COMMISSIONS			CLEANING	.66	5
ELECTRICAL	.14	6	**TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.19	4	RDS/GNDS TOTAL	.29	6	OTHER ADM EXP			TENANT ALTS	.19	2	RDS/GROUNDS	.29	6
PLUMBING			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.12	5	RDS/GNDS CONTR	.29	6				OTHER LEASING			ADMINISTRATIVE	.47	6
OTHER MAINT/SUP	.96	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	4 BLDS	56,749 SQ. FT.				42,609 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	4					12.97	13.75	9.93	15.18	
RETAIL AREA										
OTHER AREA	4	7.17	8.63	5.85	13.93					
TOTAL RENT	4	10.97	12.52	8.23	15.10					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	4	10.97	12.52	8.23	15.10					
EXPENSE										
CLEANING	3	1.35	1.64			1.48	1.64			
REPAIR-MAINT	4	2.08	2.09	1.92	2.19	2.25	2.19	1.93	2.28	
UTILITIES	4	1.24	1.16	.94	1.40	1.35	1.23	.94	1.47	
RDS/GRNDS/SEC	4	.11	.11	.09	.22	.14	.17	.11	.27	
ADMINISTRATIVE	4	.54	.74	.50	1.04	.72	.92	.61	1.42	
TOTAL OPER EXP	3	5.35	6.38			7.42	7.37			
FIXED EXPENSES	4	2.23	2.13	1.86	2.85	2.96	2.95	2.48	3.38	
TOTAL OPER + FIX	3	7.60	8.02			10.54	10.87			
LEASING EXP	2	.19	.25							
TOTAL PAYROLL										
TOTAL CONTRACT	4	1.80	2.39	1.68	3.57					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.35**	**3**	**UTILITIES TOTAL**	**1.24**	**4**	SECURITY TOTAL			**FIXED EXP TOTAL**	**2.23**	**4**	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.85	4	SEC PAYROLL			REAL ESTATE TAX	2.23	4	CLEANING		
CONTRACT	1.35	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.38	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.54**	**4**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**2.08**	**4**	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	54	4	**LEASING EXPENSES**	**.19**	**2**	**TOTAL CONTRACTS**	**1.80**	**4**
ELEVATOR	.08	2	WATER/SEWER	.02	4	PROF FEES			ADV/PROMOTION			CLEANING	1.35	3
HVAC	.76	4	**RDS/GNDS/SEC TOTAL**	**.11**	**4**	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.17	4	RDS/GNDS TOTAL	.11	4	OTHER ADM EXP			PROF FEES			RDS/GROUNDS	11	4
STRUCT/ROOF	.06	3	RDS/GNDS PAYRL						TENANT ALTS	.19	2	SECURITY		
PLUMBING			RDS/GNDS CONTR	.11	4				BUY-OUTS			ADMINISTRATIVE	.54	4
FIRE/LIFE SFTY	.17	4	RDS/GNDS OTHER						OTHER LEASING					
OTHER MAINT/SUP	.85	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Victoria, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	12 BLDS	493,218 SQ. FT.				416,538 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	12					12.21	12.30	9.31	14.14	
RETAIL AREA										
OTHER AREA	4	3.19	6.22	3.11	13.17					
TOTAL RENT	12	10.81	11.52	9.02	13.89					
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	12	10.81	11.52	9.02	13.89					
EXPENSE										
CLEANING	12	.71	.70	.67	.86	.71	.70	.67	.86	
REPAIR-MAINT	11	1.42	1.46	.91	1.73	1.42	1.46	.91	1.73	
UTILITIES	12	.93	1.18	.78	1.34	.93	1.18	.78	1.34	
RDS/GRNDS/SEC	10	.11	.12	.06	.16	.11	.12	.06	.17	
ADMINISTRATIVE	12	.51	.53	.41	.61	.60	.58	.41	.73	
TOTAL OPER EXP	11	3.62	3.93	3.30	4.36	4.33	4.27	3.37	4.85	
FIXED EXPENSES	12	1.63	1.15	.65	2.14	1.93	1.15	.65	3.26	
TOTAL OPER + FIX	11	5.12	4.79	3.91	5.98	6.12	4.79	3.91	7.28	
LEASING EXP	11	.16	.21	.21	.21					
TOTAL PAYROLL	8	.84	.96	.55	1.12					
TOTAL CONTRACT	12	.74	.76	.68	.84					

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10880	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	332	8
AVG % OFFICE OCCUPANCY	98.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.94	8
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.73	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.71**	**12**	**UTILITIES TOTAL**	**.93**	**12**	SECURITY TOTAL	.05	8	**FIXED EXP TOTAL**	**1.63**	**12**	**TOTAL PAYROLL**	**.84**	**8**
PAYROLL	.07	7	ELECTRICAL	.63	12	SEC PAYROLL			REAL ESTATE TAX	1.71	11	CLEANING	.07	7
CONTRACT	.66	12	GAS	.04	2	SEC CONTRACTS	.05	7	BUILDING INS	.02	8	REPAIR/MAINT	.44	8
SUP/MAT/MISC	.01	4	FUEL OIL	.20	8	SEC OTHER	.01	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.63	3	**ADMIN TOTAL**	**.51**	**12**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**1.42**	**11**	PURCH CH WTR			PAYROLL	.33	8				ADMINISTRATIVE	.33	8
PAYROLL	.44	8	COAL			MGMT FEES	.54	4	**LEASING EXPENSES**	**.16**	**11**			
ELEVATOR	.14	8	WATER/SEWER	.04	12	PROF FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.74**	**12**
HVAC	.20	11	**RDS/GNDS/SEC TOTAL**	**.11**	**10**	GEN OFC EXP	.14	8	COMMISSIONS	.03	8	CLEANING	.66	12
ELECTRICAL	.13	11	RDS/GNDS TOTAL	.10	7	OTHER ADM EXP			PROF FEES			REPAIR/MAINT		
STRUCT/ROOF	.07	11	RDS/GNDS PAYRL						TENANT ALTS	.10	3	RDS/GROUNDS	.11	6
PLUMBING	.04	8	RDS/GNDS CONTR	.11	6				BUY-OUTS			SECURITY	.05	7
FIRE/LIFE SFTY	.12	11	RDS/GNDS OTHER						OTHER LEASING	.19	8	ADMINISTRATIVE	.54	4
OTHER MAINT/SUP	.52	11												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Victoria, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	9 BLDS	253,181 SQ. FT.				244,688 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	9					12.00	12.11	9.02	14.78
RETAIL AREA									
OTHER AREA	2	15.45	12.19						
TOTAL RENT	9	12.11	12.11	9.02	14.78				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	9	12.11	12.11	9.02	14.78				
EXPENSE									
CLEANING	9	.73	.71	.61	.96	.73	.71	.61	.96
REPAIR-MAINT	8	1.24	1.25	.76	1.73	1.24	1.25	.76	1.73
UTILITIES	9	1.16	1.26	1.02	1.41	1.16	1.26	1.02	1.41
RDS/GRNDS/SEC	9	.13	.12	.07	.18	.13	.12	.07	.18
ADMINISTRATIVE	9	.49	.57	.39	.61	.51	.57	.39	.63
TOTAL OPER EXP	8	3.75	4.10	3.37	4.60	3.86	4.10	3.37	4.60
FIXED EXPENSES	9	1.28	.86	.36	1.87	1.32	.86	.36	2.35
TOTAL OPER + FIX	8	4.69	4.68	3.66	5.98	4.83	4.68	3.66	5.98
LEASING EXP	8	.18	.21	.21	.21				
TOTAL PAYROLL	7	.89	1.04	.67	1.12				
TOTAL CONTRACT	9	.78	.78	.62	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11191	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	348	7
AVG % OFFICE OCCUPANCY	98.6	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.87	7
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	9
PAYROLL	.08	6
CONTRACT	.66	9
SUP/MAT/MISC	.01	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.24	8
PAYROLL	.48	7
ELEVATOR	.07	5
HVAC	.25	8
ELECTRICAL	.07	8
STRUCT/ROOF	.11	8
PLUMBING	.04	7
FIRE/LIFE SFTY	.07	8
OTHER MAINT/SUP	.22	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	9
ELECTRICAL	.79	9
GAS		
FUEL OIL	.20	5
PURCH STEAM	.53	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.13	9
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	7
SEC PAYROLL		
SEC CONTRACTS	.06	6
SEC OTHER	.01	5
ADMIN TOTAL	.49	9
PAYROLL	.34	7
MGMT FEES	.53	2
PROF FEES		
GEN OFC EXP	.14	7
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	9
REAL ESTATE TAX	1.40	8
BUILDING INS	.02	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.18	8
ADV/PROMOTION		
COMMISSIONS	.03	7
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.19	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	7
CLEANING	.08	6
REPAIR/MAINT	.48	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	7
TOTAL CONTRACTS	.78	9
CLEANING	.66	9
REPAIR/MAINT		
RDS/GROUNDS	.11	6
SECURITY	.06	6
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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West Prince Rupert, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	84,452 SQ. FT.				83,690 SQ. FT.				
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					13.46	12.79		
RETAIL AREA									
OTHER AREA	2	9.81	9.87						
TOTAL RENT	3	13.43	12.76						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	3	13.43	12.76						
EXPENSE									
CLEANING	3	1.37	1.39			1.37	1.39		
REPAIR-MAINT	3	1.73	2.25			1.73	2.25		
UTILITIES	3	.89	.87			.89	.87		
RDS/GRNDS/SEC	3	.42	.11			.43	.11		
ADMINISTRATIVE	3	.57	.57			.57	.57		
TOTAL OPER EXP	3	4.99	5.97			5.03	5.97		
FIXED EXPENSES	3	1.19	1.20			1.20	1.21		
TOTAL OPER + FIX	3	6.17	6.95			6.23	6.95		
LEASING EXP	3	.21	.21						
TOTAL PAYROLL	3	1.57	1.46						
TOTAL CONTRACT	3	1.35	1.88						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4571	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	411	3
AVG % OFFICE OCCUPANCY	98.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.37	3
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	3
PAYROLL	.39	3
CONTRACT	.94	3
SUP/MAT/MISC	.04	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.73	3
PAYROLL	.97	3
ELEVATOR		
HVAC	.13	3
ELECTRICAL	.15	3
STRUCT/ROOF	.16	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.11	3
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.89	3
ELECTRICAL	.44	3
GAS	.36	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.42	3
RDS/GNDS TOTAL	.42	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.40	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.57	3
PAYROLL	.19	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.37	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.19	3
REAL ESTATE TAX	1.16	3
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	3
ADV/PROMOTION		
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	3
CLEANING	.39	3
REPAIR/MAINT	.97	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.35	3
CLEANING	.94	3
REPAIR/MAINT		
RDS/GROUNDS	.40	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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White Horse, YT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	255,996 SQ. FT.				188,164 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.65	15.62	13.77	18.23
RETAIL AREA									
OTHER AREA	3	8.56	7.99						
TOTAL RENT	4	14.99	15.27	13.42	17.29				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	4	14.99	15.27	13.42	17.29				
EXPENSE									
CLEANING	5	1.42	1.34	1.27	1.93	1.42	1.34	1.27	1.93
REPAIR-MAINT	4	1.49	1.97	1.44	3.14	1.49	1.97	1.44	3.14
UTILITIES	5	2.21	2.19	1.42	3.23	2.21	2.19	1.42	3.23
RDS/GRNDS/SEC	5	.74	.31	.15	.65	1.01	.31	.17	.93
ADMINISTRATIVE	5	.26	.56	.27	1.01	.35	.68	.31	1.07
TOTAL OPER EXP	4	5.94	5.87	5.50	7.75	8.23	7.32	5.85	10.08
FIXED EXPENSES	4	1.66	1.15	.99	2.24	1.83	1.32	1.05	2.53
TOTAL OPER + FIX	3	7.53	6.79			8.27	7.02		
LEASING EXP	3	.05	.04						
TOTAL PAYROLL									
TOTAL CONTRACT	5	.63	1.53	.83	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.42**	**5**
PAYROLL		
CONTRACT	1.60	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.49**	**4**
PAYROLL		
ELEVATOR		
HVAC	.34	4
ELECTRICAL	.08	4
STRUCT/ROOF	.06	3
PLUMBING		
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.21**	**5**
ELECTRICAL	1.41	5
GAS		
FUEL OIL	.60	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.21	5
RDS/GNDS/SEC	**.74**	**5**
TOTAL		
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.26**	**5**
PAYROLL		
MGMT FEES	.72	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.66**	**4**
REAL ESTATE TAX	1.66	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.05**	**3**
ADV/PROMOTION		
COMMISSIONS	.05	2
PROF FEES		
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.63**	**5**
CLEANING	1.60	4
REPAIR/MAINT		
RDS/GROUNDS	.18	5
SECURITY		
ADMINISTRATIVE	.72	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Windsor, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	248,461 SQ. FT.				194,538 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.12	12.44		
RETAIL AREA									
OTHER AREA	2	10.70	10.96						
TOTAL RENT	2	12.55	11.86						
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	2	12.55	11.86						
EXPENSE									
CLEANING	3	1.21	1.00			1.21	1.00		
REPAIR-MAINT	3	1.94	2.17			1.94	2.17		
UTILITIES	3	1.31	1.32			1.31	1.32		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.50	.51			.64	.65		
TOTAL OPER EXP	3	5.52	4.94			7.05	7.15		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.78	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.76	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.21**	**3**
PAYROLL		
CONTRACT	1.21	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.94**	**3**
PAYROLL		
ELEVATOR	.15	3
HVAC	1.07	2
ELECTRICAL	.14	2
STRUCT/ROOF	.19	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.70	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.31**	**3**
ELECTRICAL	1.10	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC		
TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.50**	**3**
PAYROLL		
MGMT FEES	.48	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**1.78**	**3**
CLEANING	1.21	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Winnipeg, MB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,185,950 SQ. FT.				971,434 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.13	15.43	14.32	15.79
RETAIL AREA									
OTHER AREA	6	11.55	8.13	7.55	10.00				
TOTAL RENT	6	14.36	13.83	13.08	15.12				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	6	14.36	13.83	13.08	15.12				
EXPENSE									
CLEANING	7	.86	.68	.62	.71	.86	.68	.62	.71
REPAIR-MAINT	7	2.36	2.63	1.89	2.97	2.36	2.63	1.89	2.97
UTILITIES	7	1.37	1.38	1.15	1.61	1.37	1.38	1.15	1.61
RDS/GRNDS/SEC	2	.43	.49			.45	.50		
ADMINISTRATIVE	7	.49	.47	.43	.53	.60	.55	.52	.65
TOTAL OPER EXP	7	5.27	5.52	4.84	5.74	6.43	6.21	5.16	8.57
FIXED EXPENSES	5	2.35	2.12	2.05	2.76	2.96	2.37	2.31	4.50
TOTAL OPER + FIX	5	7.46	7.53	6.26	9.23	9.37	8.51	6.99	14.72
LEASING EXP	5	.28	.18	.06	.69				
TOTAL PAYROLL									
TOTAL CONTRACT	7	.64	.68	.63	.74				

OCCUPANCY INFO.	BLDS	
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	7	**UTILITIES TOTAL**	1.37	7	SECURITY TOTAL			**FIXED EXP TOTAL**	2.35	5	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.89	7	SEC PAYROLL			REAL ESTATE TAX	2.35	5	CLEANING		
CONTRACT	.65	6	GAS	.14	6	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.59	3	**ADMIN TOTAL**	.49	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.36	7	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.51	6	**LEASING EXPENSES**	.28	5	**TOTAL CONTRACTS**	.64	7
ELEVATOR	.16	7	WATER/SEWER	.10	7	PROF FEES			ADV/PROMOTION			CLEANING	.65	6
HVAC	.57	6	**RDS/GNDS/SEC**	.43	2	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.06	6	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS		
STRUCT/ROOF	.02	5	RDS/GNDS TOTAL	.14	2				TENANT ALTS	.28	5	SECURITY		
PLUMBING	.03	6	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.51	6
FIRE/LIFE SFTY	.23	7	RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	1.31	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,103,321 SQ. FT.				896,354 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.39	15.70	14.74	15.80
RETAIL AREA									
OTHER AREA	5	11.73	8.54	6.21	13.43				
TOTAL RENT	5	14.57	14.44	13.15	15.71				
NET PARKING INC									
MISCELLANEOUS									
TOTAL INCOME	5	14.57	14.44	13.15	15.71				
EXPENSE									
CLEANING	6	.87	.65	.62	.74	.87	.65	.62	.74
REPAIR-MAINT	6	2.30	2.31	1.78	2.77	2.30	2.31	1.78	2.77
UTILITIES	6	1.38	1.43	1.10	1.75	1.38	1.43	1.10	1.75
RDS/GRNDS/SEC	2	.43	.49			.45	.50		
ADMINISTRATIVE	6	.50	.50	.42	.55	.61	.58	.54	.70
TOTAL OPER EXP	6	5.25	5.62	4.19	5.75	6.45	6.63	4.80	9.40
FIXED EXPENSES	4	2.39	2.35	2.09	2.76	3.04	2.88	2.34	4.50
TOTAL OPER + FIX	4	7.45	7.47	6.26	9.23	9.47	9.98	6.99	14.72
LEASING EXP	5	.28	.18	.06	.69				
TOTAL PAYROLL									
TOTAL CONTRACT	6	.64	.66	.62	.79				

OCCUPANCY INFO.	BLDS	
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.81	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	6	**UTILITIES TOTAL**	1.38	6	SECURITY TOTAL			**FIXED EXP TOTAL**	2.39	4	**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.89	6	SEC PAYROLL			REAL ESTATE TAX	2.39	4	CLEANING		
CONTRACT	.65	5	GAS	.13	5	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.59	3	**ADMIN TOTAL**	.50	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.30	6	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES	.52	5	**LEASING EXPENSES**	.28	5	**TOTAL CONTRACTS**	.64	6
ELEVATOR	.16	6	WATER/SEWER	.10	6	PROF FEES			ADV/PROMOTION			CLEANING	.65	5
HVAC	.50	5	**RDS/GNDS/SEC**	.43	2	GEN OFC EXP			COMMISSIONS			REPAIR/MAINT		
ELECTRICAL	.06	5	**TOTAL**			OTHER ADM EXP			PROF FEES			RDS/GROUNDS		
STRUCT/ROOF	.02	4	RDS/GNDS TOTAL	.14	2				TENANT ALTS	.28	5	SECURITY		
PLUMBING	.03	5	RDS/GNDS PAYRL						BUY-OUTS			ADMINISTRATIVE	.52	5
FIRE/LIFE SFTY	.23	6	RDS/GNDS CONTR						OTHER LEASING					
OTHER MAINT/SUP	1.30	6	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Yellowknife, NW

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA				
	3 BLDS	37,843 SQ. FT.				22,905 SQ. FT.				
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE		
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH	
OFFICE AREA	3					19.29	19.24			
RETAIL AREA										
OTHER AREA	3	11.07	10.41							
TOTAL RENT	3	16.04	15.63							
NET PARKING INC										
MISCELLANEOUS										
TOTAL INCOME	3	16.04	15.63							
EXPENSE										
CLEANING	3	2.15	2.13			2.15	2.13			
REPAIR-MAINT	2	1.38	1.36			1.38	1.36			
UTILITIES	3	2.25	3.02			2.25	3.02			
RDS/GRNDS/SEC	3	.29	.44			.47	.63			
ADMINISTRATIVE	3	.56	.57			.93	.93			
TOTAL OPER EXP	2	6.52	7.35			10.92	11.93			
FIXED EXPENSES	2	.92	.88			1.54	1.44			
TOTAL OPER + FIX	2	7.44	8.23			12.46	13.37			
LEASING EXP										
TOTAL PAYROLL										
TOTAL CONTRACT	3	2.43	2.68							

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
AVG NET PRKNG INC/STALL		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.15**	**3**
PAYROLL		
CONTRACT	2.15	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.38**	**2**
PAYROLL		
ELEVATOR		
HVAC	.26	2
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.85	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.25**	**3**
ELECTRICAL	1.53	3
GAS		
FUEL OIL	.69	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC	**.29**	**3**
TOTAL		
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.56**	**3**
PAYROLL		
MGMT FEES	.56	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**.92**	**2**
REAL ESTATE TAX	.92	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**2.43**	**3**
CLEANING	2.15	3
REPAIR/MAINT		
RDS/GROUNDS	.29	3
SECURITY		
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Appendices

Appendix A—EER Instructions and Survey Form

Appendix B—Pro-Forma Worksheet and Formulas

Appendix A

1991 BOMA EXPERIENCE EXCHANGE REPORT

OFFICIAL SURVEY FORM

Building Owners and Managers Association International

1201 New York Avenue, NW
Suite 300
Washington, DC
20005
202/408-2688
FAX 202/371-0181

Instructions

Building Data Section

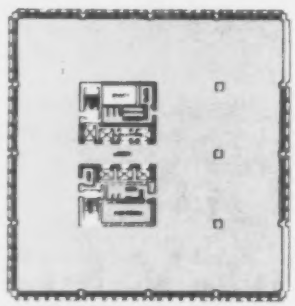
Question N°	
1-4	The name and street address of the building being reported.
5-9	The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.
10	The name and telephone number of the person preparing the survey form.
11	The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below:

How to Calculate Rentable Area*

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.

Include space such as mechanical room, janitorial room, restrooms and lobby of the floor.



*Source: "Standard Method of Measuring Floor Area in Office Buildings", American National Standards Institute/BOMA International, 1989

12A	Total square footage of space for office use. Include space occupied by the owner and/or single occupant. Include space such as computer center, copy/mail room, and cafeteria which serves the tenant operations.
12B	Total rentable square footage of retail areas. Include space for physical fitness center and child care center if operated as stand-alone entities and are not subsidized as amenities. (see the definition of Other Space for amenities, Question 12C).
12C	Total rentable square footage of residential, industrial and other non-office, non-retail space but not including parking area. Include space for amenities, such as physical fitness center and child care center, which are heavily underwritten by the building owner. For public sector property, treat court room/courthouse waiting room, cells/detention room in a police station, and the process space in a post office, as other space.
12D	Total of office (12A), retail (12B) and other (12C) space.
12E	The Constructed area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1989)
12F	Report the common area, total usable space if the square footage completed in Questions 12A-C are measured using rentable method, the rentable add-on factor if the square footage completed in Questions 12A-C are measured using usable method, and the usable/rentable ratio, if known. If you do not know some of these figures, please feel free to skip them. Their definitions are presented as follows: **Common area** of a building is space that is not occupied exclusively by one tenant, but is shared by tenants. Some examples include lobbies and hallways. **Usable area** of the building: "The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls." (American National Standard Z65.1-1989) Exclude areas such as mechanical room, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor. The **usable/rentable ratio** is a positive real number resulting from dividing the usable area in a building by the rentable area. This ratio describes the amount of space that an occupant can expect to utilize, versus the amount that it is leasing. The **rentable add-on factor** is computed by dividing the difference between the usable square footage and rentable square footage by the amount of usable area. Convert the figure into percentage by multiplying by 100%.
13	Report the total number of stalls and the total square footage of parking space if available.
14	The number of buildings, if a complex is being reported. **If possible please report each building in a complex separately.**
15	Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.
16	Number of above ground floors. If more than one building, give height of building with the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.
17	The nature of the building's location relative to urban character.
18	The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.
19A	Is a fee paid to an agency for the management of the building?

Building Data Section (Continued)

19B Check all the appropriate boxes that will describe the office building's type of use:

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government.

20A The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space. An owner who occupies space for purposes other than property management should be counted as one tenant.

20B The office square footage occupied by the owner and the largest tenant. If more than one building, sum all the owners' space and sum all the largest tenants' space for all the buildings reported.

21 The number of employees working in the office area, retail area and other area. Exclude building employees such as building engineers, repairs and maintenance staff and in-house cleaning staff.

22 The average occupancy rate based on leased space for the total office area and total retail area during the previous calendar (or fiscal) year. The average occupancy rate can be estimated by dividing the summation of each monthly occupancy rate by 12. An alternative method is to divide the sum of the occupancy rate at the beginning and at the end of the year by two.

23 The annual base rental rate (full service) of office space. Report the gross price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 24A, 24B, 24C below. Square feet answers should not exceed the square footage reported in line 12B.

24A The number of retail rentable square feet for which building management supplies cleaning.

24B The number of retail rentable square feet for which building management provides repairs/maintenance service.

24C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Numbers in Brackets[] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section.

Submit data which covers only the previous calendar or fiscal year. Report in whole dollars—no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

25 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category.

26A Base rental and operating expense escalation/recovery income from office areas. Include office tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [30 000 - 30 500]

26B Base rental and operating expense escalation/recovery and percentage rental income from retail space in the office building. Include retail tenant payment for non-lease provided energy sales and for extraordinary services not included in the lease. [31 000 - 31 600]

26C Rental income from other areas such as storage space, antenna and express parcel space ental. [33 000 - 33 500]

26D Total of office rental income (26A), retail income (26B) and other space rental income (26C).

27 Report income from the operation of parking facilities. Please indicate whether the amount is on gross or net basis. If gross income is reported, the corresponding parking expenses should be reported in Question 39. [32 000 - 32 300]

28 Report all non-rental income. Include wastepaper sales, vending machine collections, and all other non-rental income. Normal escalation income should be reported in lines 26A-C. [34 000 - 34 300]

29 Total of total rental income (26D), parking income (27) and miscellaneous income (28).

Income/Expense Summary Section (Continued)

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front. For expenses related to special tenant services, see Expense Detail Section (next section).

30 All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal. [40 000 - 40 500]

31 All expenses for the general repairs and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses, and other building maintenance supplies. [41 000 - 41 800]

32 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant, then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer. [42 000 - 42 800]

33 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs; those costs will be recorded as Parking Expenses in Question 39. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses. [43 000 - 43 500]

34 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs and leasing expenses. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, professional fees (not lease-related), general office expense and other administrative expense. [44 000 - 44 400]

35 Total of CLEANING (30), REPAIRS AND MAINTENANCE (31), UTILITIES (32), ROADS/GROUNDS/SECURITY (33), and ADMINISTRATIVE (34) EXPENSES

36 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax. [47 000 - 47 300]

37 Total of OPERATING EXPENSES (35) and FIXED EXPENSES (36).

38 Expenditures directly related to the leasing of space. Depending on the accounting methods used, report either the directly expensed value or the amortized/depreciated value. [46 000 - 46 600, 48 000 - 48 300, 49 300]

39 Expenses directly connected with administration and operation of parking facilities. Include expenses such as cleaning, repairs/maintenance, utilities, roads/grounds/security, administrative, fixed expense and leasing expense if the parking facility is operated directly by the building owner or manager. Or else, report the management fee if the parking facility is operated by a separate contractor specializing in parking operations. Do not include any of the parking related expenses if the parking facility is free of charge; those expenses should be reported in Question 33, Roads/Grounds/Security, instead. [45 000 - 45 600]

40 Check "yes" if the income figures reported in line 26 include rental charges for owner-occupied space.

41 Check "yes" if the expense figures reported in lines 30-34 and line 36 include charges for owner-occupied space. Provide names of the exceptional expense items if some of the expense items reported do not include charges for owner-occupied space. Or vice versa.

Expense Detail Section *(Refer to the back of the survey form)*

Numbers in Brackets [] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section. If expenses related to delivery of special tenant services are recorded separately, please write in below the total for each appropriate functional category.

Cleaning

42A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 42A and 43A in proportion to the amount of time spent in cleaning (42A) and repairs/maintenance (43A). [40 000]

42B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning. [40 100]

42C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses. [40 200, 40 400]

42D Trash removal expenses. [40 300]

42E Total of cleaning expenses categories (42A-D). Transfer figure to line 30 in the Expense Summary.

Repairs and Maintenance

43A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel; including salaried operating or chief engineer. (See 42A) [41 000]

43B Expense of elevator contract services and supplies/materials. [41 100]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

43C	Expense of HVAC contract services and supplies/materials. Include expenses for energy management contracts or services; for example, employing sophisticated equipment in tracking and minimizing utility consumption. Do not include amortized/depreciation expenses of utility equipment. [41 200]
43D	Expense of electrical contract services and supplies/materials. [41 300]
43E	Expense of structural/roof contract services and supplies/materials. [41 400]
43F	Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system. [41 500]
43G	Expense of fire and life safety contract services and supplies/materials. [41 600]
43H	Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repair and maintenance contract expenses and general supplies not allocated to the previous categories. [41 700]
43I	Total of repairs and maintenance expense categories (43A-H). Transfer figure to line 31.
43J	Total of repairs/maintenance contract service expenses extracted from 43B-G (exclude supplies/materials).
	Utilities
44A	Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.
44B-O	For the remaining utility expense categories (44B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 44O, transfer figure to line 32. [42 000 - 42 700]
	Roads/Grounds/Security ***Roads and Grounds***
45A	Payroll, taxes and fringe benefits for directly employed roads/grounds personnel. [43 000]
45B	Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks. [43 100]
45C	Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense. [43 200]
	Roads/Grounds/Security ***Security***
45D	Payroll, taxes and fringe benefits for directly employed security personnel. [43 300]
45E	Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks. [43 400]
45F	Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses. [43 500]
45G	Total of roads/grounds/security expense categories (45A-F). Transfer figure to line 33.
	Administrative
46A	Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 19A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 43A.) [44 000]
46B	Fees if building is managed under a management contract. If you checked "yes" in line 19A you should report an expense here. [44 100]
46C	Professional fees include 1) legal fees pertaining to the operation of the building such as labor disputes and contractor agreements, and 2) accounting, data processing, engineering consulting and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Exclude legal cost pertaining to leasing, cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work. [44 200]
46D	General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value. [44 300]
46E	Other expenses such as advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense. [44 400]
46F	Total of administrative expense categories (46A-E). Transfer figure to line 34.
	Fixed Expenses
47A	Total land and building real estate taxes. [47 000]
47B	All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category. [47 100]
47C	Personal property tax expense. [47 200]
47D	Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax. [47 300]
47E	Total of fixed expense categories (47A-D). Transfer figure to line 36.

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

Leasing Expenses

In the following questions, please report the amounts that are expensed or amortized/depreciated. The same expenditure should not be reported twice; it is either directly expensed or amortized/depreciated. However, if some expenditures are directly expensed and others are amortized/depreciated, report all such expenditures in the appropriate columns.

48A	Costs for advertising and promoting building space. Report the directly expensed value. [46 000]
48B	Leasing commissions for obtaining tenants. Report the directly expensed amount [46 100] or the amortized amount. [48 300]
48C	Legal and other professional fees incurred for leasing negotiations. Report the directly expensed value. [46 200]
48D	Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost. Report the directly expensed amount [46 300] or the depreciated amount [49 300].
48E	Expense of buying out existing tenants. Include all expenses incurred in relocating a new tenant into your building. Report the directly expensed amount [46 600] or the amortized amount [48 200]
48F	Other costs associated with the execution of a lease such as costs of preparing documents, and cash advances for moving expenses. Report the directly expensed amount [46 400] or the amortized amount [48 000]
48G	Total of leasing expense categories (48A-F). Transfer figure to line 38.

Partial BOMA Chart of Accounts

The following partial chart of accounts is from ***The New BOMA Office Building Industry Functional Accounting Guide and Chart of Accounts*** *published by BOMA International. They are referenced in the Instructions Section, to indicate which accounts should and should not be included in the survey. The entire chart of accounts, as well as associated reference and discussion material, is presented in the full publication which may be ordered from the Marketing Department, BOMA International, 1201 New York Ave, NW, Suite 300, Washington DC 20005. ($35 for members and $45 for non-members)*

REVENUE/INCOME

Office Rent

30 000 Base Rent
100 Pass-Throughs
Operating Expense
Real Estate Tax
Business Tax
Insurance
Common Area Operation
Operating Expenses
Taxes
Other
200 Escalations
Operating Expense
Real Estate Tax
Consumer Price Index
300 Lease Cancellations
400 Rent Abatements
500 Tenant Services Income

Retail Rent

31 000 Base Rent
050 Overage or Percentage Rents
100 Pass-Throughs
Operating Expense
Real Estate Tax
Business Tax
Insurance
Common Area Maintenance
Operating Expense
Taxes
Other
200 Escalations
Operating Expense
Real Estate Tax
Consumer Price Index
300 Lease Cancellations
400 Rent Abatements
500 Merchant Association Dues Income
600 Tenant Services Income

Parking Income

32 000 Daily/Transient
100 Monthly
200 Annual
300 Other Services

Other Space Rent

33 000 Storage Space
100 Antenna
200 Express Parcel Space Rental
400 Shared Tenant Services
500 Other

Miscellaneous Income

34 000 Vending Machines
100 Telephones
200 Signs
300 Late Charges

OPERATING EXPENSES

Cleaning Expense

40 000 Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Workers' Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 Contract Services
Daily Cleaning Service
Window Cleaning
Special Cleaning
Other (especially not budgeted)
200 Supplies/Materials/ Miscellaneous
Restroom Supplies
Trash Can Liners/Floor Cleaning Supplies
Small Tools & Equipment
Uniforms
Laundry
Repairs/Maintenance
Parts
Labor
Outside
300 Trash Removal
Routine
Other (typically not budgeted)
400 Other
500 Tenant Reimbursable Expense

Repairs/Maintenance

41 000 Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Workers' Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 Elevator Contracts/Materials
Service Contracts
Small Tools and Equipment
Licenses and Inspection Fees
200 HVAC Contracts/Materials
Small Tools and Equipment
HVAC: Electricity Service Contracts
HVAC: Water Service Contracts
HVAC: Fuel Oil Service Contracts
HVAC: Sewage Service Contracts
HVAC: Equipment Rental
300 Electrical Contracts/Materials
Service Contracts
Small Tools and Equipment
Licenses and Inspection Fees
400 Structural/Roof Contracts/ Materials
500 Plumbing
600 Fire and Life Safety
Alarm System Purchases
Alarm System Maintenance
Fire Prevention Expenses: Inspections, Repairs
700 Other Building Maintenance/ Supplies
800 Tenant Reimbursable Expense

Utilities

Partial BOMA Chart of Accounts (Continued)

42 000 Electric
100 Gas
200 Fuel Oil
300 Purchased Steam
400 Purchased Chilled Water
500 Coal
600 Water
700 Sewer
800 Tenant Reimbursable Expense

Roads/Grounds/Security

43 000 R/G Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Worker's Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 R/G Contract Services
200 R/G Other Expenses
300 Security Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Worker's Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
400 Security Contract Services
500 Security Other Expenses

Administrative

44 000 Payroll, Taxes, Fringes
Salaries/Wages
Salaries
Hourly Wages
Temporary
Placement Costs
Advertisements
Headhunter Fees
Benefits
Vacations
Payroll Taxes
FICA
Federal Unemployment
State Unemployment
Workers' Compensation
Pensions
Medical
Life Insurance
Continuing Education
Other
100 Management Fees
Base
Incentive
Agent Managed
Direct Management Fee
General Partner Management Fee
200 Professional Fees
Legal Fees
Audit Fees
Tax Fees
Other Consultants
Trustees Fees
300 General Office Expense
Leasing Furniture/Equipment
Supplies/Materials
Postage
Telephone
Space Rent
Repairs/Maintenance
400 Other Administrative Expense
Travel/Entertainment
Dues/Subscriptions/Donations
Management Accounting Service
Data Processing
Errors/Omission Insurance
Car Allowance
Directors Fee
Merchant Association Expense
Special Events/Ceremony
Political Donations

Parking Operations

45 000 Cleaning Expense
100 Repairs/Maintenance
200 Utilities
300 Roads/Grounds/Security
400 Administrative
500 Fixed Expense
600 Leasing Expense

Leasing Expenses

46 000 Advertising/Promotion
100 Commissions (if directly expensed, otherwise see 48 300)
200 Professional Fees
300 Tenant Alterations (if directly expensed, otherwise see 49 300)
400 Leasing Costs (if directly expensed, otherwise see 48 000)
500 Rent Abatements (if directly expensed, otherwise see 48 100)
600 Buyouts (if directly expensed, otherwise see 48 200)

Fixed Expenses

47 000 Real Estate Taxes
100 Building Insurance
Liability
General
Boiler
200 Personal Property Taxes
300 Other

AMORTIZATION AND DEPRECIATION EXPENSES

Amortization

48 000 Amortization of Leasing Costs
100 Amortization of Rent Abatements
200 Amortization of Lease Buyouts
300 Amortization of Leasing Commissions

Depreciation

49 000 Depreciation: Building
100 Depreciation: Leasehold Improvements
200 Depreciation: Building Improvements
300 Depreciation: Tenant Improvements
400 Depreciation: Garage
500 Depreciation: Parking Lot Facilities
600 Depreciation: Operating Equipment
Cleaning Equipment
Repairs/Maintenance
Roads/Grounds/Security
700 Depreciation: Office Equipment
Furniture
Computers
Copiers
Telephone System
800 Depreciation: Artwork
900 Depreciation: Other

FINANCIAL INCOME AND EXPENSES

Interest Income

50 000 Accounts as Needed

Interest Expense

51 000 Accounts as Needed

Ground Rent

52 000 Accounts as Needed

Amortization of Financing Costs

53 000 Accounts as Needed

Provision for Bad Debts

54 000 Accounts as Needed

Income Tax Expenses

55 000 Accounts as Needed
Federal
State
Local
Other

Transfer/Closing Accounts

59 000 Accounts as Needed

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 15

Send to: BOMA International
1201 New York Ave., NW, Suite 300
Washington, DC 20005
202-408-2688

BUILDING DATA

1. BUILDING NAME _____
2. ADDRESS _____
3. CITY _____
4. STATE/PROV _____ ZIP/ZONE _____

Person to whom EPC analysis is to be sent: (Fill out or affix business card)

5. NAME _____
6. COMPANY _____
7. ADDRESS _____ SUITE _____
8. CITY _____
9. STATE/PROV _____ ZIP/ZONE _____

Person preparing form:

10. NAME _____ PHONE ( ) _____
11. Indicate the method of floor measurement used to determine the building's square footage.
    1. ❑ BOMA Rentable 2. ❑ GSA 3. ❑ New York (REB 68)
    4. ❑ BOMA Usable 5. ❑ Other: _____
12. **RENTABLE SQUARE FOOTAGE**
    A. Rentable Office Area _____
    B. Rentable Retail Area _____
    C. Rentable Other Area _____
    D. TOTAL RENTABLE AREA _____
    E. **TOTAL CONSTRUCTED AREA** (gross building area without parking) _____
    F. If you know it readily, what is the:
    1. Common Area of the Building _____
    2. Total Usable Area _____
    3. Usable/Rentable Ratio _____
    4. Rentable Add On Factor _____
13. **PARKING INFORMATION** (If available)
    1. Total Number of Stalls _____
    2. Total Square Footage _____
14. Number of buildings in this report _____
15. Year building opened _____
16. Number of above-ground stories _____
17. Where is the building located? 1 ❑ Downtown area 2 ❑ Suburban area
18. What Major City is it in or near? _____
19A. Is this building operated by a private management agency? ❑ Yes ❑ No
19B. Which of these categories best fits this building's type of use? (check all that apply)
    1 ❑ General (Multi-tenant) 2 ❑ Single Purpose
    3 ❑ Medical 4 ❑ Financial
    5 ❑ Government-owned or solely occupied & operated by gov't
20A. How many leaseholders (including both tenants and owners) hold space in
    1. Office area _____
    2. Retail area _____
    3. Other area _____
20B. Office Area Only: Sq Ft occupied by
    1. Owner _____
    2. Largest tenant _____
21. What is the number (population) of employees, excluding building staff in:
    1. Office area _____
    2. Retail area _____
    3. Other area _____
22. What was your **average** occupancy rate for the Calendar Year 1990?
    1. Office area _____ %
    2. Retail area _____ %
23. The last time you leased or offered office space during this reporting period, what was its gross annual base rental rate (full service)? _____ Dollars per SQ FT per year
24. **RETAIL AREA ONLY:** about how many rentable square feet:
    A. Do you provide cleaning? _____ SQ FT Retail
    B. Do you provide repairs/maintenance service? _____ SQ FT Retail
    C. Buy or are provided energy, cost for which is in your utilities? _____ SQ FT Retail (Whether supplied, passed through or sold.)

INCOME/EXPENSE SUMMARY *(see reverse)*

Please submit data which covers only actual '90 calendar or fiscal year. Report in whole dollars--no cents.

25. Dollars are: ❑ US ❑ Canadian

INCOME DATA

26. Gross Rental Income (Base + Escalators)
    A. Office $ _____
    B. Retail $ _____
    C. Other Space Rent $ _____
    D. Total Rental Income $ _____
27. Parking Income ❑ Gross ❑ Net $ _____
28. Miscellaneous $ _____
29. TOTAL INCOME $ _____

EXPENSE DATA

30. Cleaning $ _____ line 42E
31. Repairs & Maintenance $ _____ line 43I
32. Utilities (Gross) $ _____ line 44O
33. Roads/Grounds/Security $ _____ line 45G
34. Administrative $ _____ line 46F
35. TOTAL OF ALL OPERATING EXPENSES $ _____ Total lines 30-34
36. Fixed Expenses $ _____ line 47E
37. TOTAL OPERATING AND FIXED EXPENSES $ _____ Total lines 35-36
38. Leasing Expenses $ _____ Directly Expensed-line 48G1 $ _____ Amortized/Deprec-line 48G2
39. Parking Expenses $ _____
40. Do the income figures you reported include rental charges for owner-occupied space? ❑ Yes ❑ No
41. Do the expense figures include charges for owner-occupied space? ❑ Yes ❑ No
    Exceptions: _____

Over for Expense Detail Section

BUILDING NAME _____

EXPENSE DETAIL DATA

TRANSFER ALL TOTALS TO FRONT

42. CLEANING

A. Payroll, Taxes, Fringes $ _____
B. Contract Services $ _____
C. Supplies/Materials/Misc. $ _____
D. Trash Removal $ _____
E. TOTAL CLEANING $ _____ Transfer to Front

43. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ _____
B. Elevator $ _____
C. HVAC $ _____
D. Electrical $ _____
E. Structural/Roof $ _____
F. Plumbing $ _____
G. Fire and Life Safety $ _____
H. Other Building Maint./Supplies $ _____
I. TOTAL REPAIRS AND MAINTENANCE $ _____ Transfer to Front

J. Repairs/maint. Contracts $ _____
(Recapitulation from Expense Categories 43B-G)

44. UTILITIES

A. Is this building all electric? ❑ Yes ❑ No
B. Electric $ _____ C. _____ KWH
D. Gas $ _____ E. _____ MCF
F. Fuel Oil $ _____ G. _____ US GALS
H. Purchased Steam $ _____ I. _____ 1000 LBS
J. Pur. Chill Wtr $ _____ K. _____ 1000 Tons-HRS
L. Coal $ _____ M. _____ Tons (2000 LB)
N. Water/Sewer $ _____
O. TOTAL UTILITIES $ _____ Transfer to Front

This year the deadline for submitting data is March 15th. Next year, what would be the earliest, acceptable deadline in the calendar year for which unaudited income/expense data could be provided by your company? Date_____

45. Roads/Grounds/Security

ROADS/GROUNDS

A. Payroll, Taxes, Fringes $ _____
B. Contract Services $ _____
C. Other Rds/Grnds Exp $ _____

SECURITY

D. Payroll, Taxes, Fringes $ _____
E. Contract Services $ _____
F. Other Security Expense $ _____
G. TOTAL ROADS/ GROUNDS/SECURITY $ _____ Transfer to Front

46. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ _____
B. Management Fees $ _____
C. Professional Fees $ _____
D. General Office Expense $ _____
E. Other Admin. Expense $ _____
F. TOTAL ADMINISTRATIVE $ _____ Transfer to Front

47. FIXED EXPENSES

A. Real Estate Taxes $ _____
B. Building Insurance $ _____
C. Personal Property Tax $ _____
D. Other Tax $ _____
E. TOTAL FIXED EXPENSES $ _____ Transfer to Front

48. LEASING EXPENSE

	Directly expensed	Amortized/ depreciated
A. Advertising/Promotion	$ _____	
B. Commissions	$ _____	$ _____
C. Professional Fees	$ _____	
D. Tenant Alterations	$ _____	$ _____
E. Buy-Outs	$ _____	$ _____
F. Other Leasing Costs	$ _____	$ _____
G. TOTAL LEASING EXPENSES	$ _____ G1 Transfer to Front	$ _____ G2 Transfer to Front

Thank You Very Much.

BOMA International is grateful for your participation. Please return your completed survey form(s) in the enclosed envelope to the address printed on the front page, upper right hand corner. If we may be of service to you, please contact us at (202)408-2688.

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1991 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME						
OFFICE AREA	N/A			26A/12A		
RETAIL AREA	26B/12B			N/A		
OTHER AREA	26C/12C			N/A		
NET PARKING INC	(27-39)/12D			N/A		
MISCELLANEOUS	28/12D			N/A		
TOTAL INCOME	**29/12D**			**N/A**		
EXPENSE						
CLEANING	30/12D			30/(12A+12C+24A)		
REPAIR/MAINT	31/12D			31/(12A+12C+24B)		
UTILITIES	32/12D			32/(12A+12C+24C)		
RDS/GNDS/SEC	33/12D			33/12A		
ADMINSTRATIVE	34/12D			34/12A		
TOTAL OPER EXP	**35/12D**			**35/12A**		
FIXED EXPENSES	36/12D			36/12A		
TOTAL OPER + FIXED	**37/12D**			**37/12A**		
LEASING EXPENSE	38/12D			N/A		